

**THIS RESOLUTION HAS BEEN AMENDED AND
SUPERSEDED BY ADD2025-00147(B)**

ADMINISTRATIVE AMENDMENT (PD) ADD2025-00147

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Tina Ekblad, MPA, AICP, filed an application for an administrative amendment to a Mixed Use Planned Development (MPD) known as Daniels Creek MPD (AKA Daniels South MPD) to amend the approved development parameters and master concept plan, establish a unified signage plan, and request the following additional deviations:

Deviation 7: A deviation from LDC Section 10-329(d)(1)a.3., which requires water retention or detention excavations to be set back 50 feet from any private property line under separate ownership, to allow excavation setbacks ranging between 25 feet and 40 feet from the southern and eastern property lines of Commercial Tract C;

Deviation 8: A deviation from LDC Section 10-329(d)(4), which requires the design of shorelines for retention and detention areas to be sinuous rather than straight with the banks of excavations sloped at a ratio not greater than six horizontal to one vertical from the top of bank to a water depth of two feet below the dry season water table, to allow the shorelines of excavations for retention and detention areas on Commercial Tract C to be sloped at a ratio of four horizontal to one vertical from the top of bank to a water depth two feet below the dry season water table;

Deviation 9: A deviation from LDC Section 33-1413(1) and (2), which requires light fixtures to complement the building development with an architectural theme consistent with the overall development and parking lot lighting to utilize decorative light poles and fixtures, to establish specific fixture designs to provide clarity during the review of the development order;

Deviation 10: A deviation from LDC Section 33-1420(2)(a), which permits nonresidential subdivisions and multiple-occupancy complexes with more than five establishments to have one ground-mounted identification sign per road frontage with a maximum of 150 square feet in area and a maximum height of 15 feet unless the frontage is along a local street where the primary use across the street is residential, to allow two ground-mounted identification signs in the locations depicted on the Unified Sign Plan;

Deviation 11: A deviation from LDC Section 30-153(2)c, which prohibits individual ground-mounted identification signs within individual offices, institutions, business or industrial establishments located within a multiple-occupancy complex, to allow a ground-mounted identification sign for each outparcel at 47 square feet per sign as depicted on the Unified Sign Plan;

Deviation 12: A deviation from LDC Section 34-625, which prohibits illumination to exceed 0.5 footcandles as measured at the property line, to remove this limitation

for property lines of abutting commercial uses internal within Commercial Tract C of the Mixed Use Planned Development boundary; and

Deviation 13: A deviation from LDC Section 10-296(k)(1), which requires dead-end streets, designed to be so permanently, to be closed at one end by a circular turnaround for vehicles, to allow a proposed commercial street and planned access easements to provide for the required turnaround as depicted on the Master Concept Plan (MCP); and

WHEREAS, the applicant has indicated that the property's current STRAP number is 09-45-26-00-00003.0000, and a legal description of the property is attached hereto as Exhibit "A"; and

WHEREAS, the property was originally rezoned by Resolution Z-23-022, as amended by ADD2025-00085 and ADD2025-00188; and

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

WHEREAS, Resolution Z-23-022, as amended, limits commercial development to 350,000 square feet, of which a maximum of 70,000 square feet may be dedicated to medical offices; and

WHEREAS, the applicant requests to adjust the approved development parameters to increase the square footage of medical offices to 90,000 square feet and decrease the commercial retail square footage to 227,500 square feet to offset traffic impacts of the proposed increase in medical office intensity (see Exhibit "D"); and

WHEREAS, the applicant has provided a traffic analysis that demonstrates this amendment will reduce the trip generation for the overall Mixed Use Planned Development (MPD) (see Exhibit "E"); and

WHEREAS, the Lee County Department of Transportation (LCDOT) has reviewed and offered no objection to the proposed modification of development intensity; and

WHEREAS, the adopted Master Concept Plan (MCP) approved by ADD2025-00188 establishes two commercial tracts for this development located at the southeast corner of the intersection of State Road 82 and Daniels Parkway; and

WHEREAS, the applicant proposes to amend the approved Master Concept Plan to revise the layout of the Commercial Tract C abutting the Daniels Parkway/State Road 82 (SR 82) intersection to have a single internal road to establish the opportunity for outparcels along SR 82,

provide a larger area to the rear for larger commercial structures, and establish locations for proposed stormwater management lakes on the southern and eastern perimeter of this tract to provide greater separation between proposed commercial and planned residential uses (see Exhibit “B”); and

WHEREAS, the subject request proposes several new deviations to promote a consistent architectural theme throughout the commercial portion of the planned development tracts, promote design flexibility, and ensure adequate visibility to provide for safe vehicular movement to access the proposed development (see Exhibits “C” and “D”); and

WHEREAS, Deviation 7 requests relief from LDC Section 10-329(d)(1)a.3, which requires water retention or detention excavations to be set back 50 feet from any private property line under separate ownership unless granted an administrative deviation in accordance with LDC Section 10-104, to allow excavation setbacks ranging between 25 and 40 feet along the south and east property lines of the commercial tract abutting the intersection of Daniels Parkway and SR 82; and

WHEREAS, the applicant has provided a justification for this deviation request that establishes a stormwater management system is proposed to the south and east of the subject parcel and will provide increased separation to the adjacent residential uses (see Exhibit “C”); and

WHEREAS, this requested deviation is based on sound engineering practices, achieves the objectives of the planned development, and protects public health, safety, and welfare as intended by the Land Development Code; and

WHEREAS, Deviation 8 seeks relief from LDC Section 10-329(d)(4), which requires the design of shorelines for retention and detention areas to be sinuous rather than straight and requires the banks of excavations to be sloped at a ratio not greater than six horizontal to one vertical from the top of bank to a water depth of two feet below the dry season water table, to allow the shorelines of excavations for retention and detention areas on Commercial Tract C to be sloped at a ratio of four horizontal to one vertical from the top of bank to a water depth two feet below the dry season water table (see Exhibit “C”); and

WHEREAS, the applicant’s justification for this deviation request notes that required planted littoral shelves will be provided to stabilize the slope at the requested ratio and the shoreline configuration and planting requirements will mimic natural systems, which is consistent with LDC Section 10-418 (see “Exhibit “C”); and

WHEREAS, Deviation 9 seeks relief from LDC Section 33-1413(1) and (2), which require light fixtures to complement the building development with an architectural theme consistent with the overall development and parking lot lighting to utilize decorative light poles and fixtures, to allow a variety of fixture designs on Commercial Tract C as depicted on Exhibit “F”; and

WHEREAS, LDC Section 33-1413 does not provide an example of the type of light fixtures or poles that should be utilized, and the applicant has provided details on the type of fixtures/poles that will be utilized for this development in the justification for this request (see Exhibits “C” and “F”); and

WHEREAS, Deviation 10 seeks relief from LDC Section 33-1420(2)(a), which permits nonresidential subdivisions and multiple-occupancy complexes with more than five establishments

to have one ground-mounted identification sign per road frontage with a maximum sign area of 150 square feet and a maximum height of 15 feet unless the frontage is along a local street where the primary use across the street is residential, to allow two 15-foot-high ground mounted identification signs with 80 square feet of sign area per sign face along Daniels Parkway on Commercial Tract C as depicted on the Conceptual Signage Exhibit and Unified Sign Plan attached hereto as Exhibits "G" and "H", respectively; and

WHEREAS, the applicant's justification for this deviation request notes that access to the subject property is limited to Daniels Parkway although the property also abuts SR 82, and the requested deviation will appropriately advertise the commercial subdivision to pass by vehicular traffic; and

WHEREAS, Deviation 11 seeks relief from LDC Section 30-153(2)c, which prohibits individual ground-mounted identification signs within individual offices, institutions, business or industrial establishments located within a multiple-occupancy complex, to allow each outparcel on Commercial Tract C to have a ground mounted sign with 47 square feet of sign area per sign face; and

WHEREAS, the applicant's justification for the deviation request notes the need to provide appropriate visibility for the traveling public along Daniels Parkway (see Exhibit "C"); and

WHEREAS, the applicant has provided a Unified Sign Plan establishing typical monument and pylon sign designs and proposed signage locations to assure orderly development of signage consistent with a unified architectural theme (see Exhibit "H"); and

WHEREAS, Deviation 12 seeks relief from LDC Section 34-625(d)(1), note (2), which prohibits the illumination to exceed 0.5 footcandles as measured at the property line, to eliminate this illumination limitation for property lines between commercial uses on Commercial Tract C (see Exhibit "C"); and

WHEREAS, the applicant is requesting this deviation due to the integrated design of the commercial development, which will not have a negative impact on the neighboring residential communities to the south and west of the commercial tracts; and

WHEREAS, Deviation 13 seeks relief from LDC Section 10-296(k)(1), which requires dead-end streets designed to be so permanently to be closed at one end by a circular turnaround for vehicles, to allow a proposed commercial street and planned access easements to provide for the required turnaround on Commercial Tract C as depicted on the Master Concept Plan (MCP); and

WHEREAS, the applicant's justification for this request notes the proposed commercial street will dead-end and interconnect with other planned access easements to permit vehicles to safely traverse the development via these planned access easements (see Exhibits "B" and "C"); and

WHEREAS, the requested deviations, as conditioned, enhance the achievement of the objectives of the planned development and not cause a detriment to public interests as required by LDC Section 34-373(a)(9); and

WHEREAS, the subject property is located in the Lehigh Acres Community Plan Area as designated by the Lee Plan; and

WHEREAS, in accordance with LDC Section 33-1401, the applicant held a public informational meeting on August 5, 2025 and has provided the required public information session summary (see Exhibit "I"); 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 for an amendment to the Daniels Creek MPD (AKA Daniels South MPD) to amend the approved development parameters and master concept plan, establish a unified signage plan, and request the additional 7 deviations is **APPROVED, subject to the following conditions:**

1. Condition 1 of Resolution Z-23-022 is hereby amended as follows:

Master Concept Plan (MCP): Development must be consistent with the six-page MCP entitled "Daniels Parkway South/Creekside Marketplace Master Concept Plan" prepared by Morris-Depew and Associates, Inc. and Kimley-Horn dated July 11, 2023 and 2025, a copy of which is attached hereto as Exhibit "B."

Compliance with Lee Plan and Land Development Code (LDC). Development must comply with the Lee Plan and LDC, except where deviations are approved herein. Changes to the MCP or conditions of approval may require further development approvals.

Approved Development Parameters: The project is approved to construct up to 1,600 residential dwelling units, 227,500 square feet of commercial uses, of which a maximum of 90,000 square feet may be dedicated to medical office uses.

- 2. Deviation (7), which seeks relief from Land Development Code (LDC) Section 10-329(d)(1)a.3., which requires water retention or detention excavations to be set back 50 feet from any private property line under separate ownership, to allow excavation setbacks ranging between 25 feet and 40 feet from the southern and eastern property lines of Commercial Tract C, is hereby APPROVED.**
- 3. Deviation (8), which seeks relief from Land Development Code (LDC) Section 10-329(d)(4), which requires the design of shorelines for retention and detention areas to be sinuous rather than straight and requires the banks of excavations to be sloped at a ratio not greater than six horizontal to one vertical from the top of bank to a water depth of two feet below the dry season water table, to allow the shorelines of excavations for retention and detention areas on Commercial Tract C to be sloped at a**

ratio of four horizontal to one vertical from the top of bank to a water depth two feet below the dry season water table, is hereby APPROVED.

4. Deviation (9), which seeks relief from Land Development Code (LDC) Section 33-1413(1) and (2), which requires light fixtures to complement the building development with an architectural theme consistent with the overall development and parking lot lighting to utilize decorative light poles and fixtures, to establish specific fixture designs to provide clarity during the review of the development order of Commercial Tract C, is hereby APPROVED subject to the following condition:
 - a. This deviation is limited to Commercial Tract C.
 - b. Light fixture design must be in substantial compliance with the fixtures depicted on the Proposed Lighting Exhibit attached hereto as Exhibit "F."
5. Deviation (10), which seeks relief from Land Development Code (LDC) Section 33-1420(2)(a), which permits nonresidential subdivisions and multiple-occupancy complexes with more than five establishments to have one ground-mounted identification sign per road frontage with a maximum of 150 square feet in area and a maximum height of 15 feet unless the frontage is along a local street where the primary use across the street is residential, to allow two ground-mounted identification signs on Commercial Tract C as depicted on the Sign Exhibit attached hereto as Exhibit "G" in the locations depicted on the Unified Sign Plan attached hereto as Exhibit "H", is hereby APPROVED.
6. Deviation (11), which seeks relief from Land Development Code (LDC) Section 30-153(2)c, which prohibits individual ground-mounted identification signs within individual offices, institutions, business or industrial establishments located within a multiple-occupancy complex, to allow a ground-mounted identification sign for each outparcel on Commercial Tract C with 47 square feet of sign area per sign, is hereby APPROVED, subject to the following condition:
 - a. The location and construction of individual ground mounted signs must be in substantial compliance with the Unified Sign Plan attached hereto as Exhibit "H."
7. Deviation (12), which seeks relief from Land Development Code (LDC) Section 34-625, which prohibits illumination to exceed 0.5 footcandles as measured at the property line, to remove this limitation for property lines of abutting commercial uses internal within Commercial Tract C of the Mixed Use Planned Development boundary, is hereby APPROVED.
8. Deviation (13), which seeks relief from Land Development Code (LDC) Section 10-296(k)(1), which requires dead-end streets designed to be so permanently to be closed at one end by a circular turnaround for vehicles, to allow a proposed commercial street and planned access easements to provide for the required turnaround on Commercial Tract C, is hereby APPROVED.

9. The terms and conditions of the original zoning resolution and subsequent amendments thereto remain in full force and effect, except as amended herein.
10. 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 01/09/2026
Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Community Development

List of Exhibits

Exhibit A: Legal Description
Exhibit B: Master Concept Plan (MCP)
Exhibit C: Schedule of Deviations
Exhibit D: Request Narrative
Exhibit E: Traffic Analysis
Exhibit F: Proposed Lighting
Exhibit G: Sign Exhibit
Exhibit H: Unified Sign Plan
Exhibit I: Community Meeting 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:

Mark A. Hatfield



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)

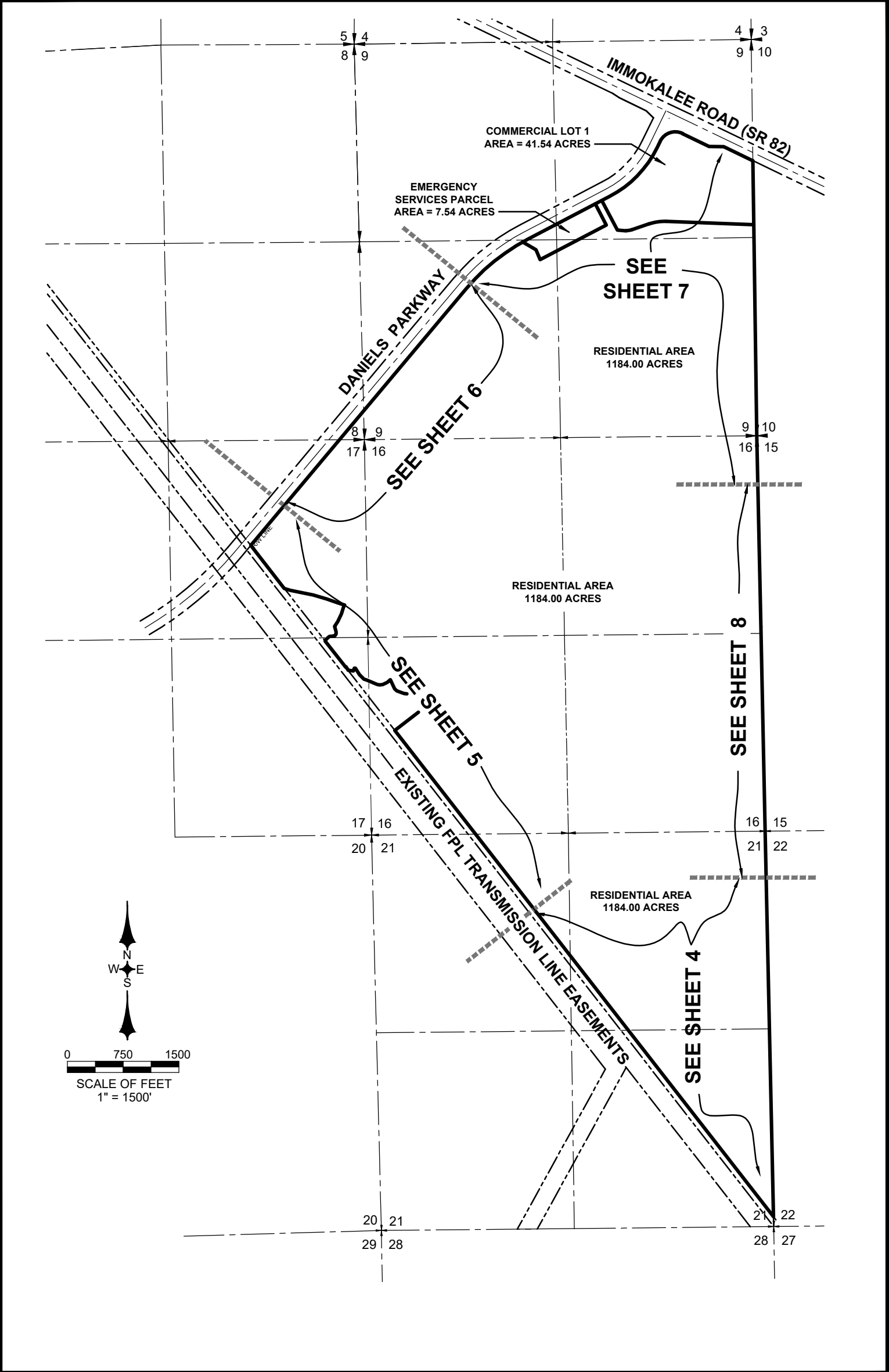
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 AND 21, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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			



