DELISI
Land Use Planning & Water Policy

March 23, 2026

Ms. Brianna Schroeder
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

Re: Daniels Parkway Multifamily MPD
DC12024-00042
Sufficiency Submittal

Ms. Schroeder,

As you are aware the proposed Mixed Use Planned Development has transferred applicants with modifications to both the site plan and certain members of the applicant's representative team. As such, an updated application is being filed including the following updated exhibits.

1. Application Form
2. Additional Agents
3. Applicant Affidavit
4. Applicant Disclosure of Interest Form
5. Master Concept Plan A & B
6. Request Statement/Justification
7. Schedule of Uses
8. Schedule of Deviations
9. Property Development Regulations
10. Stormwater Plan
11. Letter of Availability from LCU
12. Letter of No Objection from Fire District
13. Boundary Survey
14. Sketch and Description
15. Title Certification

Please feel free to contact me if you have any questions.

DeLisi, Inc.

Daniel DeLisi, AICP
cc. Neale Montgomery, Pavese Law Firm

APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Daniels Parkway Multifamily

Request: Rezone from: CPD To: MPD

Type: ☐ Major PD ☒ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☐ Minor PD Amendment

Bonus Density included? ☐ NO ☒ YES[1] for: 88 Bonus Units

[1] *If **YES**, submit additional fee required by LDC 2-147(A)(3)*

Summary of Project:

Rezone 19.48 acres from CPD to MPD to allow for the development of a 360 unit residential community Consisting of a mix of multifamily and townhouse units or retain the current commercial entitlement as a plan option.

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: Ryan Companies US, Inc.
Address: 201 North Franklin Street, Suite 3500
City, State, Zip: Tampa, FL 33602
Phone Number:
E-mail Address: Andrew.manning@ryancompanies.com

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:

☐ Applicant is the sole owner of the property. **[34-201(a)(1)a.1.]**

☒ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202(a)(3)]**

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: DeLisi, Inc.
Contact Person: Daniel DeLisi, AICP
Address: 520 27th Street
City, State, Zip: West Palm Beach, FL, 33407
Phone Number: 239-913-7159 Email: dan@delisi-inc.com

2. Additional Agent(s): Provide the names of other agents that the County may contact concerning this application. **[34-202(a)(4)]**

PART 2
PROPERTY OWNERSHIP

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: Lee County School Board
Address: 2855 Colonial Boulevard
City, State, Zip: Fort Myers, FL 33966
Phone Number: _____ Email: _____

B. Disclosure of Interest [34-202(a)(2)]:

☒ Attach Disclosure of Interest Form.

C. Multiple parcels:

☒ Property owners list. **[34-202(a)(8)]**
☒ Property owners map. **[34-202(a)(8)]**

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old.
2. Date property was acquired by present owner(s): August 17, 2005

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] **[34-203(a)(5)]**
22-45-25-L1-00001.0010

B. Street Address of Property: NE corner of Palomino Ln and Kings Crossing Rd

C. Legal Description (must submit) [34-202(a)(5)]:

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.
OR
☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
AND

Boundary Survey [34-202(a)(6):

☒ A Boundary survey, tied to the state plane coordinate system.
OR
☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request)**:**

1. ☒ List of surrounding property owners. **[34-202(a)(9)]**
2. ☒ Map of surrounding property owners. **[34-202(a)(9)]**
3. ☒ One set of mailing labels. **[34-202(a)(9)]**

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: Commercial Planned Development

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: Vacant
2. Intended uses of property are: Residential

G. Future Land Use Classification (Lee Plan):

General Interchange	19.48	Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1.	Width (average if irregular parcel):	740	Feet		
2.	Depth (average if irregular parcel):	945	Feet		
3.	Total area:	19.48	Acres or square feet		
4.	Frontage on road or street:	1,541	Feet on	Mall Loop/Sky Port/ Kings Crossing	Street
	2nd Frontage on road or street:	943	Feet on	Palomino Lane	Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☒ Not Applicable
- ☐ Captiva Planning Community (Captiva Island). **[33-1612(a)&(b); Lee Plan Policy 13.1.7]**
- ☐ North (Upper) Captiva Community Plan area. **[33-1711]**
- ☐ Boca Grande Planning Community. **[Lee Plan Policy 22.1.5]**
- ☐ Caloosahatchee Shores Community Plan area. **[33-1482(a)&(b); Lee Plan Policy 21.6.3]**
- ☐ Page Park Community Plan area. **[33-1203(a) & (b); Lee Plan Policy 27.11.2]**
- ☐ Palm Beach Boulevard Community Plan area. **[Lee Plan Policy 23.5.2]**
- ☐ Buckingham Planning Community. **[Lee Plan Policy 17.7.2]**
- ☐ Pine Island Planning Community. **[33-1004(a) & (b); Lee Plan Policy 14.7.1]**
- ☐ Lehigh Acres Planning Community. **[33-1401(a)&(b); Lee Plan Policy 32.12.2]**
- ☐ North Fort Myers Planning Community. **[33-1532(a)&(b)]**
- ☐ North Olga Community Plan area. **[33-1663(a)&(b)]**