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

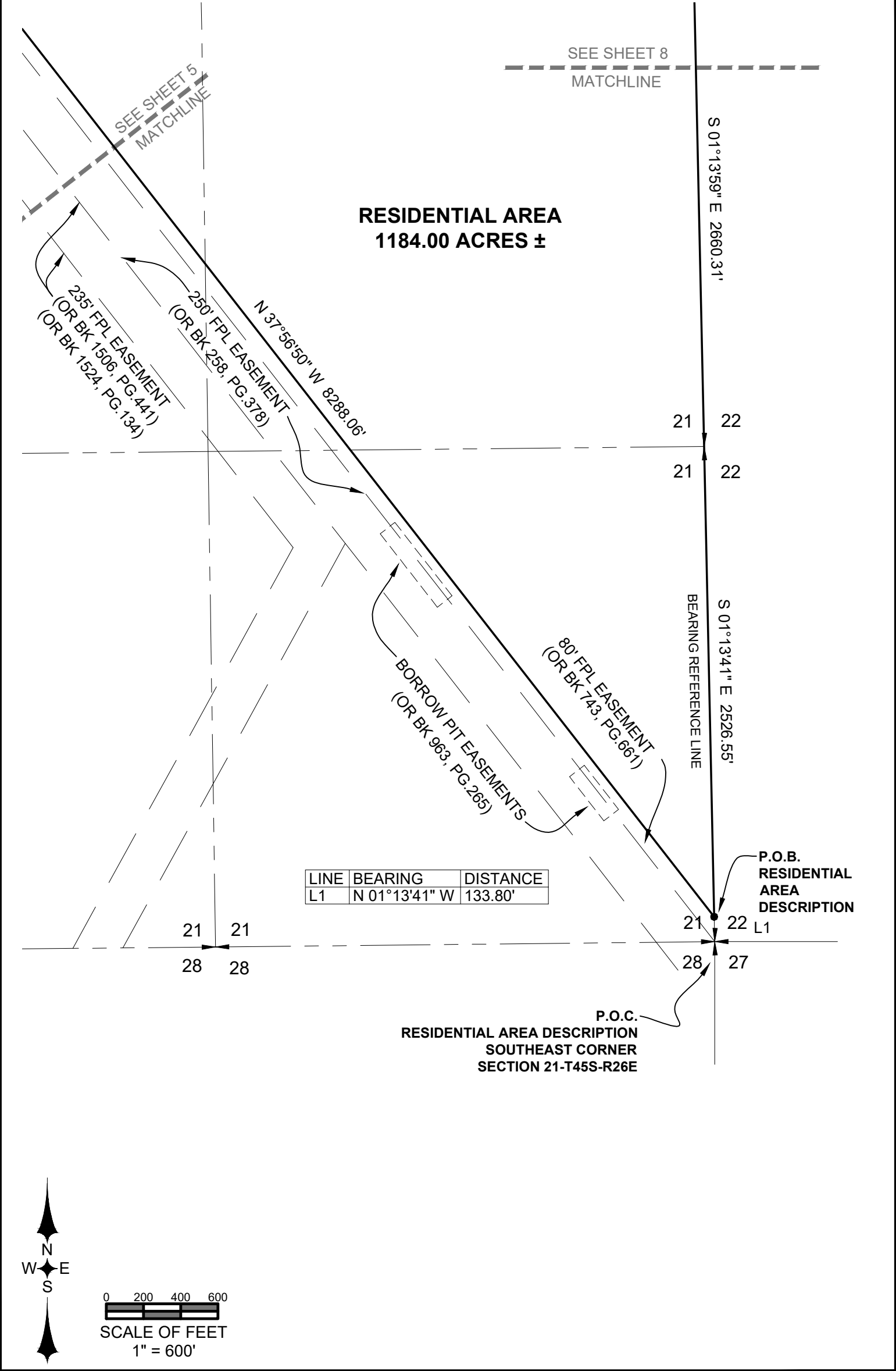
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• 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

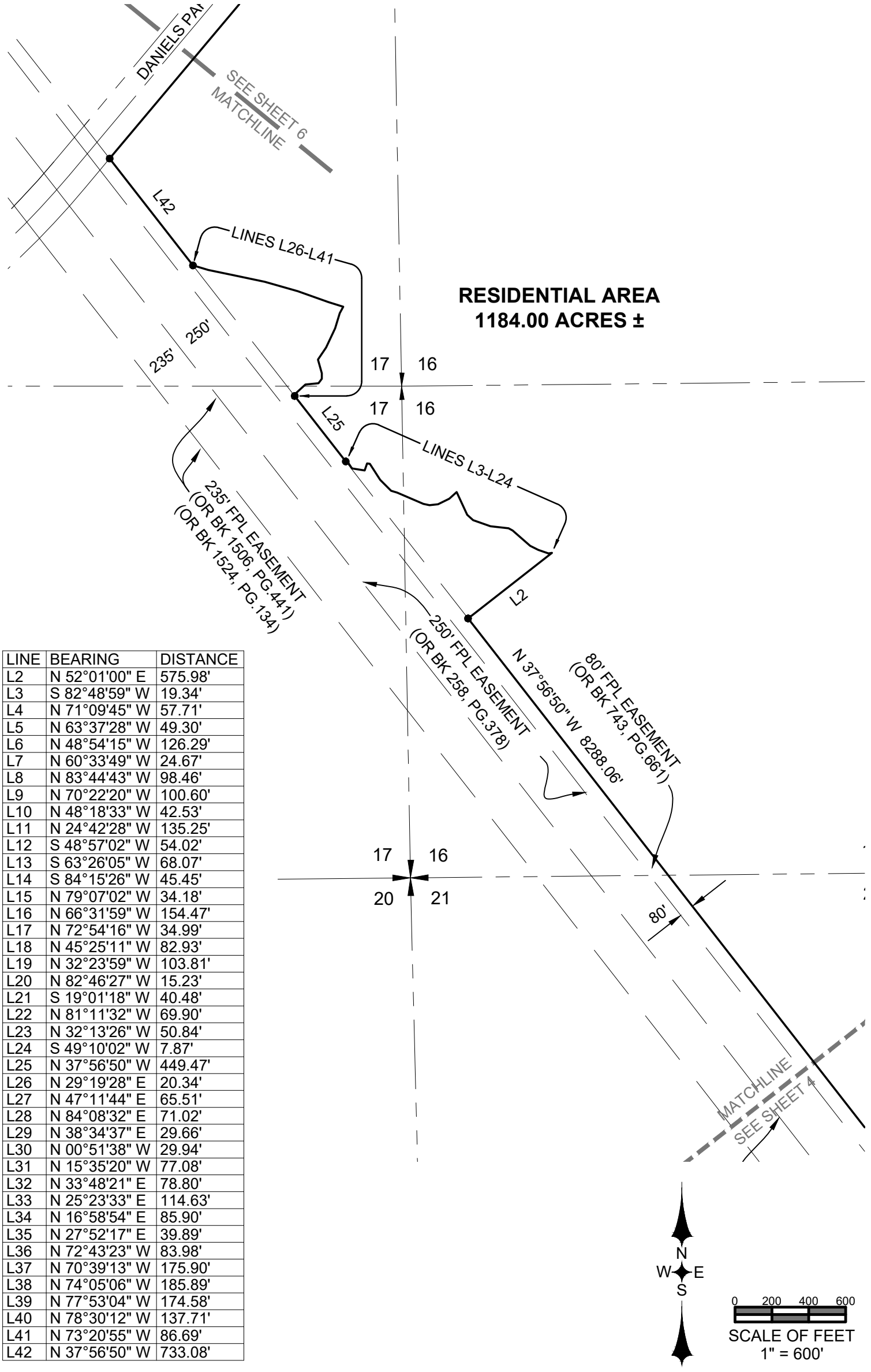
MORRIS

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



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

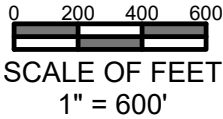
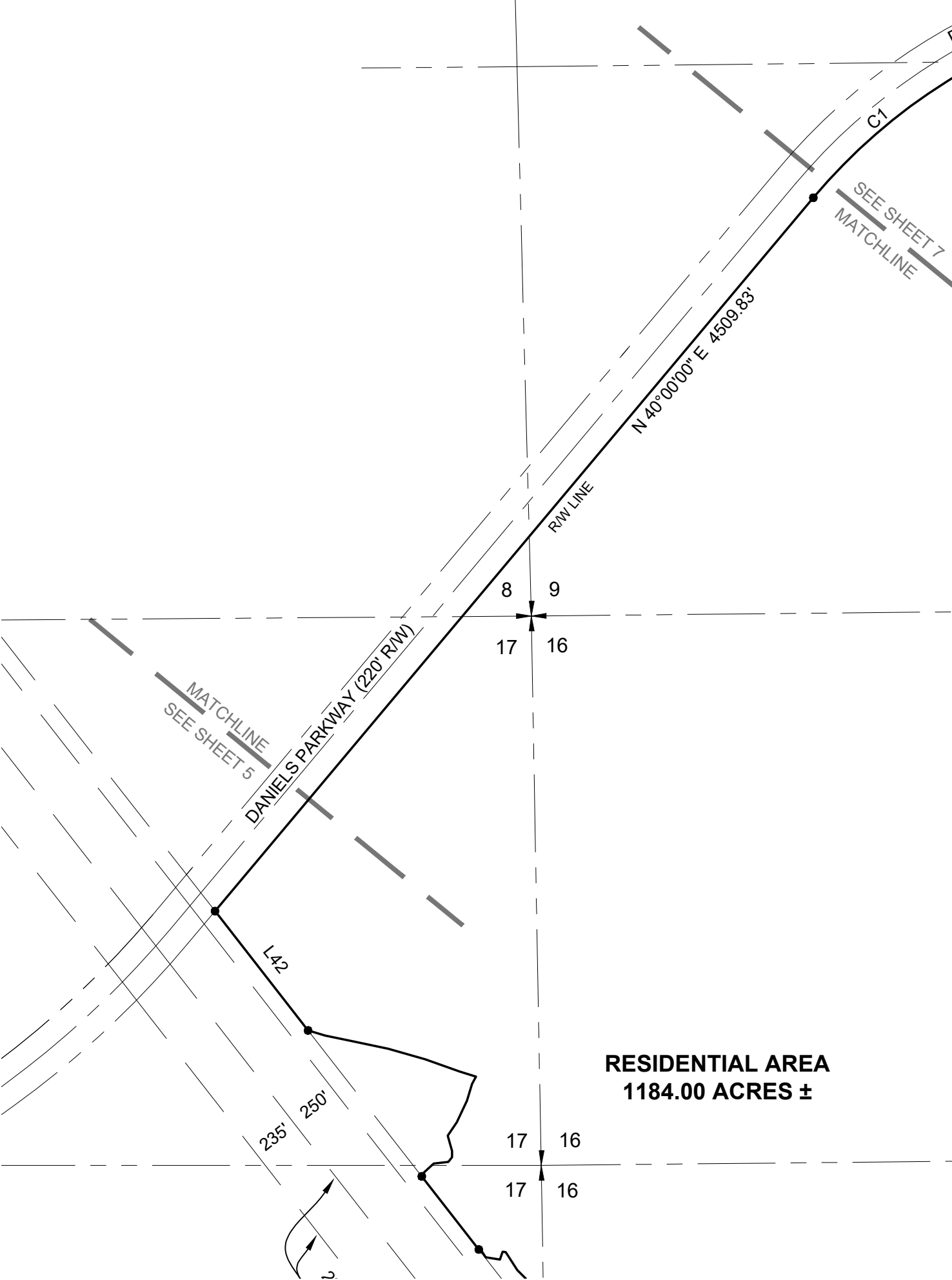
DEPEW

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 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 DEPEEW

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: ADD2025-00147
By: Richard Burris
Dept: Legal Review
Date: 08/03/2025

**EMERGENCY SERVICES PARCEL
AREA = 7.54 ACRES**

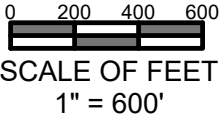
**COMMERCIAL LOT 1
AREA = 41.54 ACRES**

**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	

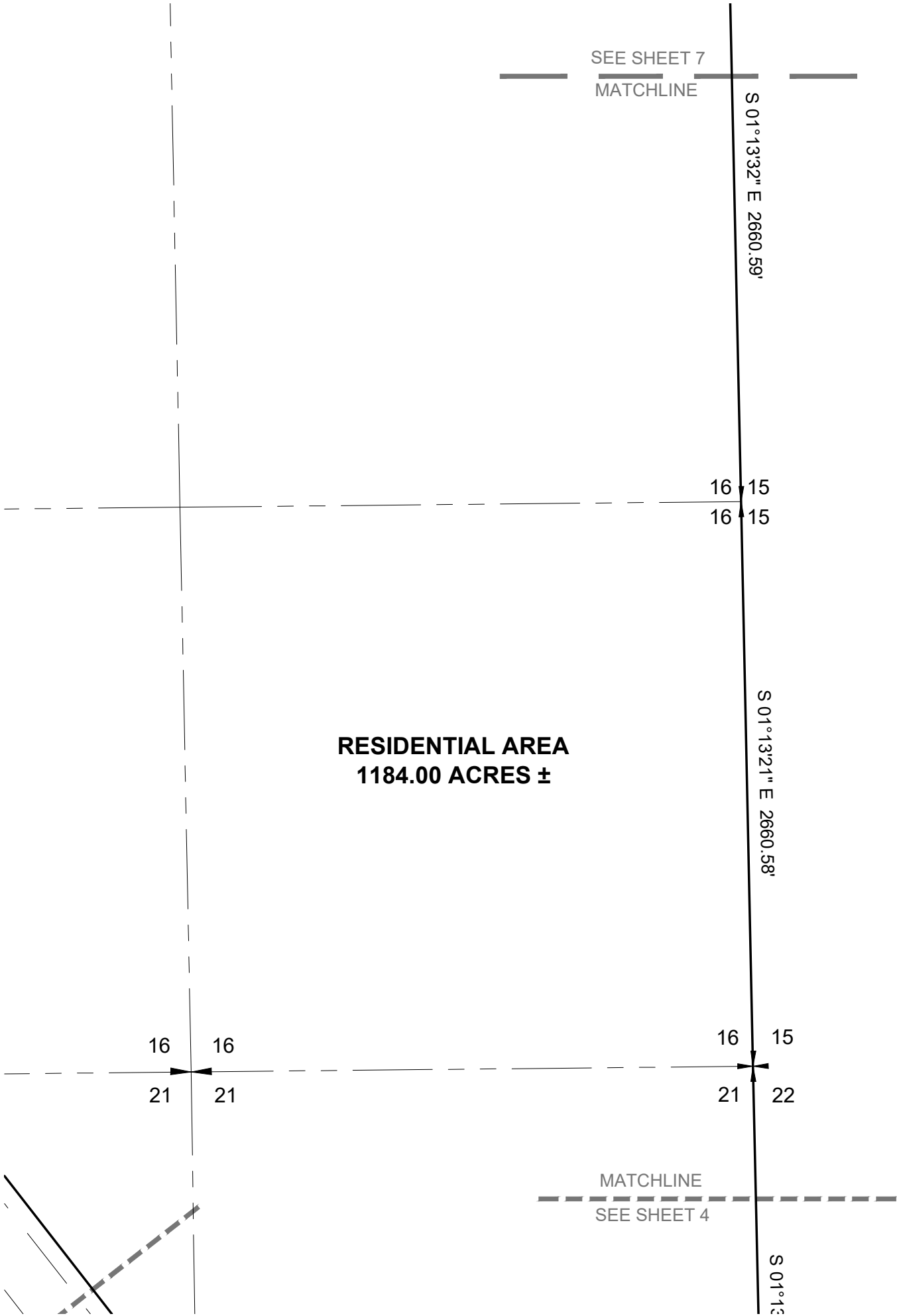
SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
DETAIL SHEET

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

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: 7/11/2023

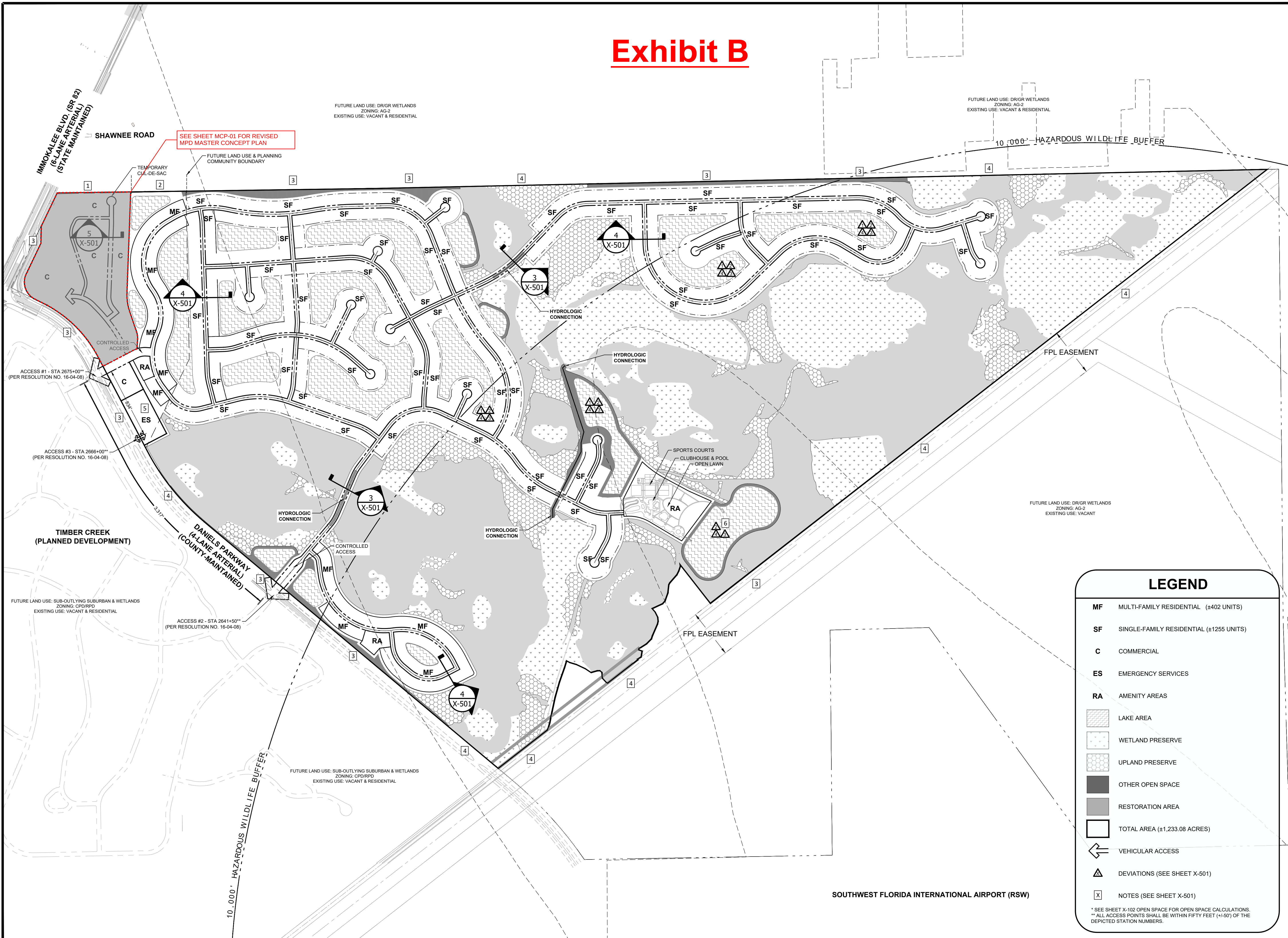
SHEET TITLE:

MASTER CONCEPT
PLAN

SHEET NUMBER: X-101

500 0 250 500
SCALE 1"=500'

JOB/FILE NUMBER: 21008-01



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.