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. **[34-201(c)]**

PART 4
TYPES OF LAND AREA ON PROPERTY

A.	**Gross Acres (total area within described parcel)**				**19.48**	**Acres**
1.	Submerged land subject to tidal influence			0	Acres	
2.	**a.** Preserved freshwater wetlands	0	Acres			
	b. Impacted wetlands	0	Acres			
	c. Preserved saltwater wetlands	0	Acres			
	d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)			0	Acres	
3.	R-O-W providing access to non-residential uses			0	Acres	
4.	Non-residential use areas (1) (2)			0	Acres	

B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.). **0** **Acres**

C. Gross residential acres. (A minus B) (3) **19.48** **Acres**

D. Gross residential acres (by Land Use Category)

1.	**a.** Intensive Development – upland	19.48	Acres	
	b. Intensive Development – preserved freshwater wetlands		Acres	
	c. Intensive Development – impacted wetlands		Acres	
2.	**a.** Central Urban – upland		Acres	
	b. Central Urban – preserved freshwater wetlands		Acres	
	c. Central Urban – impacted wetlands		Acres	
3.	**a.** Urban Community or Suburban – upland		Acres	
	b. Urban Community or Suburban – preserved freshwater wetlands		Acres	
	c. Urban Community or Suburban – impacted wetlands		Acres	

4.	**a.**	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	**a.**	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	**a.**	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	**a.**	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	**a.**	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	**a.**	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	**a.**	Wetlands	_____	Acres
11.	**a.**	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	**a.**	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	**a.**	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres
		TOTAL (should equal "C" above)	**19.48**	**Acres**

Notes:

(1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.

(2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.

(3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

i. Complete only if living units are proposed in a Future Land Use Category.

ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.

iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: Intensive Development

		Lee Plan Table 1(a) Max. standard density		Units
1.	**Standard Units**			
a.	Total upland acres (from Part 4, D.)	19.48 x 14 equals		272
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	_____ x _____ equals		0
c.	Total impacted wetlands acres (from Part 4, D.)	_____ x _____ equals		0
d.	**Total Allowed Standard Units** (1)			**272**
2.	**Bonus Units [2-143]**			
a.	Site-built Affordable Housing			0
b.	Transferrable Dwelling Units			88
c.	Sub-total			**88**
3.	**Total Permitted Units** (1)			**360***

***Option A**

Note:

(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS N/A

		Height	Total Floor Area (Square Feet)
A.	**Commercial**		
1.	Medical		
2.	General Office		80,000
3.	Retail		95,000
4.	Other:		
5.	**TOTAL FLOOR AREA**		**175,000****

**Option B

		Height	Total Floor Area (Square Feet)
B.	**Industrial**		
1.	Under Roof		
2.	Not Under Roof		
3.	**TOTAL FLOOR AREA**		

		Depth	Total Acres
C.	**Mining**		
1.	Area to be excavated		

		Height	Total Beds/Units
D.	**Assisted Living Facilities**		
1.	Dependent Living Units		
2.	Independent Living Units		
3.	**TOTAL BEDS/UNITS**		

		Height	Total Rental Units
E.	**Hotels/Motels (Room Size)**		
1.	< 425 sq. ft.		
2.	426-725 sq. ft.		
3.	725 < sq. ft.		
4.	**TOTAL UNITS**		

PART 7
ACTION REQUESTED

A. **Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**

B. **Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**

C. **Master Concept Plan:**

1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24”x36” and 11”x17”, and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)]**

D. Bonus Density: [34-202(a)(11)]

☐ Not Applicable

☒ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

PART 8
ENVIRONMENTAL REQUIREMENTS

A. Topography: Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**
See Enclosed.

B. Sensitive Lands: Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
See Enclosed.

C. Preservation/Conservation of Natural Features: Describe how the lands listed in PART 6.B. above will be protected by the completed project:
See Enclosed.

D. Shoreline Stabilization: If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
See Enclosed.

E. Soils Map: Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**

F. FLUCCS Map: A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]**

G. Rare & Unique Upland Habitat Map: Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]**

H. Existing and Historic Flow-Ways Map: Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**

PART 9
SANITARY SEWER & POTABLE WATER FACILITIES

A. Special Effluent: If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
N/A

B. Private On-Site Facilities: If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:
   N/A
2. Quality of the effluent:
   N/A

3. Expected life of the facility:
N/A

4. Who will operate and maintain the internal collection and treatment facilities:
N/A

5. Receiving bodies or other means of effluent disposal:
N/A

C. Spray Irrigation: If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:
N/A

2. Current water table conditions:
N/A

3. Proposed rate of application:
N/A

4. Back-up system capacity:
N/A

PART 10
ADDITIONAL REQUIREMENTS

A. Major Planned Developments:

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

C. Development of Regional Impact: Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]**

D. Private Recreational Facility Planned Developments (PRFPDs):

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24”x36” and 11”x17”, and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**

6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

E. Potable Water & Central Sewer. Will the project be connected to potable water and central sewer as part of any development of the property?

☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**

☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**

F. Existing Agricultural Use: If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)]**

G. Flood Hazard:

☒ Not applicable

☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)

H. Excavations/Blasting:

☒ No blasting will be used in the excavation of lakes or other site elements.

☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

I. Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]

☒ Not Applicable

☐ Provide a Hazardous materials emergency plan.

J. Mobile Home Park: [34-174(h)]

☒ Not Applicable

☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

K. Airport Zones & Lee County Port Authority (LCPA) Requirements:

☒ Not Applicable

☐ Property is located within _____ Airport Noise Zone: **[34-1104]**

☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**

☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**

☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**

☐ A Tall Structures Permit is required. **[34-1108]**

PART 5 SUBMITTAL REQUIREMENT CHECKLIST		
Clearly label your attachments as noted in bold below		
Copies Required		**SUBMITTAL ITEMS**
3	☐	Completed application for Public Hearing [34-202(a)(1)]
1	☐	Filing Fee - [34-201(d)]
1	☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
3	☐	**Affidavit of Authorization** (notarized) Form [34-202(a)(3)]
3	☐	**Additional Agents** [34-202(a)(4)]
3	☐	**Multiple Owners List** (if applicable) [34-202(a)(2)]
3	☐	**Disclosure of Interest** Form (multiple owners) [34-202(a)(2)]
3	☐	**Legal description (must submit)** [34-202(a)(5)]
		☐ Legal description (metes and bounds) and sealed sketch of legal description
		OR
		☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	☐	**Boundary Survey** – not required if platted lot (2 originals required) [34-202(a)(6)]
3	☐	**Property Owners list** (if applicable) [34-202(a)(8)]
3	☐	**Property Owners map** (if applicable) [34-202(a)(8)]
3	☐	Confirmation of **Ownership/Title Certification** [34-202(a)(7)]
3	☐	**STRAP Numbers** (if additional sheet is required) [34-202(a)(5)]
1	☐	**List of Surrounding Property Owners** [34-202(a)(9)]
1	☐	**Map of Surrounding Property Owners** [34-202(a)(9)]
1	☐	**Mailing labels** [34-202(a)(9)]
3	☐	List of **Zoning Resolutions** and Approvals
3	☐	Summary of **Public Informational Session** (if applicable)
3	☐	**Waivers** from Application Submission Requirements (if applicable) [34-201(c)]
3	☐	Preliminary **Density** Calculations (if applicable)
3	☐	**Request Statement** [34-373(a)(5)]
3	☐	Traffic Impact Statement (**TIS**) (not required for existing development) [34-373(a)(7)]
3	☐	Master Concept Plan (**MCP**), **Non-PRFPD** [34-373(a)(6)]
3	☐	**Schedule of Uses** [34-373(a)(8)]
3	☐	Schedule of **Deviations and** Written **Justification** [34-373(a)(9)]
3	☐	**Topography** (if available) [34-373(a)(4)b.iv.]
3	☐	**Soils Map** [34-373(a)(4)b.9.]
3	☐	**FLUCCS Map** [34-373(a)(4)c.]
3	☐	Rare & Unique **Upland Habitat Map** [34-373(a)(4)b.iii.]
3	☐	Existing and Historic **Flow-Ways Map** [34-373(a)(4)b.v.]
3	☐	**Surface Water Management Plan** (if applicable) [34-373(b)(1)]
3	☐	**Phasing Program** (if applicable) [34-373(b)(3)]
3	☐	**Protected Species Survey** (if applicable) [34-373(b)(2)]
3	☐	**Proof of Notice** (if applicable) [34-373(c)]