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: 7/11/2023

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. 2023 ALL RIGHTS RESERVED. 6/12/2008 - daniels parkway south Plans/21008-01 master concept plan/21008-01 X-102 OPEN SPACE.dwg -X-102- July 11, 2023 02:38:38 pm PLOTTED BY: mllm001d



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:	7/11/2023

SHEET TITLE:

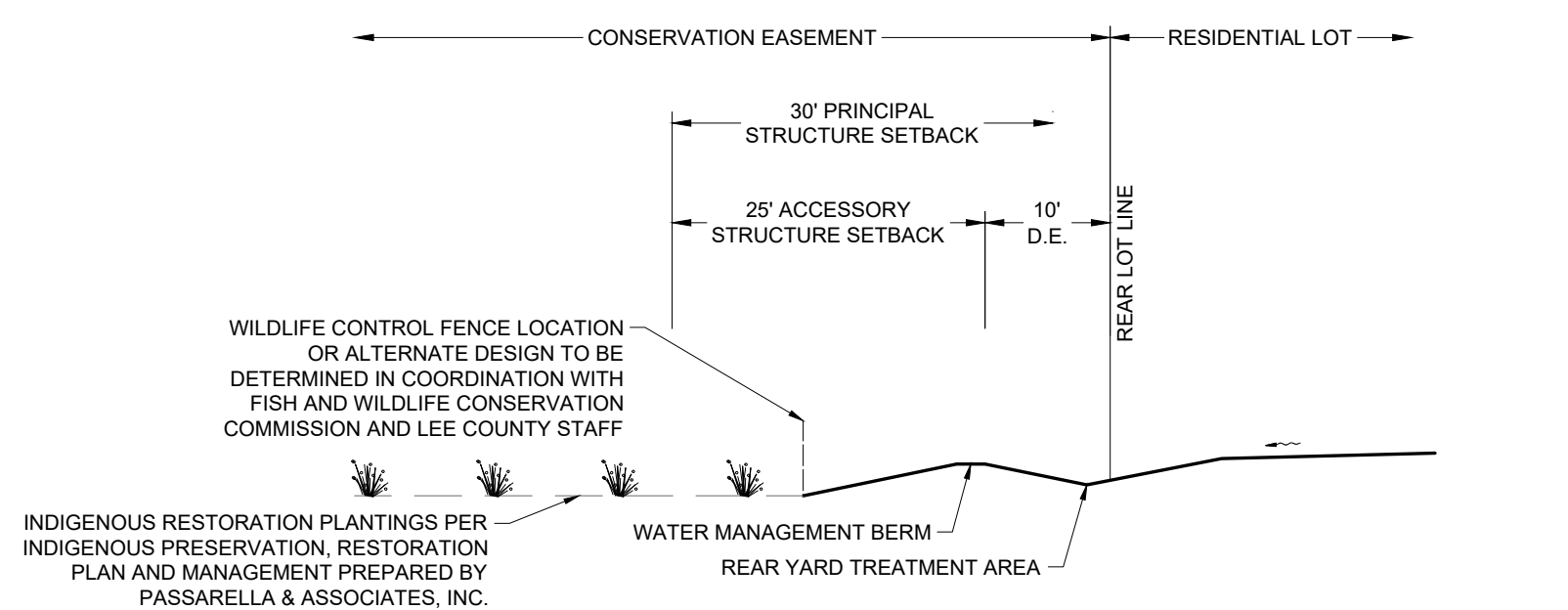
AIRPORT OVERLAYS

SHEET NUMBER: X-103

500 0 250 500
SCALE 1"=500'

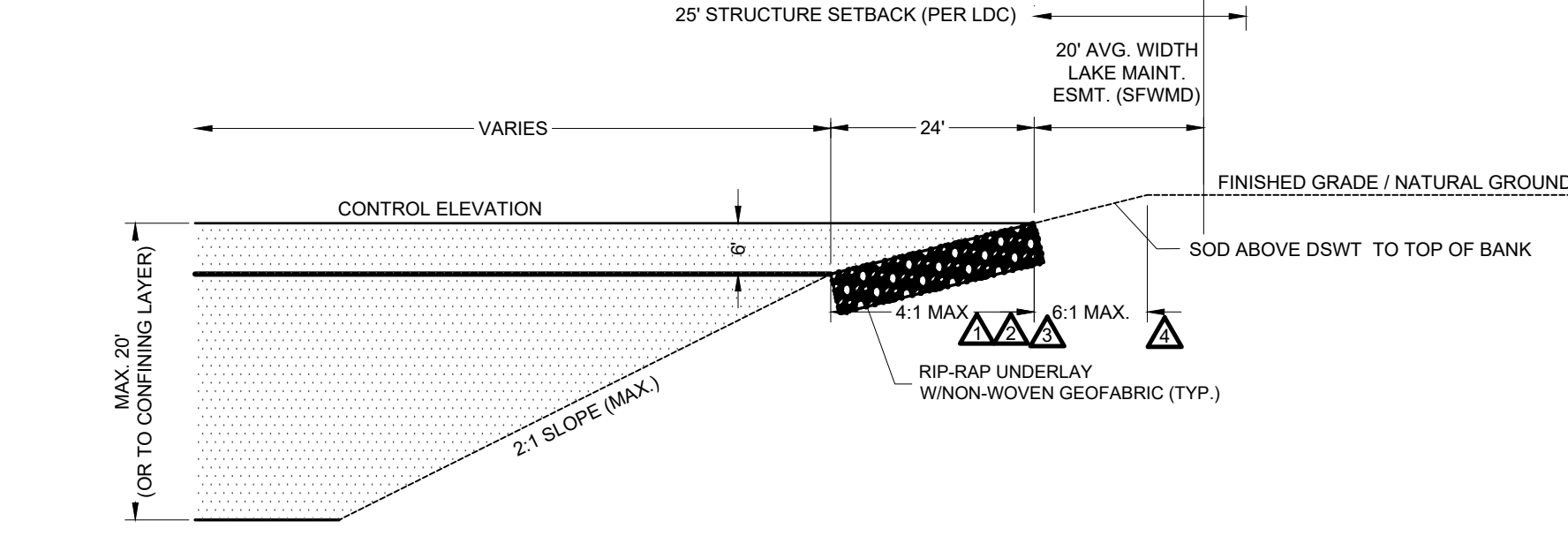
JOB/FILE NUMBER: 21008-01

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2023 ALL RIGHTS RESERVED. 5/3/2008 - daniels parkway south (Plans) 21008-01 master concept plan/21008-01 X-103 AIRPORT NOISE ZONES.dwg X-103 - Jul 11 2023 02:59:03 pm PLOTTED BY: mllm0010



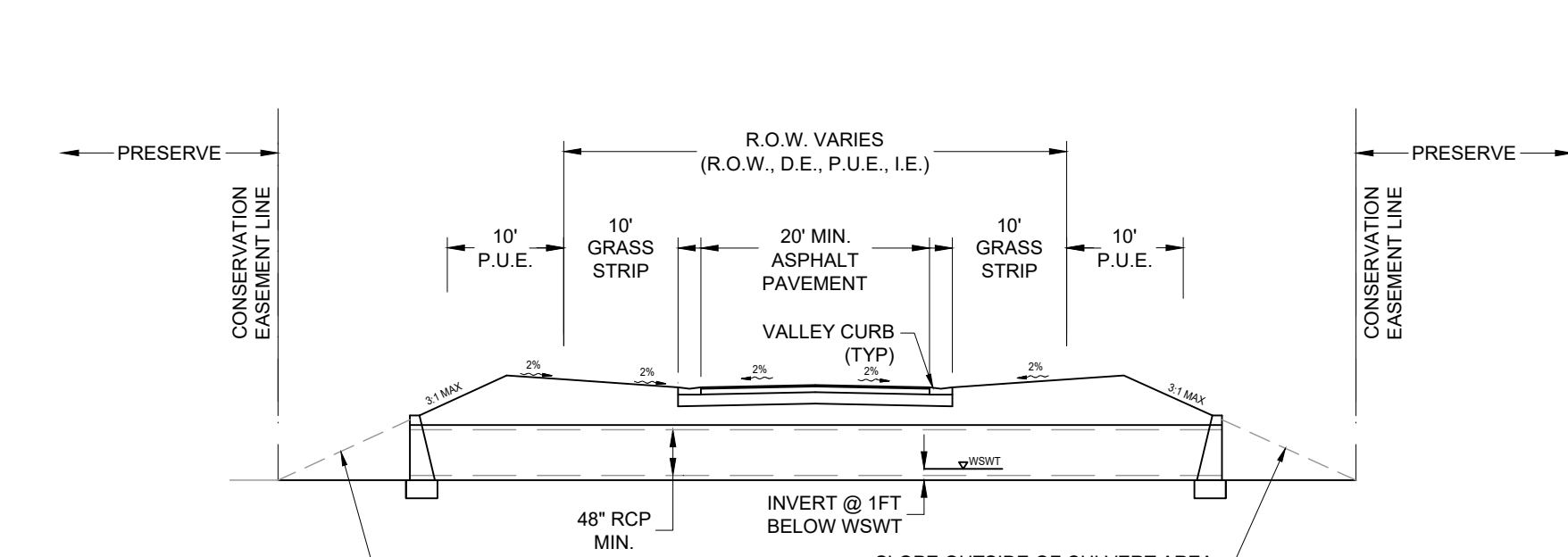
1 TYPICAL INDIGENOUS RESTORATION SETBACK DETAIL

N.T.S.



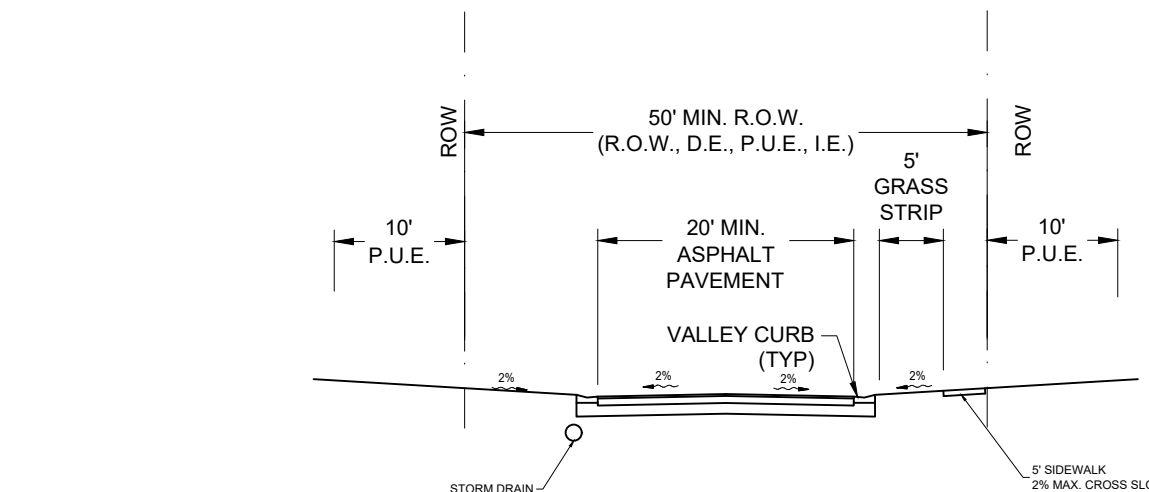
2 TYPICAL LAKE SECTION

N.T.S.



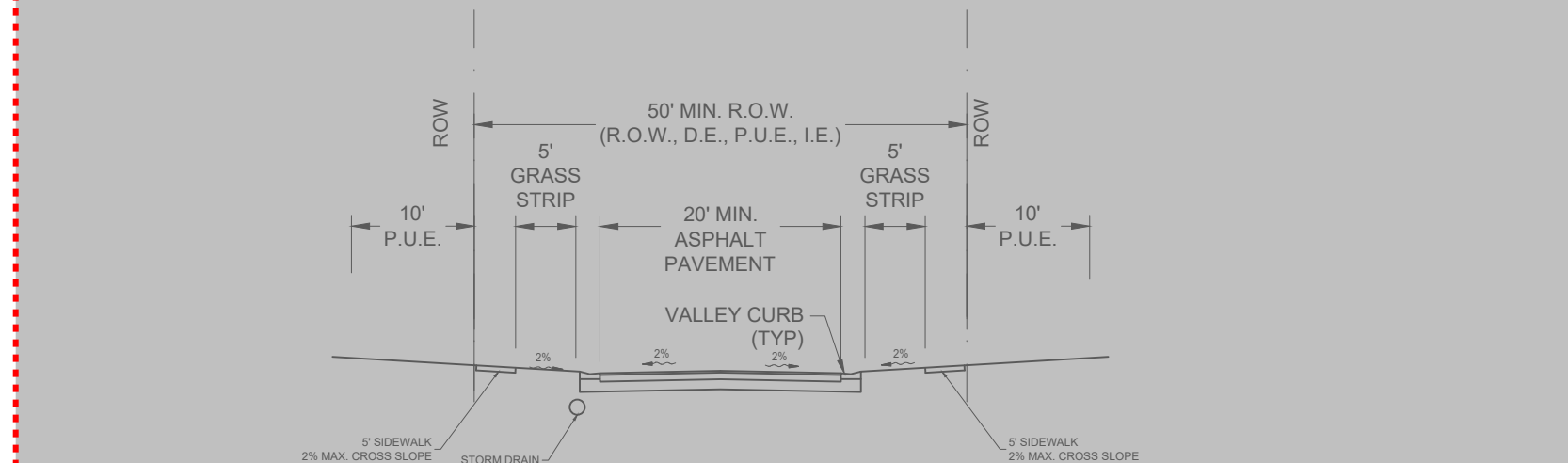
3 NON-URBAN LOCAL STREET TYPICAL SMALL ANIMAL WILDLIFE CROSSING

N.T.S.



4 TYPICAL RESIDENTIAL LOCAL STREET CROSS SECTION

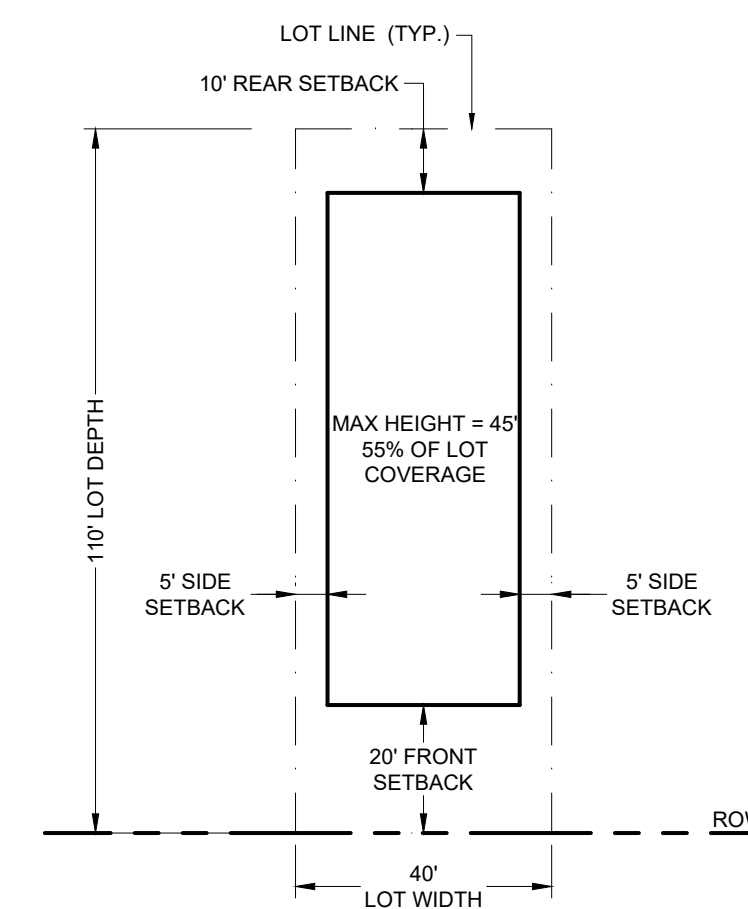
N.T.S.