3	☐	**Binding Letter** from DCA (if applicable) [34-373(d)(9)]
3	☐	Master Concept Plan (**MCP**), **PRFPD** (if applicable) [34-941(g)(1)]
3	☐	**Conceptual Surface Water Management Plan** (if applicable) [34-941(d)(3)b.i.1)]
3	☐	**Well Drawdown** Information (if applicable) [34-941(d)(3)d.]
3	☐	Preliminary Indigenous **Restoration Plan** (if applicable) [34-941(e)(5)f.iii.]
3	☐	**Environmental Assessment** (if applicable) [34-941(g)(2)]
3	☐	Demonstration of **Compatibility** (if applicable) [34-941(g)(4)]
3	☐	**Potable Water & Sanitary Sewer**. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	☐	Existing **Agricultural Use Affidavit** (if applicable) [34-202(a)(12)]
3	☐	Information Regarding **Proposed Blasting** (if applicable).
3	☐	Hazardous Materials **Emergency Plan** (if applicable)
3	☐	Mobile Home Park **Dislocated Owners** Information (if applicable) [34-202(b)(4)]
3	☐	**Tall Structures Permit** (if applicable) [34-1108]

ADDITIONAL AGENTS

Company Name:	DeLisi, Inc.		
Contact Person:	Daniel DeLisi, AICP		
Address:	520 27th Street		
City, State, Zip:	West Palm Beach, FL, 33407		
Phone Number:	239-913-7159	Email:	dan@delisi-inc.com

Company Name:	TR Transportation		
Contact Person:	Ted Treesh		
Address:	2726 Oak Ridge Ct., Suite 503		
City, State, Zip:	Fort Myers, FL 33901-9356		
Phone Number:	(239) 278-3090	Email:	tbt@trtrans.net

Company Name:	RESPEC		
Contact Person:	John Wojdak, PE		
Address:	1412 Jackson Street		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-418-0691	Email:	john.wojdak@respec.com

Company Name:	Pavese Law Firm		
Contact Person:	Neale Montgomery		
Address:	1833 Hendry Street		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-336-6235	Email:	nealemontgomery@paveselaw.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Jon Paul Bacariza (name), as Senior Vice President (owner/title) of Ryan Companies US, Inc. (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Notes:

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Signature

3/4/2026
Date

**********NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**********
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 4th day of March, 20 26, by JON PAUL BACARIZA (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

TYLER JOHN LOMMILLER
Notary Public - State of Florida
Commission # HH 763469
My Comm. Expires May 15, 2030
Bonded through National Notary Assn.

Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Jon Paul Bacariza, Senior Vice President, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at Folio 10596511, NEC Palomino Ln & Kings Crossing Rd and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
None / Not Applicable	

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Property Owner

Jon Paul Bacarisa

Print Name

************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 3/4/2026 (date) by Jon Paul Bacariza (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

TYLER JOHN LOHMILLER
Notary Public - State of Florida
Commission # HH 763469
My Comm. Expires May 15, 2030
Bonded through National Notary Assn.

Signature of Notary Public

ALTA/NSPS LAND TITLE SURVEY

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

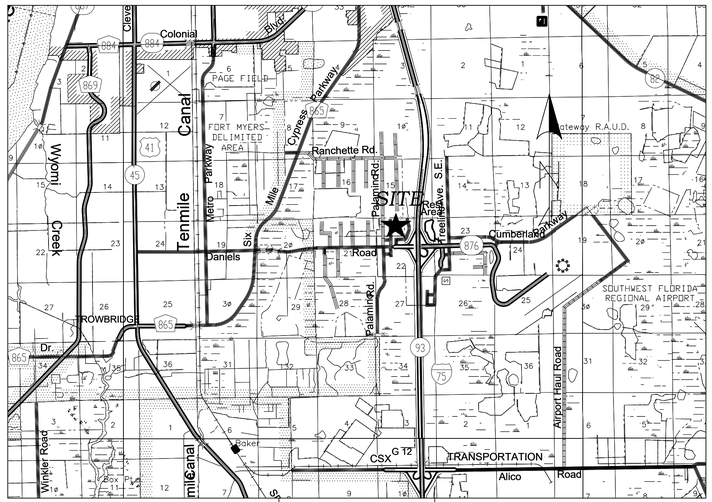
NOTES:

1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF T2 UES, INC. IS LB-8336.
2. IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PARCEL HAVE NOT BEEN LOCATED EXCEPT AS SHOWN. NO SUB-SURFACE FOUNDATIONS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
3. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN ANY SHOWN.
4. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
5. ALL NOTED RECORDING REFERENCES ARE FROM THE PUBLIC RECORDS OF LEE COUNTY.
6. ALL HORIZONTAL SURVEY DATA IS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED ON GPS RTK (REAL TIME KINEMATIC) CORRECTIONS RECEIVED FROM THE TRIMBLE VRS NETWORK. THE BASIS OF BEARING IS THE EASTERLY RIGHT OF WAY LINE OF PALOMINO LANE AS BEING S 01°02'35" E.
7. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
8. COORDINATES, ELEVATIONS, BEARINGS AND DISTANCES SHOWN ARE MEASURED OR CALCULATED FROM FIELD TIES UNLESS OTHERWISE NOTED.
9. SURVEYED PARCEL CONTAINS 781,648.02 SQUARE FEET OR 17.94 ACRES, MORE OR LESS.
10. DATE OF LAST FIELD WORK: 11-19-2025; FIELD BOOK 636, PAGE 6.
11. THIS SURVEY OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. NO ENVIRONMENTAL AUDIT OR JURISDICTIONAL DELINEATION WAS MADE AS PART OF THIS SURVEY.
14. ANY ADJOINING DEED CITES ARE FOR "INFORMATIONAL PURPOSES ONLY"; NO SURVEY WAS MADE OF ADJOINING LANDS.
15. ELEVATIONS SHOWN HEREON ARE BASED ON TIES TO NGS BENCHMARKS "F 416", PUBLISHED ELEVATION OF 18.69 FEET (NAVD 88).
16. BACKGROUND AERIAL IMAGE SHOWN IN THIS TOPOGRAPHIC SURVEY MAP WAS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION GOVERNMENT GIS WEBSITE, DATED 2024, RELATIVE POSITIONAL ACCURACY OF AERIAL IMAGERY WAS NOT FIELD VERIFIED. IMAGE IS FOR INFORMATIONAL PURPOSES ONLY.
17. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 80' OR SMALLER.
18. ALL KNOWN VISIBLE ABOVE GROUNDS UTILITIES HAVE BEEN SHOWN ON THIS SURVEY. NO SUBSURFACE UTILITY EXPLORATION WAS CONDUCTED.
19. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA MAP NUMBER 12071C0445F; COMMUNITY LEE COUNTY; NUMBER / PANEL 125106 0445; EFFECTIVE DATE AUGUST 28, 2008.
20. SURVEY UPDATES:
    - MARCH 12, 2025 - SUBMITTAL TO LEE COUNTY BASED ON AN OPINION OF TITLE.
    - JANUARY 21, 2026 - UPDATED WITH TITLE COMMITMENT. SEE NOTES BELOW.

TITLE COMMITMENT NOTES:

I HAVE REVIEWED THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, ISSUING OFFICE COMMITMENT NUMBER NCS-1281175-MPLS, COMMITMENT DATE JANUARY 6, 2026 AT 7:30 AM, REVISED JANUARY 14, 2026. ALL ENCUMBRANCES, EXCEPT LIENS, IDENTIFIED IN SCHEDULE B, SECTION II OF THE TITLE INSURANCE COMMITMENT HAVE BEEN SHOWN OR NOTED ON THE MAP OF SURVEY. SEE THE FOLLOWING COMMENTS.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
   - NO KNOWN SURVEY MATTERS.
2. Any rights, interests, or claims of parties in possession of the land not shown by the Public Records.
   - SURVEY AS PROVIDED. KNOWN SURVEY MATTER HAVE BEEN DISCLOSED.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
   - SURVEY AS PROVIDED. KNOWN SURVEY MATTER HAVE BEEN DISCLOSED.
4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
   - NOT A SURVEY MATTER.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously under water.
   - NO KNOWN SURVEY MATTERS.
6. Taxes or special assessments not shown as liens in the Public Records or in the records of the local tax collecting authority, at Date of Policy.
   - NOT A MATTER OF SURVEY.
7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
   - NOT A MATTER OF SURVEY.
8. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
   - NOT A MATTER OF SURVEY.
9. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
   - NOT A MATTER OF SURVEY.
10. Easement for Road created by Agreement for Deed recorded in Book 444, Page 487 of Official Records.
    - AS DEPICTED ON SURVEY. DOES NOT CROSS BOUNDARY OF SUBJECT PARCEL.
11. This item has been intentionally deleted.
12. The terms, provisions, and conditions contained in that certain Lee County Ordinance No. 86-14, recorded in Book 2189, Page 3281 of Official Records; as affected by Lee County Ordinance 86-38 recorded in Book 2189, Page 3334 of Official Records.
    - NOT A SURVEY MATTER.
13. Easement granted to Florida Power & Light Company by instrument recorded in Book 2380, Page 2825 of Official Records.
    - AS DEPICTED ON SURVEY.
14. The terms, provisions, and conditions contained in that certain Resolution of the Board of County Commissioners levying a special assessment lien, recorded in Book 2618, Page 2344 of Official Records.
    - NOT A SURVEY MATTER.
15. Easement granted to Florida Power & Light Company by instrument recorded in Book 3500, Page 3265 of Official Records.
    - AS DEPICTED ON SURVEY. DOES NOT CROSS BOUNDARY OF SUBJECT PARCEL.
16. This item has been intentionally deleted.
17. This item has been intentionally deleted.
18. Easement, granted from the School Board of Lee County to Lee County, a political subdivision of the State of Florida, recorded in Instrument No. 2019000044427.
    - AS DEPICTED ON SURVEY - DOES NOT CROSS THE BOUNDARY OF SUBJECT PARCEL..
19. Terms and conditions of the Temporary Construction Easement Agreement between The School Board of Lee County, Florida, a public Agency of the State of Florida and Lee County, a political subdivision of the State of Florida recorded in Instrument No. 2024000236720.
    - AS DEPICTED ON SURVEY.
20. Terms and conditions of the Temporary Construction Easement Agreement between The School Board of Lee County, Florida, a public Agency of the State of Florida and Lee County, a political subdivision of the State of Florida recorded in Instrument No. 2025000075261.
    - AS DEPICTED ON SURVEY.
21. Easement, granted from Six Mile Investment, Inc to Lee County Board of County Commissioners, recorded in Book 2315, Page 1437 of Official Records.
    - AS DEPICTED ON SURVEY.
22. Easement, granted from Six Mile Investment, Inc to Lee County Board of County Commissioners, recorded in Book 2315, Page 1441 of Official Records.
    - AS DEPICTED ON SURVEY.
23. Easement, granted from Six Mile Investment, Inc to Lee County Board of County Commissioners, recorded in Book 2315, Page 1445 of Official Records.
    - AS DEPICTED ON SURVEY.
24. Easement, granted from Six Mile Investment, Inc to Lee County Board of County Commissioners, recorded in Book 2315, Page 1449 of Official Records.
    - AS DEPICTED ON SURVEY.