5 TYPICAL COMMERCIAL LOCAL STREET CROSS SECTION

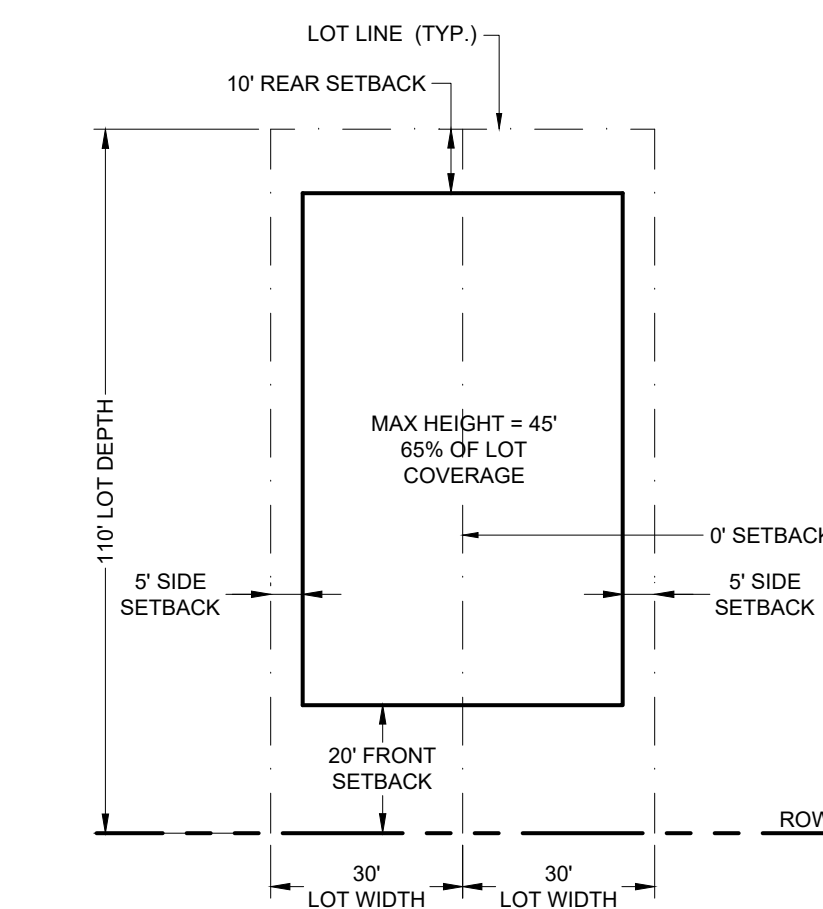
N.T.S.

SEE SHEET MCP-02 FOR REVISED TYPICAL COMMERCIAL LOCAL STREET SECTION



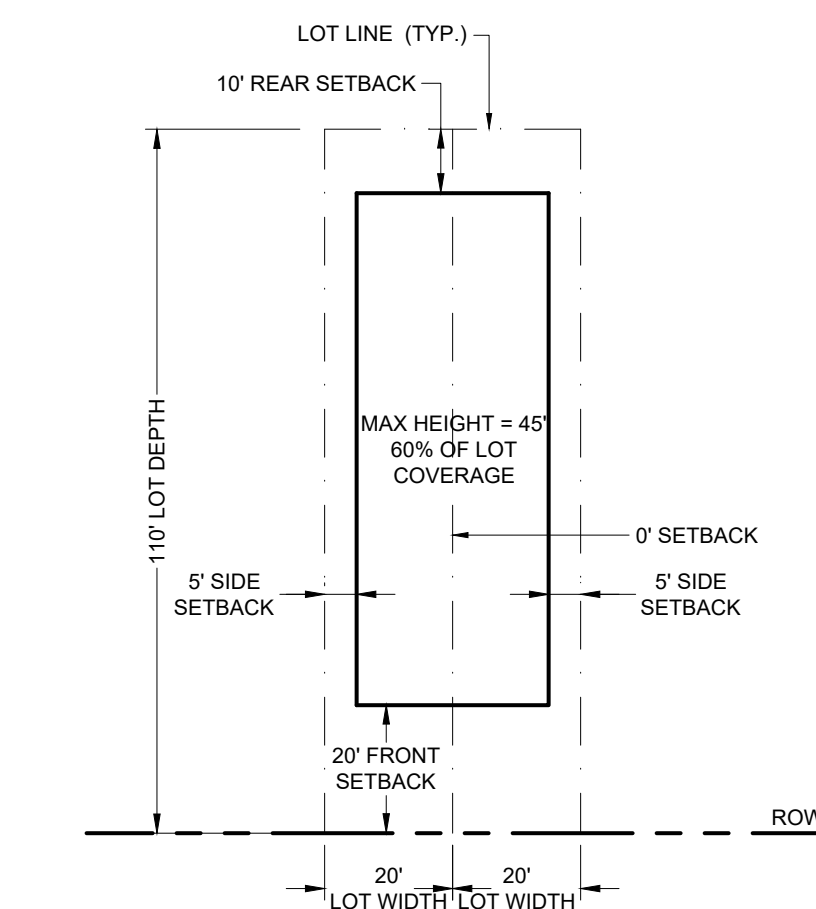
4 TYPICAL SINGLE FAMILY LOT

N.T.S.



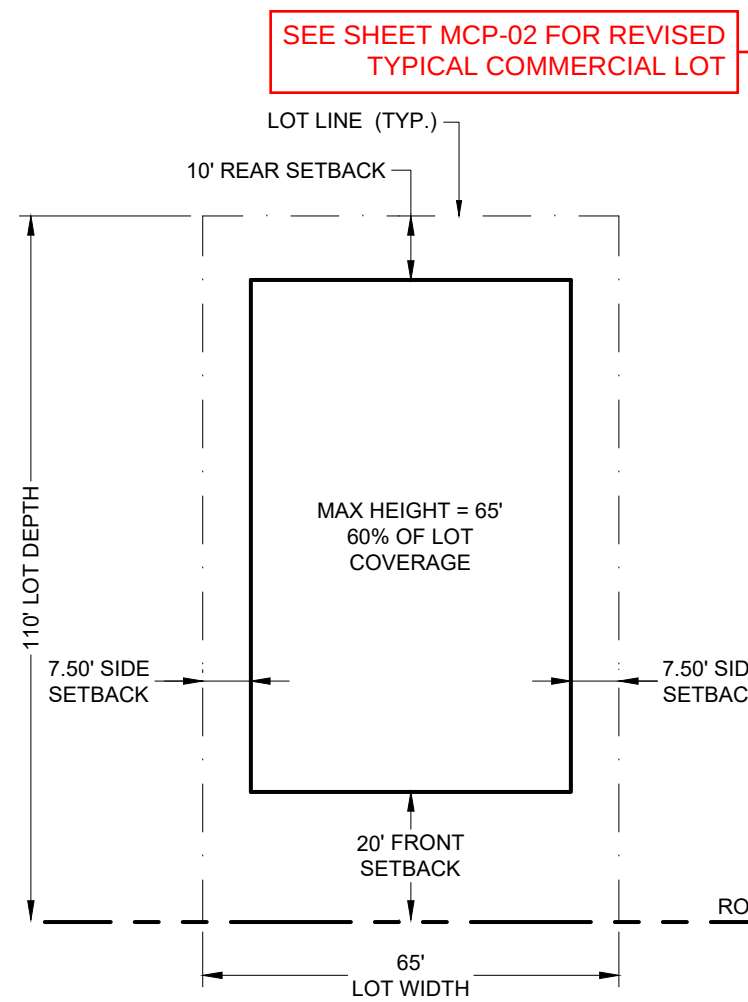
5 TYPICAL TWO FAMILY ATTACHED LOT(S)

N.T.S.



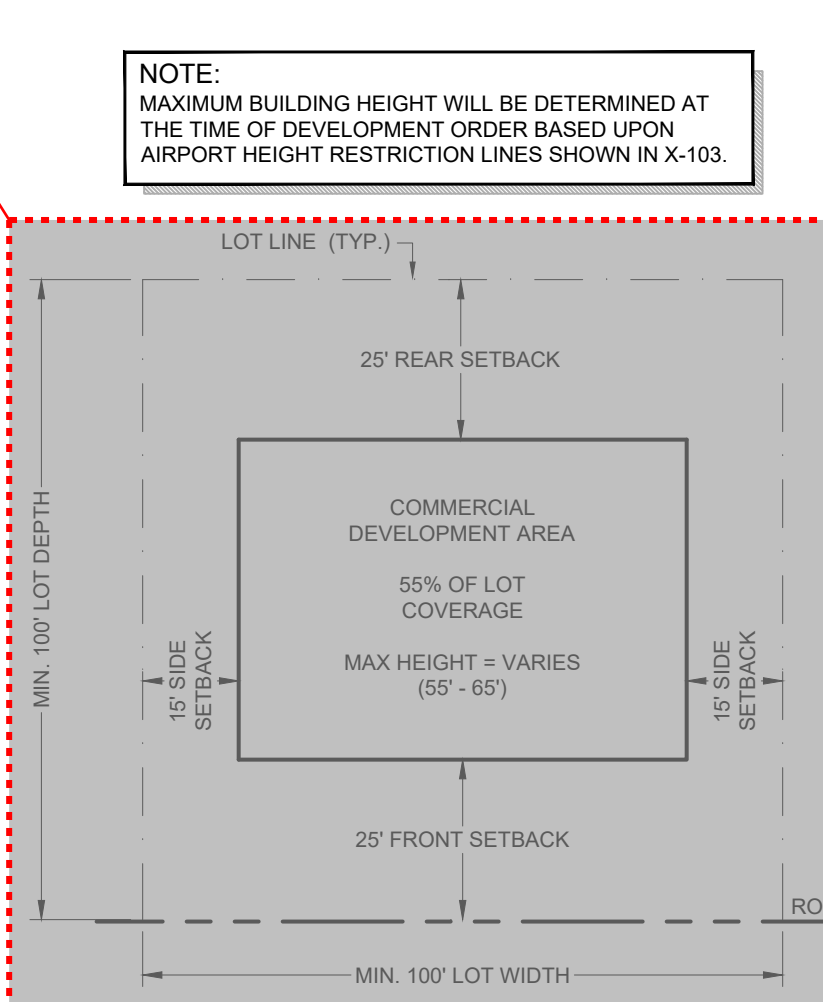
6 TYPICAL TOWNHOME LOT(S)

N.T.S.



7 TYPICAL MULTI-FAMILY LOT

N.T.S.



8 TYPICAL COMMERCIAL LOT

N.T.S.

NOTES

- 1 25' ENHANCED BUFFER PER 33-1405
- 2 15' TYPE "B" LANDSCAPE BUFFER
- 3 15' TYPE "D" LANDSCAPE BUFFER
- 4 PRESERVE TO PROVIDE BUFFER
- 5 TYPE "C"/"F" LANDSCAPE BUFFER
- 6 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

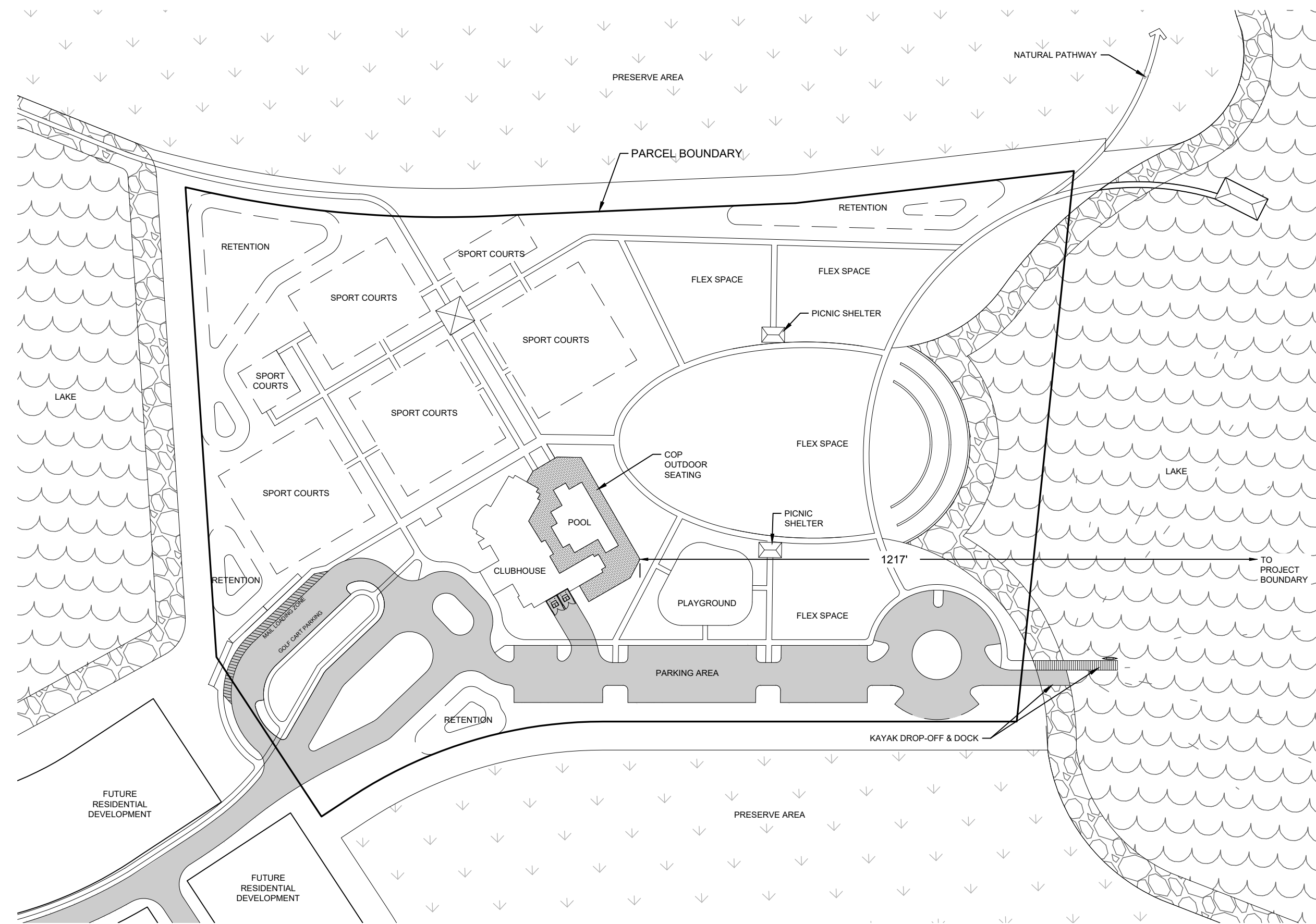
Comprehensive Plan Amendment per
CPA2021-00018 proposes an extension of Lee
County Utilities service area to service the
proposed project.

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



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
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

REVISIONS	DATE

PROJECT MANAGER:

TME

DRAWING BY:

MML

JURISDICTION:

LEE COUNTY

DATE:

7/11/2023

SHEET TITLE:

NOTES & DETAILS

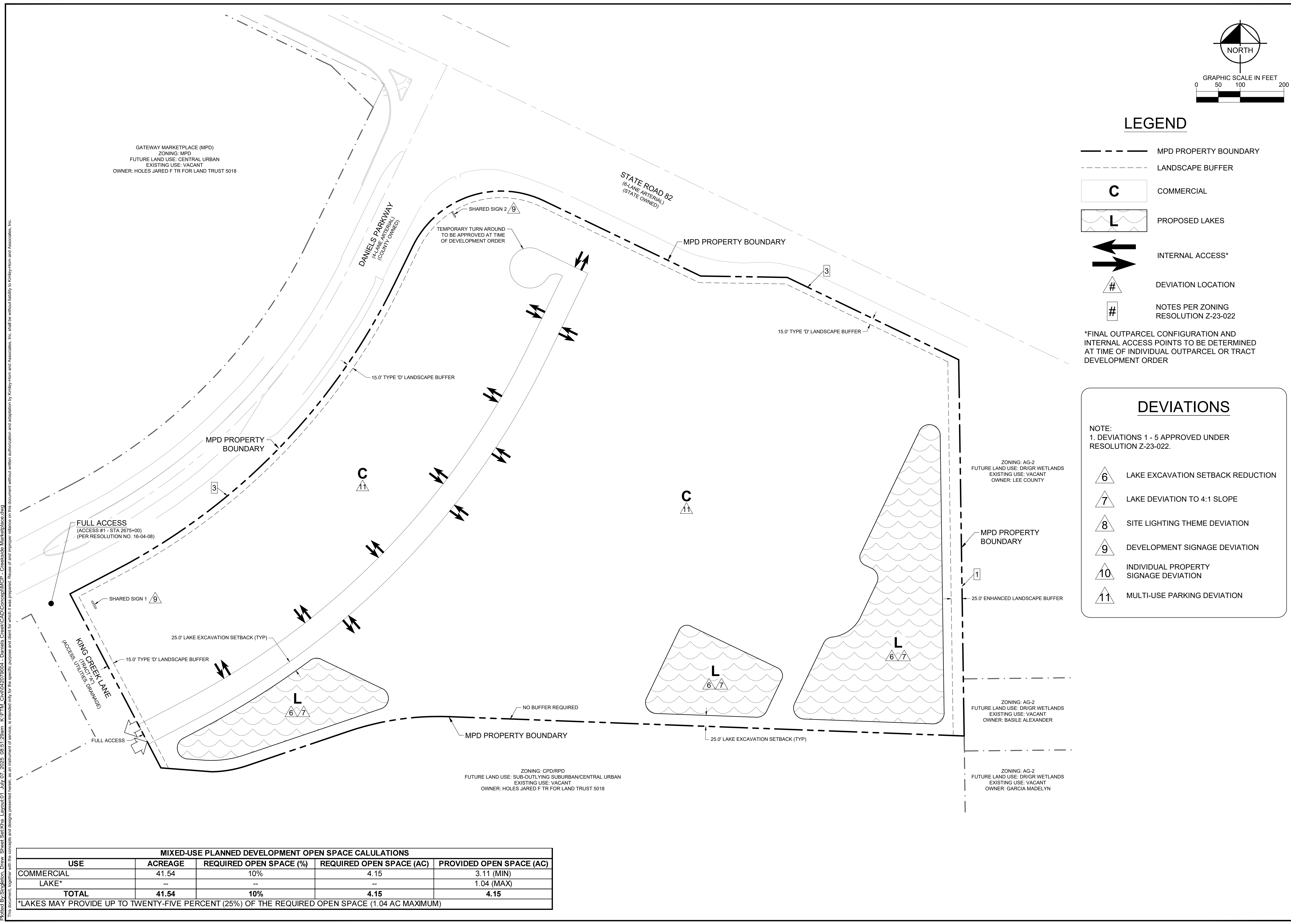
SHEET NUMBER:

X-501

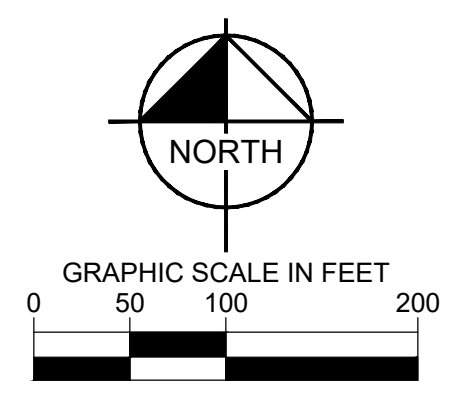
JOB/FILE NUMBER:

21008-01

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2023 ALL RIGHTS RESERVED. 6/3/2008 - daniels parkway south Plans/21008-01 master concept plan/21008-01 X-501 NOTES & DETAILS.dwg X-501-1 - Jul 11 2023 02:59:15 pm PLOTTED BY: mlincoln



Printed By: Singleton, Drew Sheet Set: KHA Layout: 01 July 07, 2025 08:51:28am K:\FTM_Civil\042079004 - Daniels Creek\CAD Concept\MCP - Creekside Marketplace.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- MPD PROPERTY BOUNDARY
- - - LANDSCAPE BUFFER
- C** COMMERCIAL
- L** PROPOSED LAKES
- INTERNAL ACCESS*
- DEVIATION LOCATION
- NOTES PER ZONING RESOLUTION Z-23-022

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

DEVIATIONS

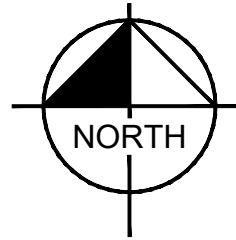
NOTE:
1. DEVIATIONS 1 - 5 APPROVED UNDER RESOLUTION Z-23-022.