LOCATION MAP
N.T.S.



PROJECT LOCATION
NOT TO SCALE

LEGEND:

- BENCHMARK
- CENTERLINE
- EXISTING ELEVATION (× 0.00)
- FIBER OPTIC MARKER / POST
- FIBER OPTIC BOX
- LIGHT POLE
- MAIL BOX
- MITERED END SECTION
- RIGHT-OF-WAY (—ROW—)
- SIGN SINGLE POST
- SIGN DOUBLE POST
- TOE OF SLOPE (TOE)
- TOP OF BANK (TOB)
- FOUND IRON & CAP
- FOUND IRON ROD
- SET 5/8" IRON ROD & CAP "T2 LB 8336" U.O.N.
- SECTION CORNER (NW, NE, SW, SE)
- CONCRETE

ABBREVIATIONS:

ALTA = AMERICAN LAND TITLE ASSOCIATION
ASPH. = ASPHALT
BLDG. = BUILDING
CONC. = CONCRETE
C.P. = CABBAGE TREE
C.T. = CYPRESS TREE
(D) = DEED
EL. = ELEVATION
ESMT. = EASEMENT
FND. = FOUND
F.F. = FINISHED FLOOR
GPS = GLOBAL POSITIONING SYSTEM
INC. = INCORPORATED
INV. = INVERT
IR = IRON ROD (5/8" DIA. U.O.N.)
IRC OR IR&C = IRON ROD & CAP
LB = LICENSED BUSINESS
(M) = MEASURED
MON. = MONUMENT
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM (1988)
NGS = NATIONAL GEODETIC SURVEY
NO. = NUMBER
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
O.R. = OFFICIAL RECORD BOOK / PAGE
PG (S). = PAGE(S)
PID = POINT IDENTIFIER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PT. = POINT
REF. = REFERENCE
RCP = REINFORCED CONCRETE PIPE
RTK = REAL TIME KINEMATIC
SQFT = SQUARE FEET
T.C. = TITLE COMMITMENT
TOB = TOP OF BANK
TOE = TOE OF SLOPE
U.T. = UNKNOWN TREE
VRS = VIRTUAL REFERENCE STATION
WL = WETLAND LINE

DESCRIPTION FOR SUBJECT PARCEL (AS PROVIDED WITH TITLE COMMITMENT):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LEE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, NORTH 89°34'17" EAST, A DISTANCE OF 644.65 FEET TO A POINT ON THE CENTER LINE OF AN INGRESS AND EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 444, PAGE 487, AND BEING NEAR THE CENTERLINE OF PALOMINO ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING BEARING AND DISTANCE CALLS:
NORTH 01°02'35" WEST, A DISTANCE OF 350.84 FEET TO THE TRUE **POINT OF BEGINNING** AND BEING THE NORTHWEST CORNER OF THE SOUTH 20 FEET OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22; THENCE CONTINUING ALONG THE CENTERLINE OF SAID INGRESS AND EGRESS EASEMENT, NORTH 01°02'35" WEST, A DISTANCE OF 972.52 FEET TO A POINT MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22, AND BEING THE SOUTHWEST CORNER OF RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT BOUNDARY; THENCE LEAVING SAID CENTERLINE OF SAID EASEMENT AND CONTINUING ALONG SAID RENAISSANCE BOUNDARY LINE, ALSO BEING THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, THE FOLLOWING BEARING AND DISTANCE CALLS: NORTH 89°34'24" EAST, A DISTANCE OF 433.00 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE AND CONTINUING ALONG THE RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT BOUNDARY, SOUTH 75°40'45" EAST, A DISTANCE OF 559.73 FEET TO A POINT; THENCE SOUTH 71°00'28" EAST, A DISTANCE OF 94.47 FEET; THENCE SOUTH 50°49'37" EAST, A DISTANCE OF 71.73 FEET; THENCE SOUTH 20°36'50" EAST, A DISTANCE OF 65.23 FEET; THENCE SOUTH 03°11'41" EAST, A DISTANCE OF 306.23 FEET; THENCE ALONG THE PLAT BOUNDARY OF DANPORT CENTER PHASE 1-A AS RECORDED IN PLAT BOOK 49, PAGES 87-92 OF THE LEE COUNTY PUBLIC RECORDS FOR THE FOLLOWING BEARING AND DISTANCE CALLS: AROUND A NON-TANGENT CURVE TO THE RIGHT WITH A DELTA ANGLE OF 29°53'54" HAVING A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 313.09 FEET, A CHORD BEARING OF NORTH 63°38'44" WEST, A DISTANCE OF 309.55 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SKYPORT AVENUE; THENCE AROUND A NON-TANGENT CURVE TO THE LEFT WITH A DELTA ANGLE OF 50°21'58" HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 395.57 FEET, A CHORD BEARING OF SOUTH 24°08'16" WEST, A DISTANCE OF 382.96 FEET TO A POINT; THENCE SOUTH 01°02'42" EAST, A DISTANCE OF 176.93 FEET; THENCE LEAVING SAID PLAT AND CONTINUING ALONG THE NORTH LINE OF THE SOUTH 20 FEET OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, SOUTH 89°34'18" WEST, A DISTANCE OF 711.85 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT ANY PORTION THEREOF CONVEYED BY THE SCHOOL BOARD OF LEE COUNTY, FLORIDA, TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY VIRTUE OF THAT CERTAIN QUIT CLAIM DEED, RECORDED IN INSTRUMENT NO. 2020000036724, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ALSO, LESS AND EXCEPT ANY PORTION THEREOF CONVEYED BY THE SCHOOL BOARD OF LEE COUNTY, FLORIDA, TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED, FROM RECORDED IN INSTRUMENT NO. 2020000036725, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

EASEMENTS, FOR INGRESS AND EGRESS TO DANIELS PARKWAY, A PUBLICLY MAINTAINED RIGHT OF WAY OVER AND ACROSS PALOMINO LANE, A PUBLICLY MAINTAINED RIGHT-OF-WAY AS SHOWN ON THE HIGHWAY RIGHT-OF-WAY MAPS FOR LEE COUNTY, FLORIDA.

ALTA CERTIFICATION

To:
RYAN COMPANIES US, INC., FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a)(b), 7(a)(b1)(c), 8, 9, 10, 13, 14, 15, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on 9-17-2024.

SIGNATURE_____ DATE_____

_____
SCOTT R. URQUHART
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6524
(FOR THE FIRM - LB 8336)
SIGNED THIS ___ DAY OF _____, 2026

T2 utility engineers
5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0722
Fax: 239.277.7179

FOR: Ryan Companies US, Inc.