- LAKE EXCAVATION SETBACK REDUCTION
- LAKE DEVIATION TO 4:1 SLOPE
- SITE LIGHTING THEME DEVIATION
- DEVELOPMENT SIGNAGE DEVIATION
- INDIVIDUAL PROPERTY SIGNAGE DEVIATION
- MULTI-USE PARKING DEVIATION

MIXED-USE PLANNED DEVELOPMENT OPEN SPACE CALCULATIONS				
USE	ACREAGE	REQUIRED OPEN SPACE (%)	REQUIRED OPEN SPACE (AC)	PROVIDED OPEN SPACE (AC)
COMMERCIAL	41.54	10%	4.15	3.11 (MIN)
LAKE*	--	--	--	1.04 (MAX)
TOTAL	41.54	10%	4.15	4.15

*LAKES MAY PROVIDE UP TO TWENTY-FIVE PERCENT (25%) OF THE REQUIRED OPEN SPACE (1.04 AC MAXIMUM)

KHA PROJECT 042079004				DATE 2025		SCALE AS SHOWN		DESIGNED BY KHA		DRAWN BY KHA		CHECKED BY KHA	
MASTER CONCEPT PLAN								CREEKSIDE MARKETPLACE				FLORIDA	
								PREPARED FOR GB LEHIGH, LLC				LEE COUNTY	
								SHEET NUMBER MCP - 01					
								REVISIONS				DATE BY	
								No.					
								© 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. 35106					



DEVIATIONS

6	LAKE EXCAVATION SETBACK REDUCTION
7	LAKE DEVIATION TO 4:1 SLOPE
8	SITE LIGHTING THEME DEVIATION
9	DEVELOPMENT SIGNAGE DEVIATION
10	INDIVIDUAL PROPERTY SIGNAGE DEVIATION
11	MULTI-USE PARKING DEVIATION

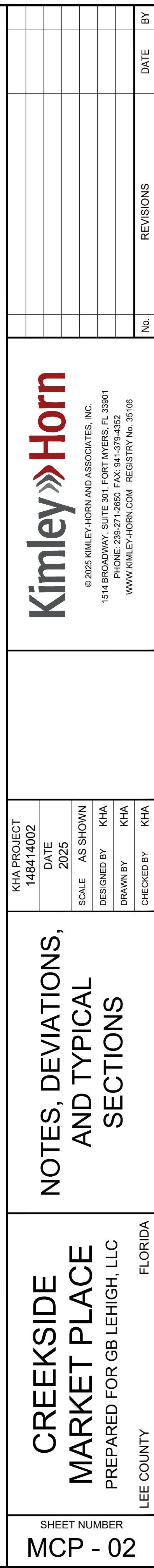
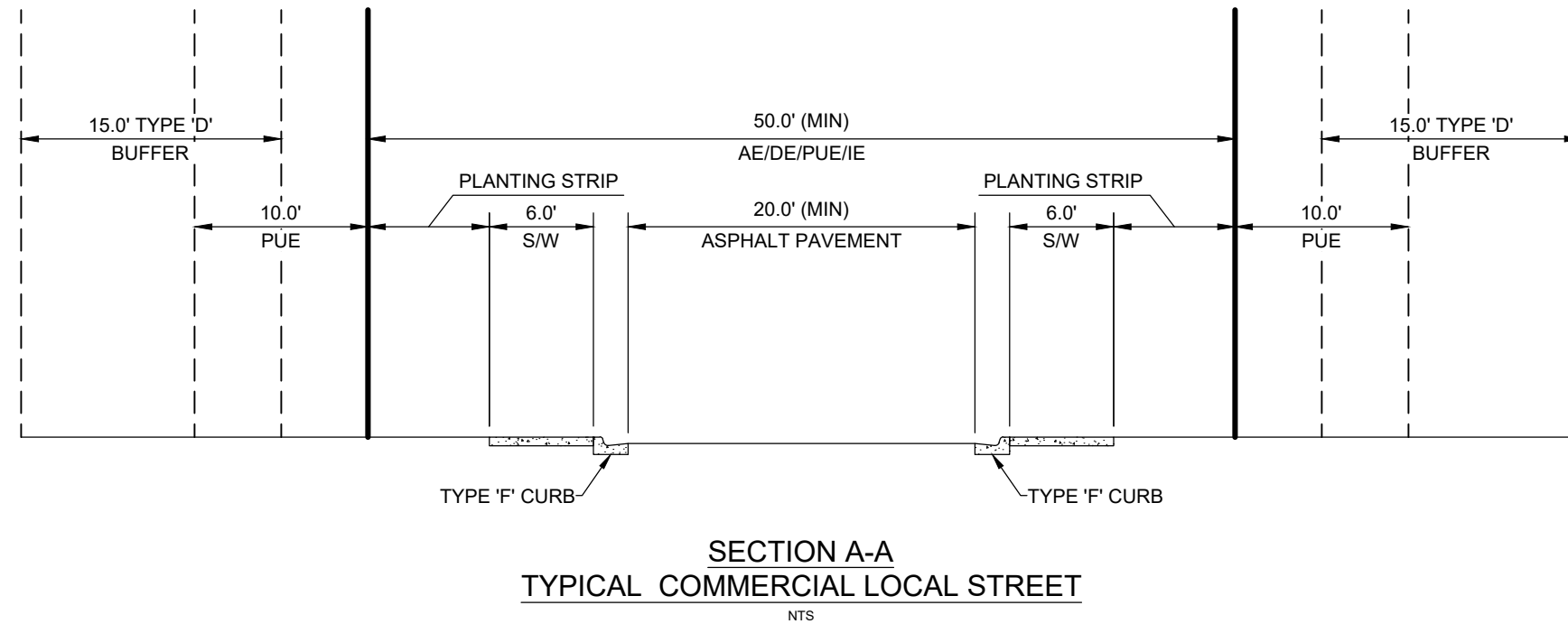


Exhibit C

Creekside Market Place f/k/a Daniels Parkway South MPD Administrative Amendment Schedule of Deviations

Deviations 1 thru 5 were approved by Resolution Z-23-022.

7. Deviation from Land Development Code (“LDC”) Section 10-329(d)(1)a.3. which requires excavations to be setback 50 feet from any private property line under separate ownership to permit 25 feet from a proposed private property line.

Justification: The requested Administrative Amendment seeks to modify the development pattern for the Mixed Use Planned Development. The objective is to establish adequate land area for an anchor retail store and medical office with multiple outparcels and supporting infrastructure. The stormwater management system is proposed in the south and eastern portion of the Property providing increased separation to the adjacent residential uses. Individual parcels will be established through a subsequent Development Order and plat submittal. The proposed stormwater management lakes are closer to the proposed future parcel boundaries and perimeter boundary than 50 feet. As a result, out of an abundance of caution, this deviation is requested to reduce the separation distance between the stormwater management lakes and the parcel/perimeter boundary to 25 feet. Currently the entire 41-acre parcel is under unified ownership. The public health, safety and welfare will be protected by the deviation request through the proposed design and future reciprocal easement for maintenance.

8. Deviation from LDC Section 10-329(d)(4) which requires the shorelines of excavations for retention and detention areas to be sloped at a ratio not greater than six horizontal to one vertical from the top of bank to a water depth of two feet below the dry season water table to allow the shorelines of excavations for retention and detentions areas to be sloped at a ratio of four horizontal to one vertical from the top of bank to a water depth two feet below the dry season water table.

Justification: The applicant requests a 4:1 ratio for all slopes of wet and dry detention areas of this commercial development. The slightly steeper slope will permit increase storage volume with less land area. Once established at the requested 4:1 ratio, the shoreline configuration and planting requirements for mimicking natural systems consistent with LDC Section 10-418 will be established. The required planted littoral shelves and other vegetation will be provided to stabilize the slope.

The revised development pattern from the existing approved Master Concept Plan (“MCP”) reorients the storm water management system and improves the physical separation between the proposed commercial development and the existing and proposed adjacent residential. The existing required enhanced commercial buffer included in the MCP will be maintained. These design elements provide an improved

separation between the existing and proposed residential and commercial uses ensuring the public health, safety and welfare and enhancing the planned development.

9. Deviation from Section 33-1413 which requires light fixtures to compliment the architectural theme of the development and utilize decorative light poles/fixtures to allow the proposed specifications.

Justification: The Land Development Code does not provide images or further guidance regarding the elements that are “decorative” for a light pole or fixtures. The applicant has provided a specific design as part of this administrative amendment to provide clarity and ease of review during the Development Order application process.

10. Deviation from Section 33-1420(2) which allows one ground-mounted identification sign per road frontage at a minimum of 150 square feet in area with a maximum height of 15 feet to allow two ground-mounted identification signs.
11. Deviation from Section 30-153(2)c. which prohibits individual offices, institutions, business or industrial establishments located within a multiple-occupancy complex from having individual ground-mounted identification signs to allow a ground-mounted identification sign for each outparcel at 94 square feet per sign.

Justification: The following justification is written for Deviations 9 and 10.

The Daniels Creekside commercial tract is located within an urban future land use, a Lehigh Acres Community Mixed Use Activity Center and already approved for 350,000 square feet of commercial uses. Located at the intersection of SR 82 and Daniels Parkway, access to the Property must conform with FDOT and LDOT access management plans related to the recently constructed diverging diamond interchange and controlled access facilities. The Property has significant linear feet of frontage on State Road 82 and Daniels Parkway.

Consistent with the policies of the Lehigh Acres community plan governing the mixed-use activity center and the existing approved 350,000 square feet of commercial, the Property is proposed to be developed with a retail anchor, medical office and several outparcels. However, LDC Section 33-1420 and 30-153 limits the number of signs and copy area that can be established along the extended frontage of the property to advertise the available commercial uses to the traveling public.

The proposed sign plan locates 2 ground mounted identification signs along Daniels Parkway. While 2 signs are permitted per roadway, this deviation is requested to permit both sides to be located along the frontage of Daniels Parkway to appropriately advertise the commercial subdivision to pass by vehicular traffic. Additionally, the sign plan provides a ground mounted monument sign for each outparcel; which are located along Daniels Parkway also providing appropriate visibility for the traveling public along the adjacent roadways.

Sign visibility is a function of vehicle speed, sign location, size, height, and legibility. While driving motorists have a 20 degree cone of visions; which decreases as the speed of the driver increased.

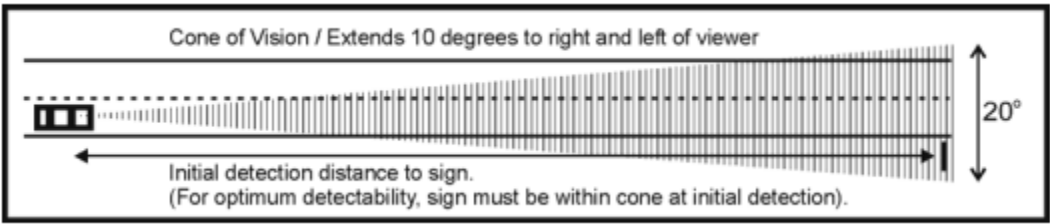


Figure 1. Cone of Visibility¹

At 50 miles per hour, the speed limit on Daniels Parkway, a vehicle travels approximately 73 feet per second. At 55 miles per hour, the speed limit on SR 82, a vehicle travels approximately 81 feet per second. Due to the speed of the roadways, a driver’s cone of vision will decrease rapidly supporting the request for additional signs and copy areas. Understanding viewer reaction time further supports additional signage and copy area. As specified by the United State Sign Council, the On-Premise Sign Guideline Standards state:

Assuming a message content of six words (30 letters) on a typical sign, the USSC Standard Viewer Reaction Time average ... in complex multi lane environments advances to 10 or 11 seconds, respectively, and the post sign maneuver average advances to 5 or 6 seconds.

Road Conditions	Maneuver	
	Pre Sign	Post Sign
Simple	8 Sec.	4 Sec.
Complex	10 Sec.	5 Sec.
Multi Lane	11 Sec.	5 Sec.

Figure 2. Average View Reaction Time²

Both SR 82 and Daniels Parkway are multi-lane roadways. Therefore at 55 mph or 81 feet per second, a vehicle will travel 891 feet in the 11 second pre-sign maneuver. Without the additional signage and copy area, drivers will not be able to appropriately react to safely maneuver their vehicles and access the property. These maneuvers may include U-turns at available curb cuts due to the controlled access points of both SR 82 and Daniels Parkway.

¹ United States Sign Code Foundation. 2018. Guideline Standards for On-Premise Signs
² United States Sign Code Foundation. 2018. Guideline Standards for On-Premise Signs

The requested deviations ensures the requested deviations enhance the planned development by providing a consistent architectural theme. The increased sign locations relative to the linear frontage on arterial roadways will maintain the public health, safety and welfare by ensuring appropriate reaction times for the traveling public to safely access the commercial subdivision.

12. Deviation from 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.

Justification: Illumination levels at the perimeter boundary of the planned development will not exceed 0.5 footcandles. However, since the planned development is designed as a mixed-use project, future uses will be interconnected. They may be platted for individual ownership, but they will function as a single project. A deviation from the illumination levels is requested to eliminate the limitation that illumination not exceed 0.5 footcandles measured at the internal property lines for commercial uses only. The request will only apply to internal lot lines for commercial uses; therefore, public health safety and welfare will not be negatively impacted by approval of the request. Projects with commercial to residential property boundaries would be required to abide by the .5 foot-candle requirement.

13. Deviation from 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.

Justification: The single internal road will “dead-end” and interconnect with an access easement that will permit vehicles to turn left and access other private internal accessways to navigate the commercial subdivision. The access easement will ensure vehicles can traverse between all of the internal accessways. A custom cross-section is proposed to demonstrate the constructed conditions of the accessway to be implemented by the forthcoming Development Order. The requested deviation will enhance the planned development by enabling efficient use of the available property through the utilization of the access easement and maintaining the enhanced separation to the residential community to the south. Constructing an urban cross-section roadway along the northern property boundary would decrease the physical separation between the southern limits of the commercial development tracts and the adjacent residential community.

Exhibit D

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



Creekside MarketPlace
within 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 1 of the commercial development approved for the MPD. This commercial tract is referred to as Creekside MarketPlace. 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 increase the square footage of medical office, decrease the square footage of general commercial, and promote additional design flexibility through additional deviations.

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 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 46.74-acres identified for commercial uses.

As an integrated mixed use project, the portion of the Daniels South MPD within the Lehigh Acres Community Planning Area establish includes multi-family units and non-residential uses. The 84.25-acres within the Lehigh Acres Community Planning is also within a Community Mixed Use Activity Center that is less than a half a mile from Timber Creek residential homes, Gateway, and platted single family lots within Lehigh Acres. The 44-acre commercial tracts identified within the Daniels South MPD was, and continues to be, specifically designed to support and complement the residents of the Timber Creek and Daniels Creek 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 46 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 has zoning approval and Development Orders have been submitted.

	Total	Residential	Non-Residential
Central Urban	241.7 Acres	103.6 Acres	148.45 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 Creekside MarketPlace Master Concept Plan demonstrates 46 acres of commercial. When combined with the approved commercial area of the Timber Creek MPD and other non-residential land area, 148.45 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 existing MPD permits 350,000 square feet of commercial uses with 70,000 square feet approved to be developed as medical offices. These uses are anticipated to be provided within 2 commercial tracts along Daniels Parkway and SR 82.

The approved MCP for the larger commercial tract is approximately 41 acres at the immediate intersection of Daniels Parkway and SR 82 included an internal traffic circulation system that loops the commercial tract permitting outparcels along Daniels Parkway and SR 82.

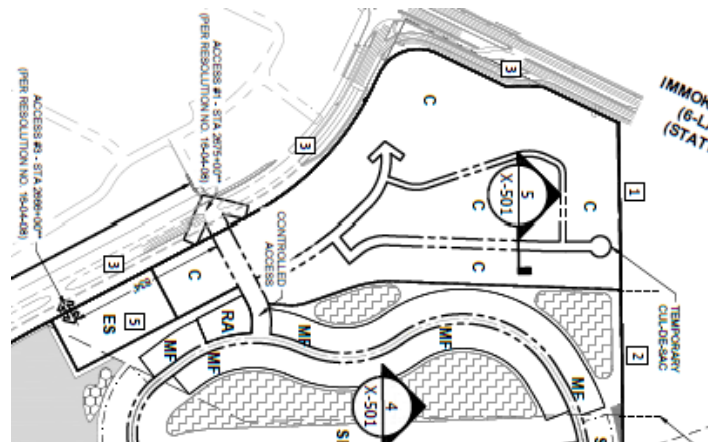


Figure 1. Existing Commercial Tract Design

III. Amendment Request

This Administrative Amendment (“ADD”) is submitted to increase the maximum square footage of medical office, decrease the commercial square footage, amend the pattern of development established by the current approved Master Concept Plan, and request additional design flexibility through deviations.

i. Commercial square footage

The existing MPD permits 350,000 square feet of commercial uses with 70,000 square feet approved to be developed as medical offices. The applicant desired to increase the square footage of medical office to 90,000 square feet and reduce the commercial retail square footage to 227,500. A traffic analysis has been completed by TR Transportation demonstrates that this amendment to the permitted square footage will reduce the trip generation of the overall MPD and will not increase the trip generation of the overall project on the adjacent roadway network.

i. Development Pattern

The proposed MCP seeks to revise the larger 41 acre commercial tract to have a single internal road establishing the opportunity for outparcels along SR 82 and a larger area to the rear for larger commercial structures. The objective of the redesigned MCP is to support the development of an anchor retail store and an anchor medical office with supporting parking, delivery areas, and solid waste collection. The stormwater management lakes have been relocated to the southern and eastern portion of the parcel. The redesigned configuration of the MCP clusters the commercial development along the arterial roadways and central area of the property, increasing the physical separation to the existing residential located along the eastern property boundary. The required enhanced buffer along the eastern boundary is not proposed to be amended.

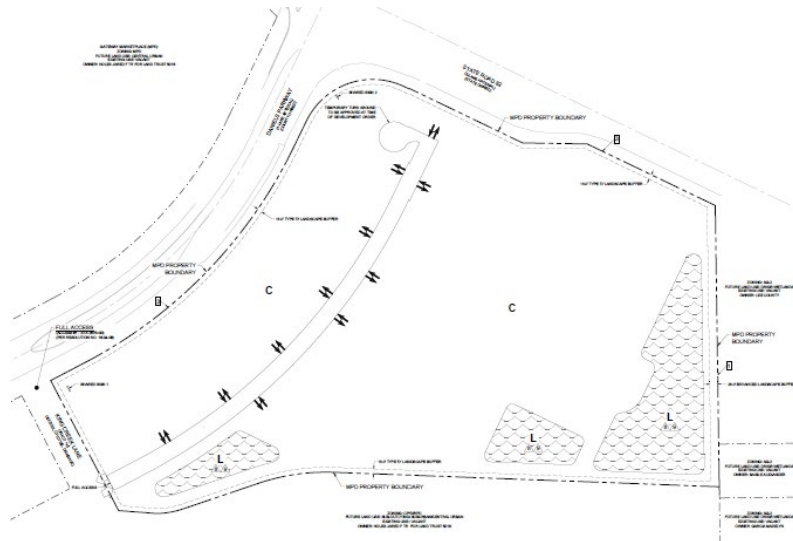


Figure 2. Proposed Commercial Tract Design

ii. Signage & Lighting

The commercial tract is within the Lehigh Acres community planning area and therefore subject to the design requirements outlined in Chapter 33 in addition to the other elements of the LDC. The Property is being developed by a commercial retail real estate developer which intends on establishing a consistent architectural theme across the structural and signage elements. Several additional deviations are requested from the Lehigh Acres design requirements to provide clarity regarding decorative parking lot lighting and to promote a unified sign plan consistent with a commercial subdivision of this size. The provided justifications demonstrate the additional sign locations and copy area are necessary to ensure visibility at a distance appropriate for safe vehicular movements to access the subdivision.

iii. Deviations

Several deviations are requested as part of this administrative amendment to promote design flexibility for the commercial subdivision and establish a unified sign plan.

i. Storm water management

The proposed MCP relocates the storm water management lakes to the southern and eastern portion of the parcel. This configuration clusters the commercial development along the arterial roadways and central area of the property, increasing the physical separation to the existing residential located along the eastern property boundary. Deviations are requested to establish a 4:1 slope for wet and dry detention and reduce the excavation setback to the adjacent property boundaries. The shoreline configuration and other vegetation requirements will be provided to stabilize the proposed slope. Additionally, a recorded reciprocal easement agreement for the entire project similar in function to a Property Owners Association will be established ensuring long term maintenance of the storm water management system.

ii. Lehigh Acres Architectural Design Requirements

The Property is within the Lehigh Acres community planning area and is subject to the commercial design standards outlined in LDC Section 33-1411 et.al. While the community plan permits a ground mounted identification sign per roadway frontage, a deviation is requested to locate both signs along Daniels Parkway. A second deviation is requested to permit each outparcel to have a ground mounted identification sign to advertise the future businesses to the traveling public. Additionally, the community plan requires lighting fixtures to compliment the architectural style and utilize decorative style poles and fixtures within parking lots. However, the references in the LDC do not define a “decorative style.” As a result, this application includes the proposed light poles and fixtures to be utilized within the 41 acre commercial tract.

IV. *Conclusions and Findings*

The requested Administrative Amendment seeks to establish a different pattern of development for the MPD approved by Z-23-022. As a result, several design flexibilities are requested to fully

utilize the approved 350,000 square feet of commercial development consistent with the Lehigh Acres community plan. 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. The conversion of some retail square footage to medical office does not alter the approved commercial intensity.

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

The desired revisions to the MCP and additional deviations do not result in the underutilization of public resources and infrastructure. All public services are in place to serve the development. The incorporation of a retail anchor store, medical office, and out parcels, promote greater consistency with the mixed-use activity center concept incorporated into the Lehigh Acres community plan.

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 not proposed to be amended.

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 adjacent to the 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 increase the physical separation from the approved commercial uses to the adjacent proposed and existing residential development. The enhanced required plantings at the eastern perimeter of the commercial tract will be provided consistent with the approved zoning resolution providing appropriate screening and buffering. The traffic impacts associated with the commercial uses were evaluated at the time of the original zoning approval

and conditioned as necessary. The memo provided by TR Transportation demonstrates that the conversion of some retail square footage to medical office does not exceed the previously approved transportation impacts. Additional infrastructure improvements may be necessary along SR 82 and Daniels Parkway and will be evaluated with the required traffic impact analysis as part of the future Development Order applications.

- 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 and requested deviations continue to enhance the planned development and maintain the public health, safety and welfare. The desired 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.



2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

MEMORANDUM

TO: Ms. Tina Ekblad, AICP
Sage Entitlements

FROM: Ted B. Treesh
President

DATE: May 19, 2025

RE: Daniels Creek (f/k/a Daniels Parkway South)
Administrative Amendment

TR Transportation Consultants, Inc. has completed a trip generation comparison for the requested Administrative Amendment to the approved Daniels Creek (formerly known as the Daniels Parkway South) Mixed Use Planned Development, approved by Lee County Board of County Commissioners under Zoning Resolution Z-23-022. The subject site is located on the south side of Daniels Parkway west of the S.R. 82 intersection. The Resolution approved the following uses in the Schedule of Uses:

- 1,600 Residential Dwelling Units
- 350,000 square feet of commercial uses, of which 70,000 square feet can be Medical Office uses

The traffic study prepared for the rezoning application and presented at the public hearing (DCI2022-00002) analyzed the trip generation based on the Schedule of Uses and the traffic study prepared by TR Transportation Consultants dated August 26, 2022. A copy of the trip generation pages from that TIS are attached to this memo for reference as well as the Staff memo from the Zoning Staff Report for the zoning case. The trip generation from the zoning TIS is repeated below in **Table 1**.



Ms. Tina Ekblad
 Daniels Creek MPD ADD
 May 19, 2025
 Page 2

Table 1
Approved Trip Generation
Daniels Creek MPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (1,600 Dwelling Units)	242	687	929	848	498	1,346	12,933
Shopping Center (280,000 Sq. Ft.)	185	114	299	568	616	1,184	13,175
Medical-Dental Office (70,000 Sq. Ft.)	138	37	175	85	197	282	2,900
Total Trips	565	838	1,403	1,501	1,311	2,812	29,008
Less Internal Capture	-32	-32	-64	-292	-292	-584	-6,092
Less Retail Pass-By	-39	-39	-78	-133	-133	-266	-3,018
Net New Trips	494	767	1,261	1,076	886	1,962	19,898

The applicant is requesting that the Schedule of Uses be revised to permit the development of up to 90,000 square feet of Medical Office uses on the commercial tract rather than the approved 70,000 square feet as originally approved and decrease the amount of retail floor area in order to maintain the number of weekday P.M. peak hour Net New trips that were originally analyzed in the zoning TIS.

Table 2 illustrates the potential trip generation of the proposed Master Concept Plan based on the requested 90,000 square feet of Medical Office uses and the retail floor area reduced to 233,000 square feet. Based on the internal capture and pass-by reductions from the ITE report, the number of Net New trips for the weekday P.M. peak hour, which is the highest trip generation period analyzed, remains the same as what was analyzed in the original zoning traffic study. The same Land Use Codes were utilized as in the previous traffic study from the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 11th Edition. Copies of the trip generation equations are attached to this memo for reference.



Ms. Tina Ekblad
 Daniels Creek MPD ADD
 May 19, 2025
 Page 3

Table 2
Trip Generation – Proposed Uses
Daniels Creek MPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (1,600 Dwelling Units)	242	687	929	848	498	1,346	12,933
Shopping Center (227,500 Sq. Ft.)	166	102	268	490	530	1,020	11,804
Medical-Dental Office (90,000 Sq. Ft.)	173	46	219	109	254	363	3,759
Total Trips	581	835	1,416	1,447	1,282	2,729	28,496
Less Internal Capture	-29	-42	-71	-275	-244	-519	-5,414
Less Retail Pass-By	-39	-38	-77	-124	-124	-248	-2,868
Net New Trips	513	755	1,268	1,048	914	1,962	20,214

Table 3 reflects the comparison between the approved trips in Table 1 and the proposed trips in Table 2. As can be seen from Table 3, the requested ADD will reduced the trip generation from the overall MPD and the requested ADD will not increase the trip generation of the overall project to the adjacent roadway network.

Table 3
Trip Generation – Existing vs. Proposed
Daniels Creek MPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Trip Generation	513	755	1,268	1,048	914	1,962	20,214
Approved Uses	-494	-767	-1,261	-1,076	-886	-1,962	-19,898
Total Trips	19	-12	7	-28	28	0	316

Note: A negative number in Total trips represents a DECREASE in overall trip generation due to ADD

As indicated in Table 3, the proposed ADD will not increase the overall weekday P.M. peak hour trip generation from what was originally analyzed if the Schedule of Uses is modified to increase the Medical Office floor area to 90,000 square feet of floor are and the amount of total retail floor area is reduced to 227,500 square feet, for a total commercial development area of 317,500 square feet of floor area (a reduction of 32,500 square feet).

Should you have any questions concerning this matter, please feel free to contact us.

Attachments

Land Use Intensity - Proposed

Land Use	Unit Count	Unit Type
Shopping Center	227,500	square feet
General Office	0	square feet
Medical Office	90,000	square feet
Single-Family	1,600	dwelling units
Multi-Family	0	dwelling units
Hotel	0	rooms

Total Trip Generation of the Proposed Development

Land Use	Land Use Code	PM Peak Hour			Daily (2-Way)
		In	Out	Total	
Shopping Center	LUC 820	490	530	1,020	11,804
General Office	LUC 710	0	0	0	0
Medical Office	LUC 720	109	254	363	3,759
Single-Family	LUC 210	848	498	1,346	12,933
Multi-Family (Low-Rise)	LUC 220	0	0	0	0
Hotel	LUC 310	0	0	0	0
Total Trips		1,447	1,282	2,729	28,496

Total Trips to the Surrounding Roadway Network

Trips	PM Peak Hour			Daily (2-Way)
	In	Out	Total	
Total Trips	1,447	1,282	2,729	28,496
Less 19% IC	-275	-244	-519	-5414
Total Trips	1,172	1,038	2,210	23,082

WEEKDAY PM PEAK HOUR

New Trips to the Surrounding Roadway Network

Trips	PM Peak Hour			Daily (2-Way)
	In	Out	Total	
Total Trips	1,172	1,038	2,210	23,082
Total Retail Trips	397	429	826	9,561
Less 30% Pass-by	-124	-124	-248	-2868
Total Trips	1,048	914	1,962	20,214

Land Use Intensity - Proposed

Land Use	Land Use Code	Unit Count	Unit Type
Shopping Center	LUC 820	227,500	square feet
General Office	LUC 710	0	square feet
Medical Office	LUC 720	90,000	square feet
Single-Family	LUC 210	1,600	dwelling units
Multi-Family	LUC 220	0	dwelling units
Hotel	LUC 310	0	rooms

Total Trip Generation of the Proposed Development

Land Use	Land Use Code	AM Peak Hour		Total
		In	Out	
Shopping Center	LUC 820	166	102	268
General Office	LUC 710	0	0	0
Medical Office	LUC 720	173	46	219
Single-Family	LUC 210	242	687	929
Multi-Family (Low-Rise)	LUC 220	0	0	0
Hotel	LUC 310	0	0	0
Total Trips		581	835	1,416

Total Trips to the Surrounding Roadway Network

Trips	AM Peak Hour		
	In	Out	Total
Total Trips	581	835	1,416
Less 5% IC	-29	-42	-71
Total Trips	552	793	1,345

WEEKDAY AM PEAK HOUR

New Trips to the Surrounding Roadway Network

Trips	AM Peak Hour		
	In	Out	Total
Total Trips	552	793	1,345
Total Retail Trips	158	97	255
Less 30% Pass-by	-39	-38	-77
Total Trips	513	755	1,268

Shopping Center (>150k) (820)

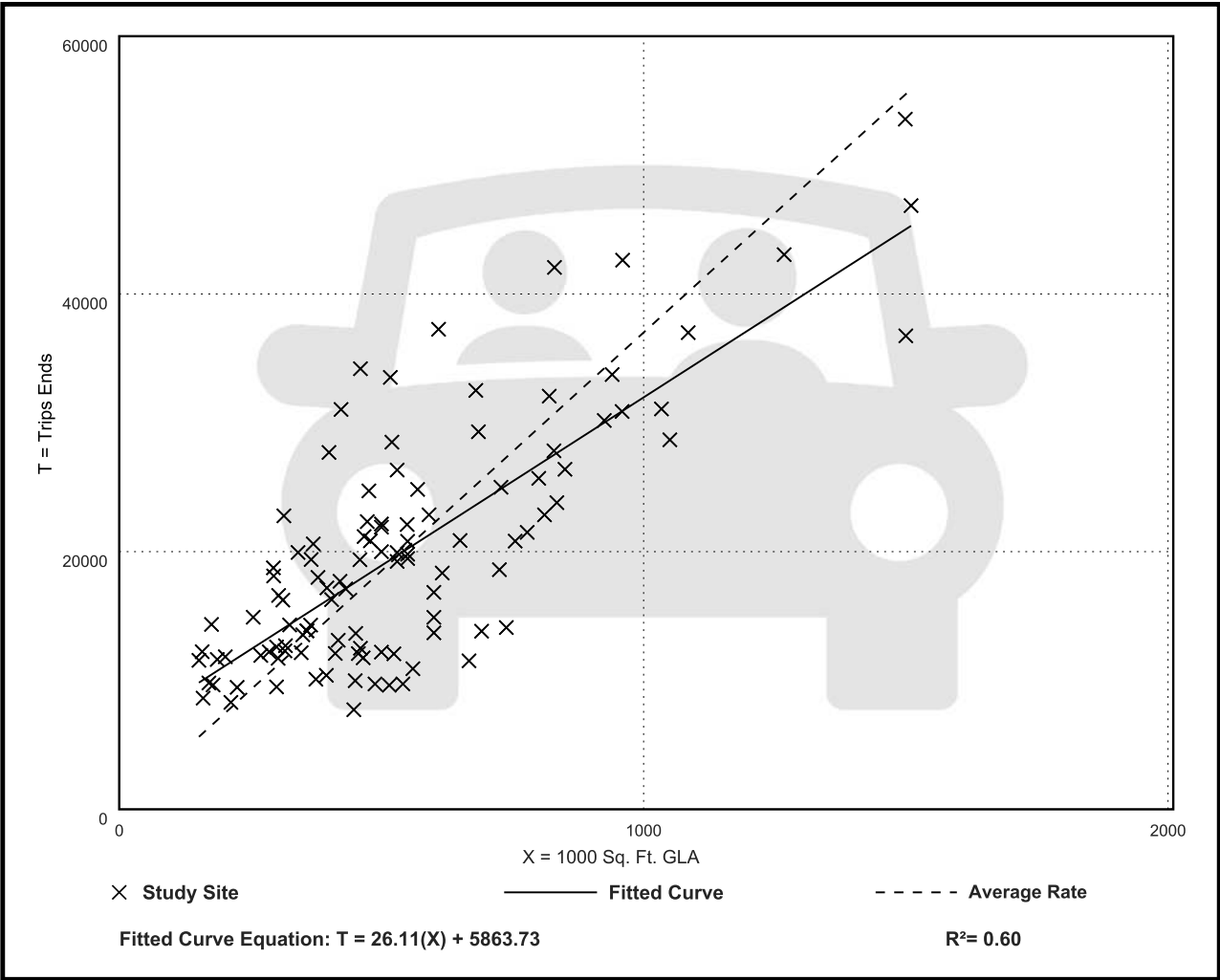
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 108
Avg. 1000 Sq. Ft. GLA: 538
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.01	17.27 - 81.53	12.79

Data Plot and Equation



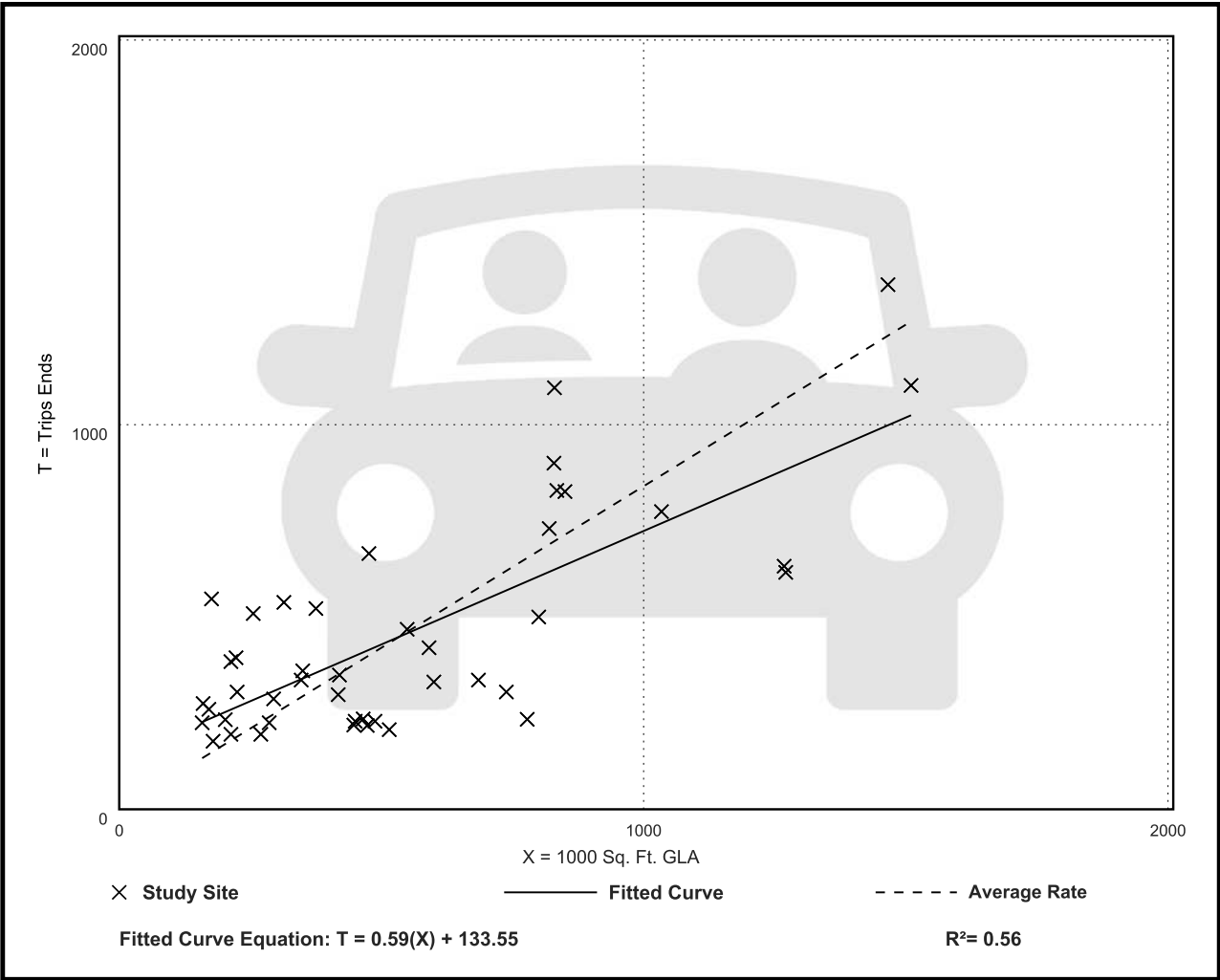
Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 44
Avg. 1000 Sq. Ft. GLA: 546
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.84	0.30 - 3.11	0.42

Data Plot and Equation



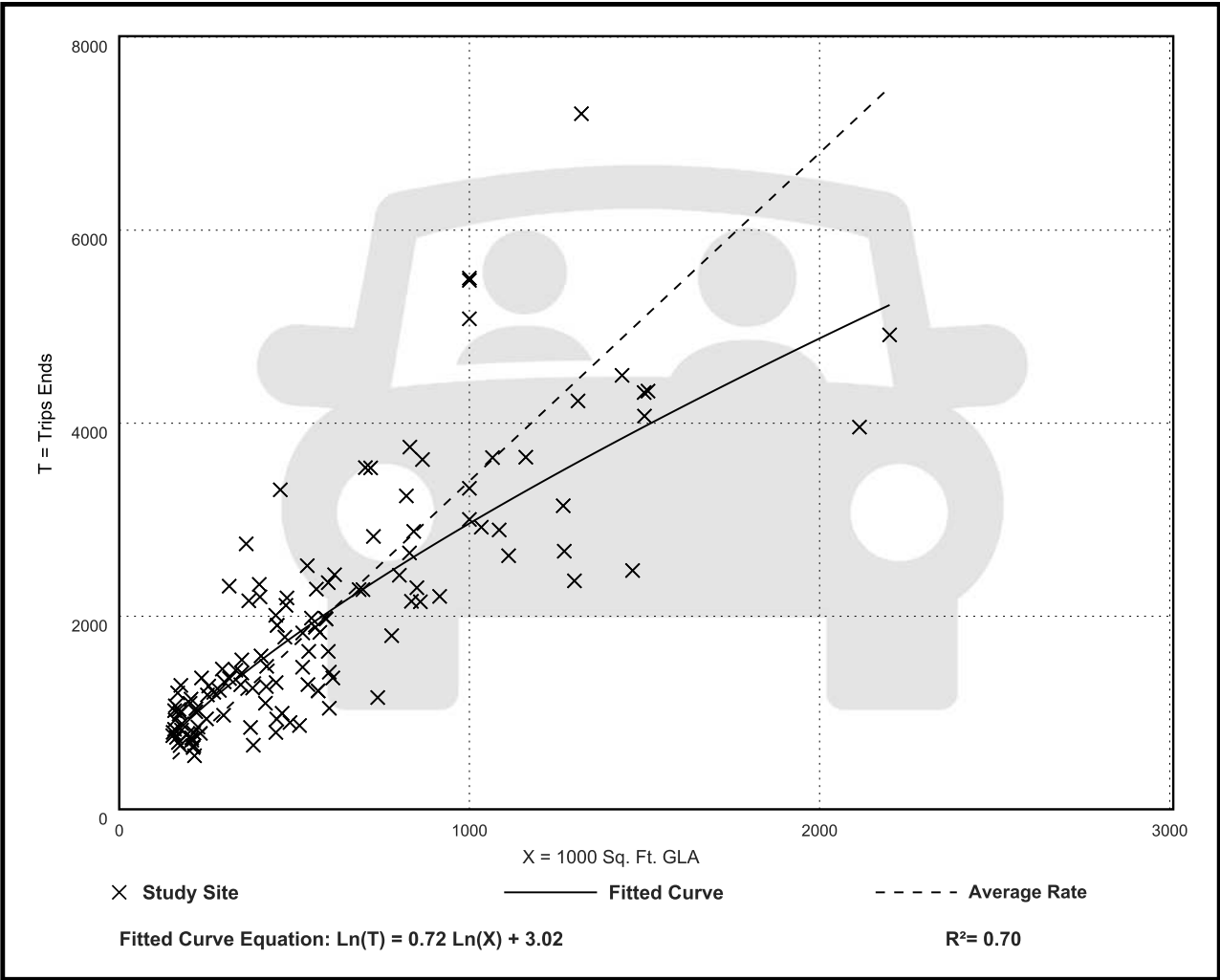
Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 126
Avg. 1000 Sq. Ft. GLA: 581
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

Data Plot and Equation



Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 18

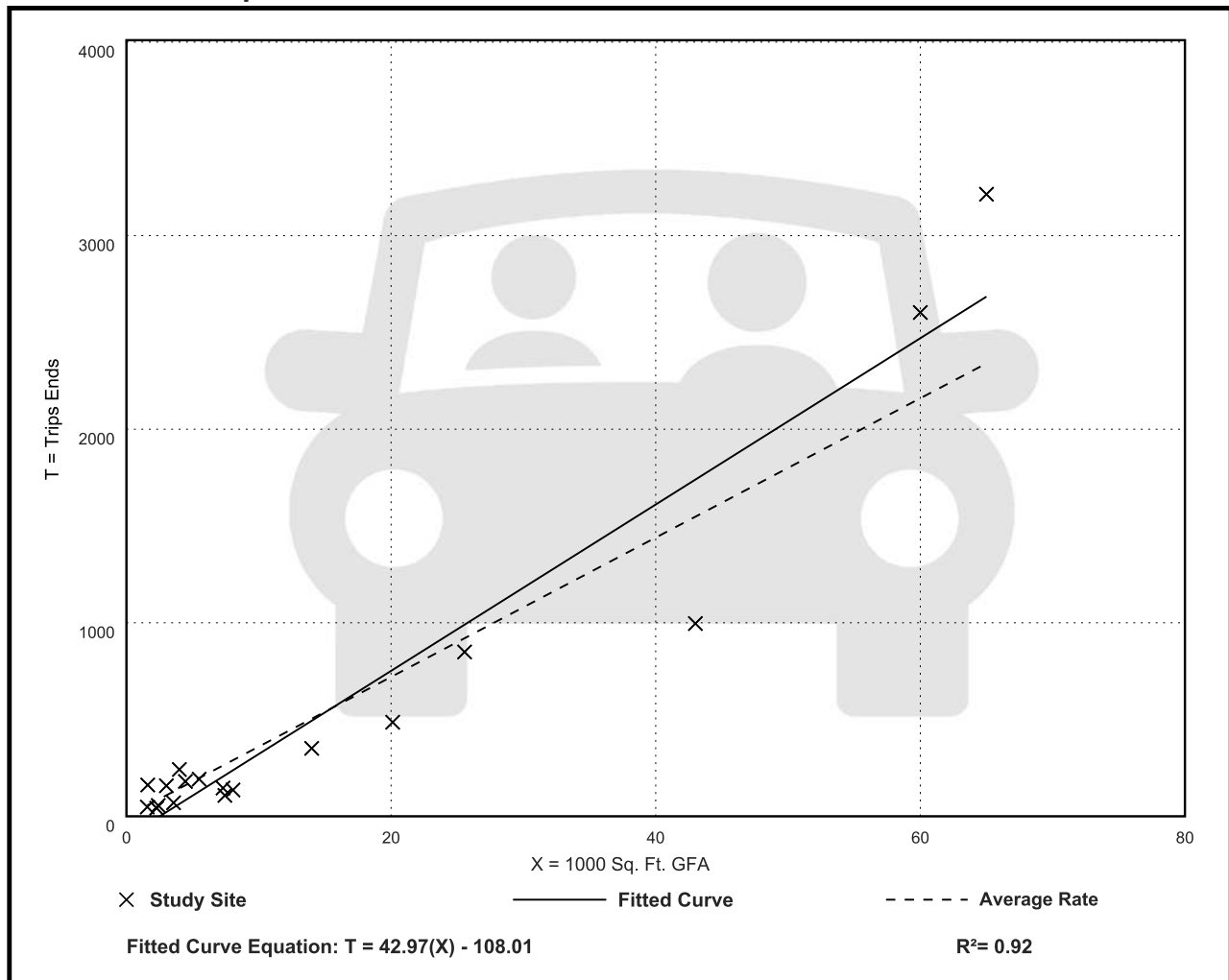
Avg. 1000 Sq. Ft. GFA: 15

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
36.00	14.52 - 100.75	13.38

Data Plot and Equation



Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 24

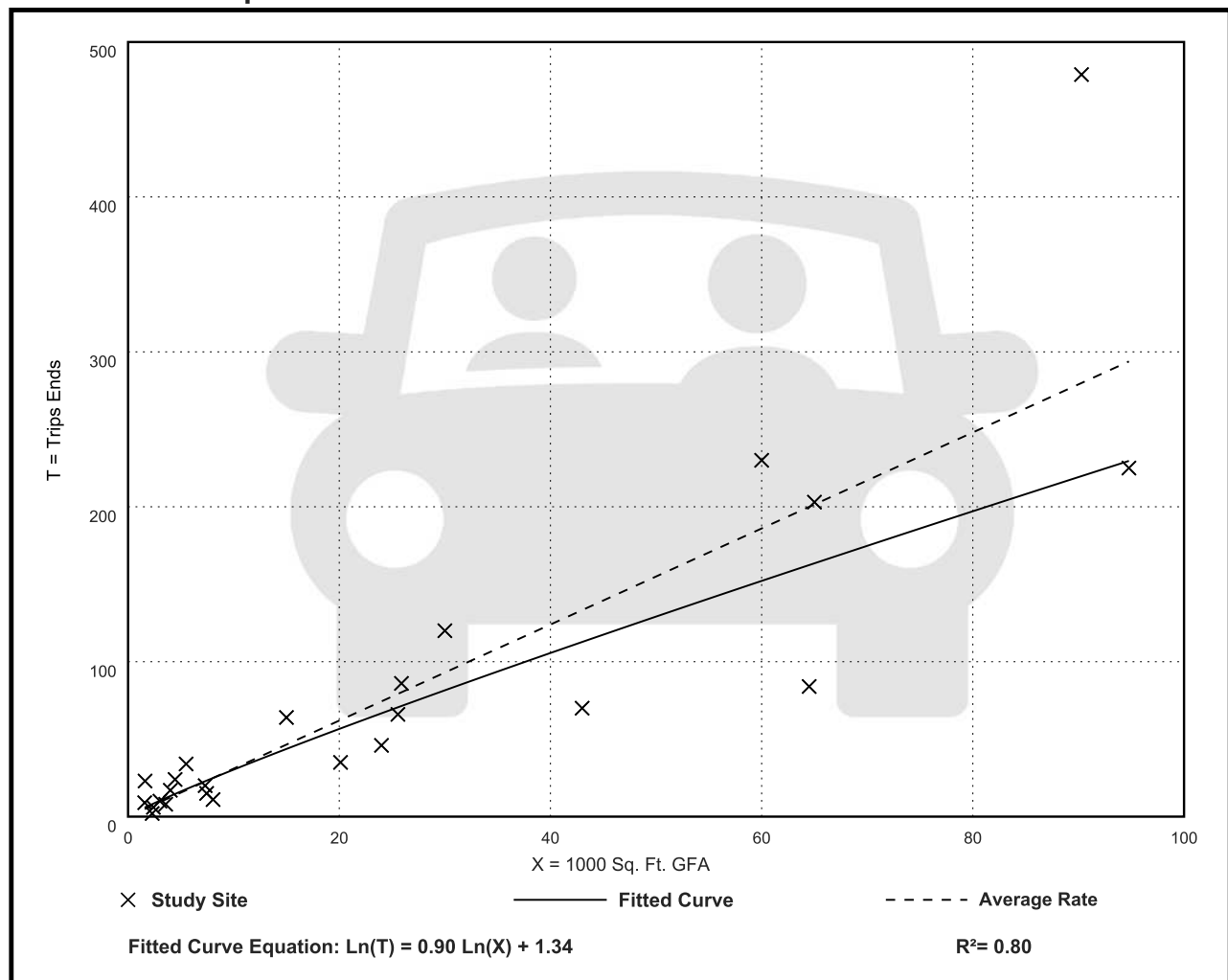
Avg. 1000 Sq. Ft. GFA: 25

Directional Distribution: 79% entering, 21% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.10	0.87 - 14.30	1.49

Data Plot and Equation



Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

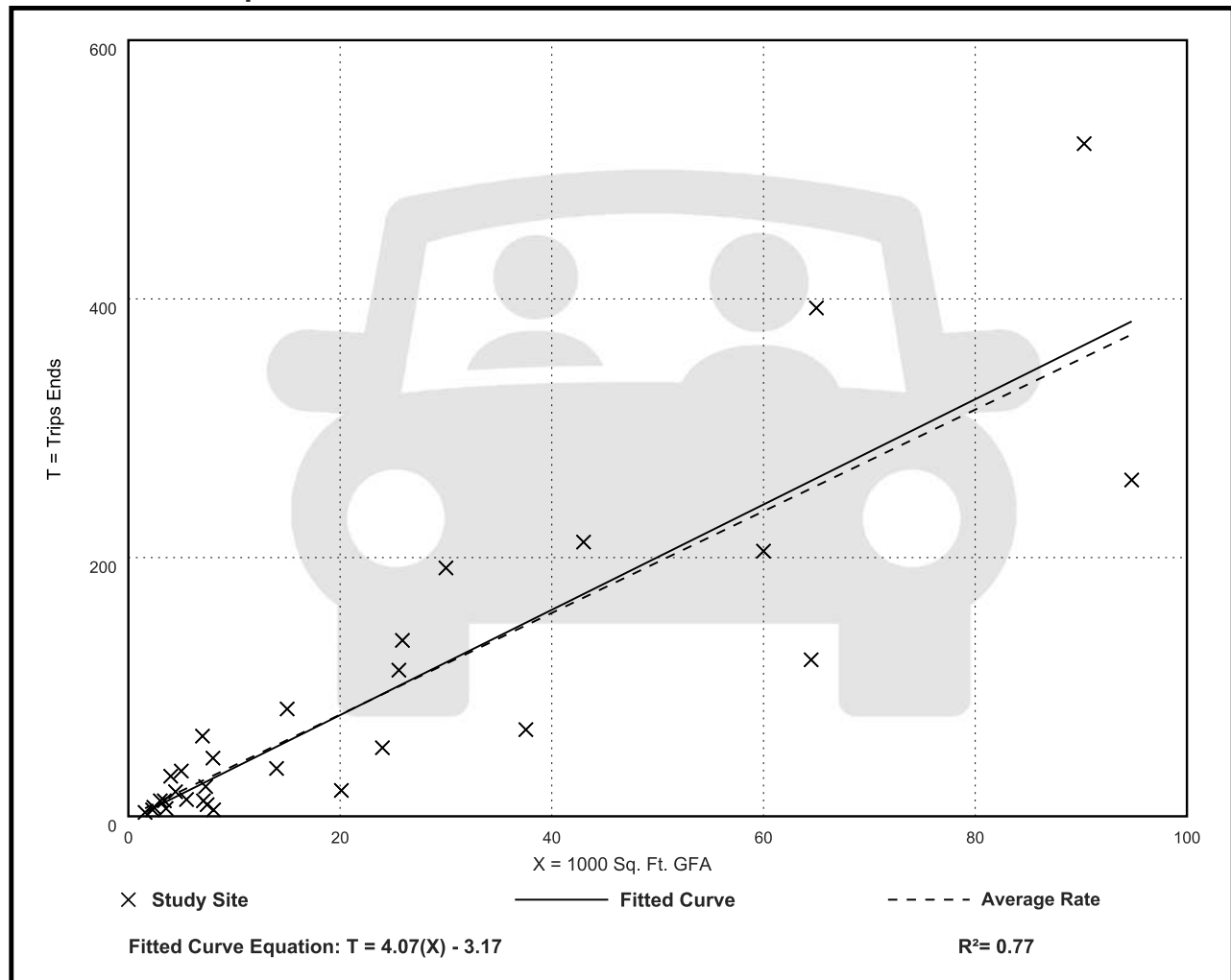
Avg. 1000 Sq. Ft. GFA: 23

Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.62 - 8.86	1.86

Data Plot and Equation



Single-Family Detached Housing (210)

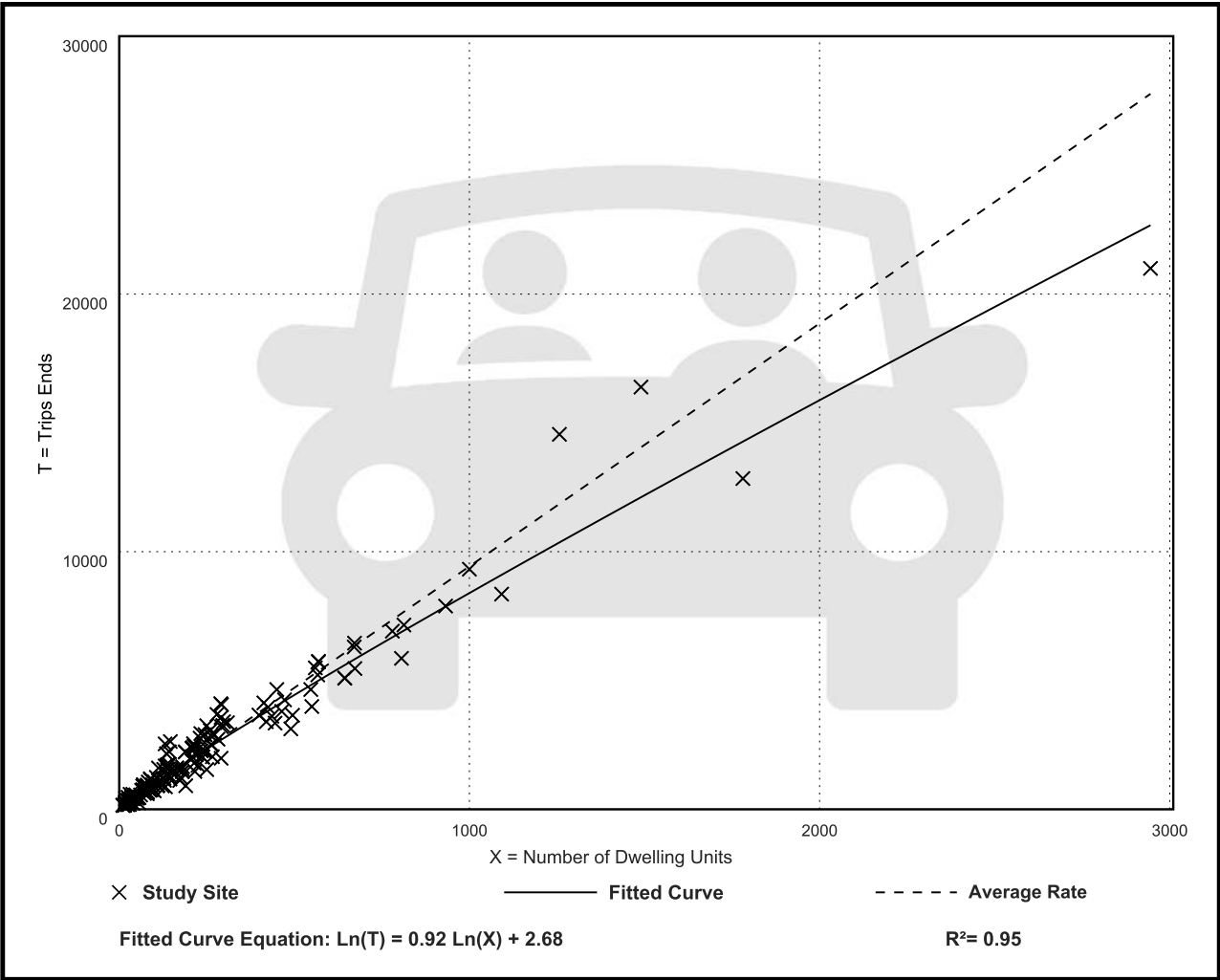
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

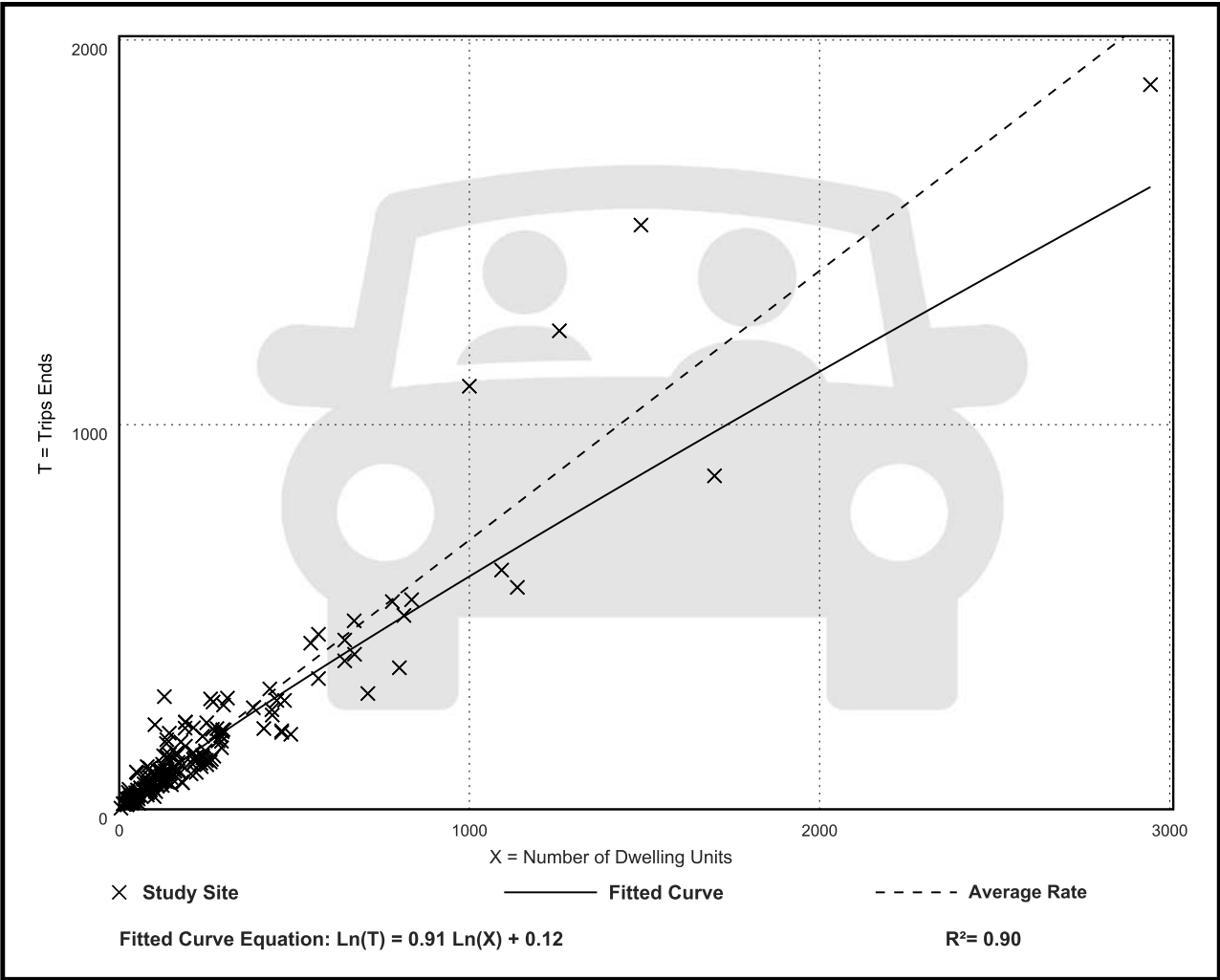
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

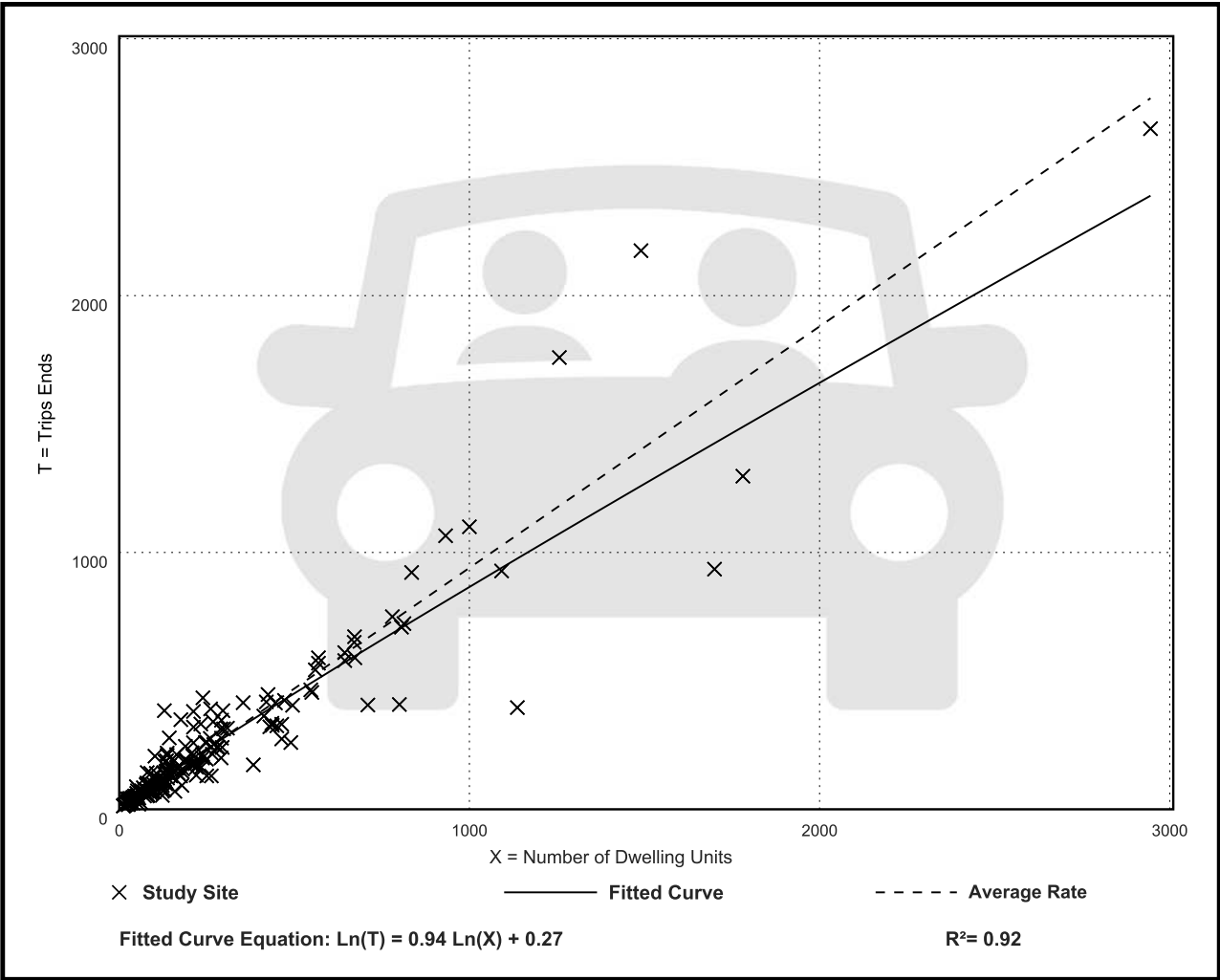
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation





Square Tapered
Concrete Direct Burial



Round Tapered



Round Straight

Exhibit F



Square Tapered



Square Straight

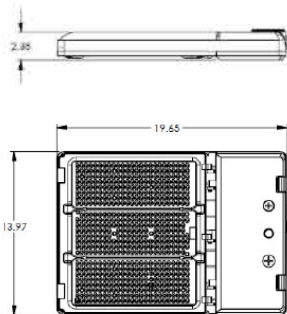
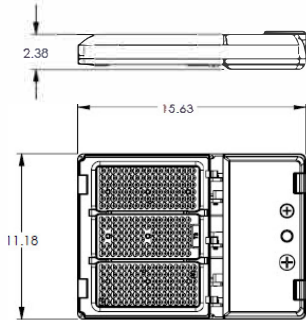


Physical Information³

Nominal Lumen Code	Length	Height	Width	Weight	EPA [side] Using Slipfitter
A1/B1/C1	15.63"	2.38"	11.18"	9.00 lbs.	.64 ft²
D1	19.65"	2.38"	13.97"	12.20lbs.	.77 ft²

A1/B1/C1

D1



Fixture Dimensions and Physical Information

Lumen Code	Length	Height	Width	Weight ³	EPA [side] Using Slipfitter
A1/B1/C1	16.50"	2.20"	10.60"	9.00 lbs	.32 ft²
D1/E1/F1	20.30"	2.20"	13.70"	13.00 lbs	.36 ft²
GV/H1	23.00"	3.00"	14.10"	22.00 lbs	.50 ft²



GVH1





Round curved Bullhorns



Straight Square Bullhorns

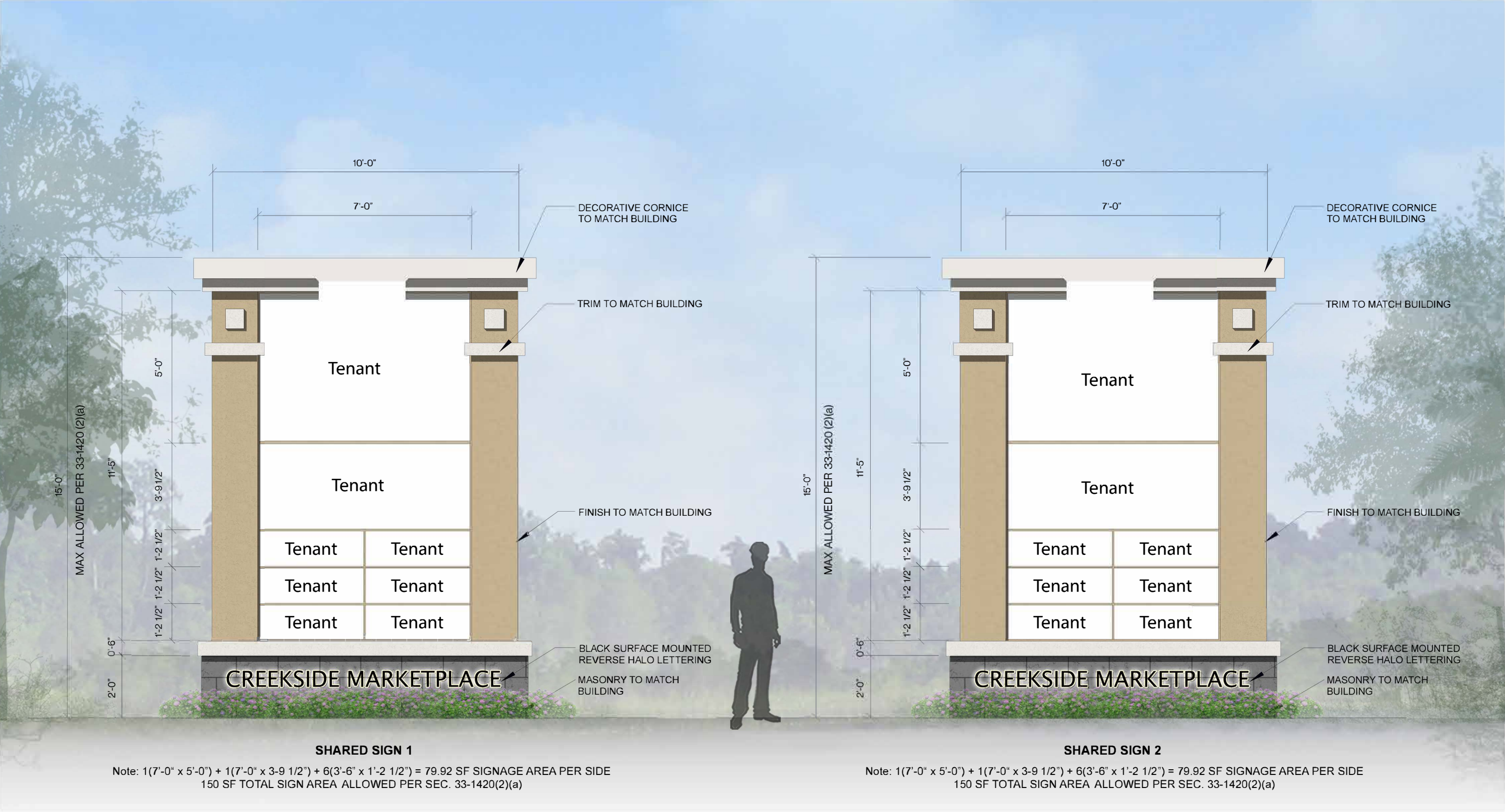


Straight Round Bullhorns



Slip Fitter Adapter

Exhibit G



SP-01

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]