REVISION	DATE
	3/12/2025
SEE NOTE #19	11-19-2025
	1/21/2026

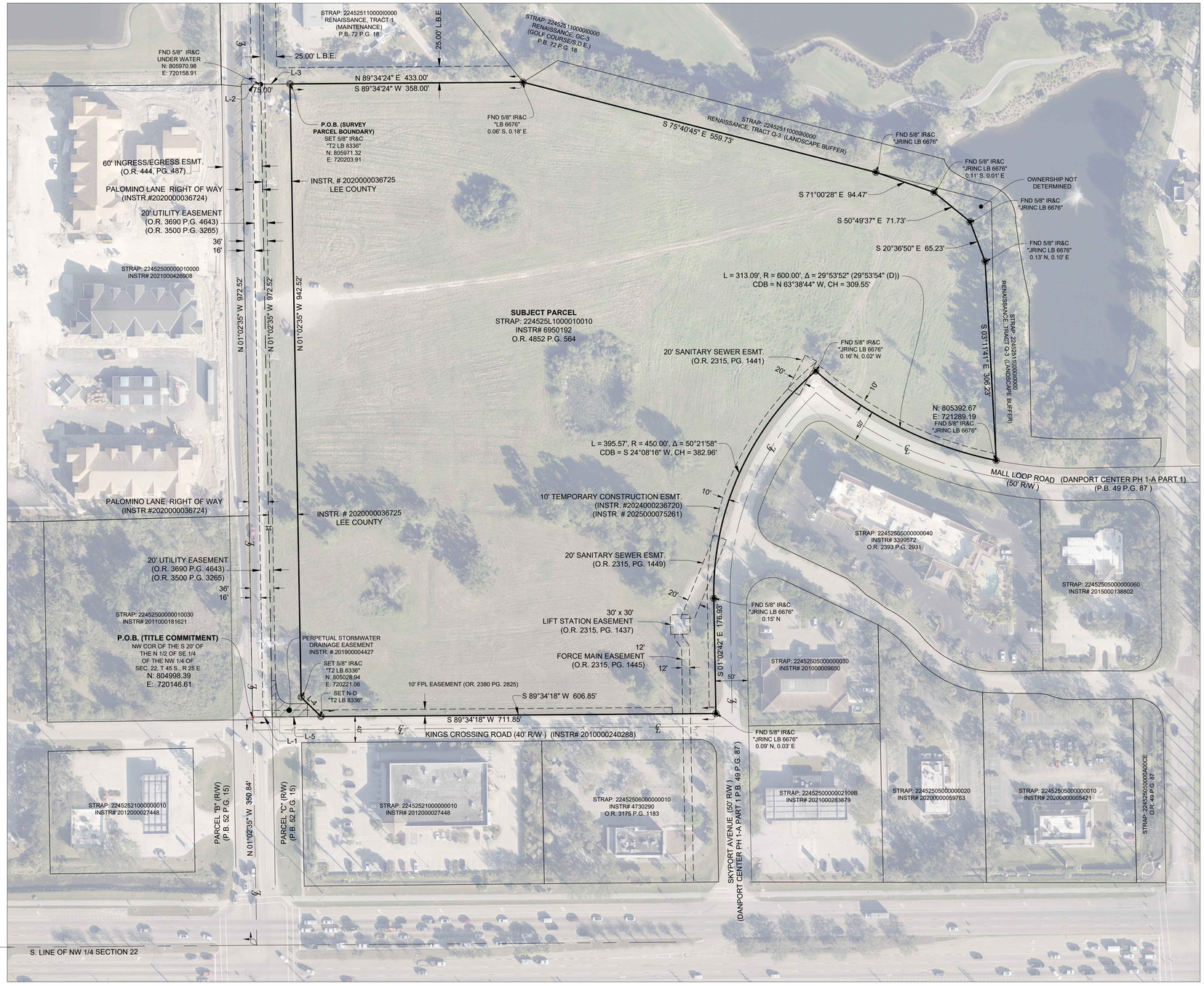
DWG. DATE:	22-45-25
SURVEY DATE:	11-19-2025
DRAWN BY:	K.S.
CHECKED BY:	S.U.
COUNTY:	LEE
SEC.	
PROJECT NUMBER:	251001
DWG. NUMBER:	251001 ALTA - BND

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY AND TOPOGRAPHIC SURVEY
SECTION 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FL

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ALTA/NSPS LAND TITLE SURVEY

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 89°34'18" E	30.00'
L-2	S 89°34'24" W	30.00'
L-3	N 89°34'24" E	45.00'
L-4	N 45°44'09" W	42.65'
L-5	S 89°34'18" W	75.00'

80 0 40 80
1 inch = 80 ft.
INTENDED DISPLAY SCALE

FOR: Ryan Companies US, Inc.

REVISION	DATE
	3/12/2025
SEE NOTE #19	11-19-2025
	1/21/2026

DWG. DATE:	1/21/2026
SURVEY DATE:	11-19-2025
DRAWN BY:	K.S.
CHECKED BY:	S.U.
COUNTY:	LEE
SEC.	22-45-25
PROJECT NUMBER:	251001
DWG. NUMBER:	251001 ALTA - BND

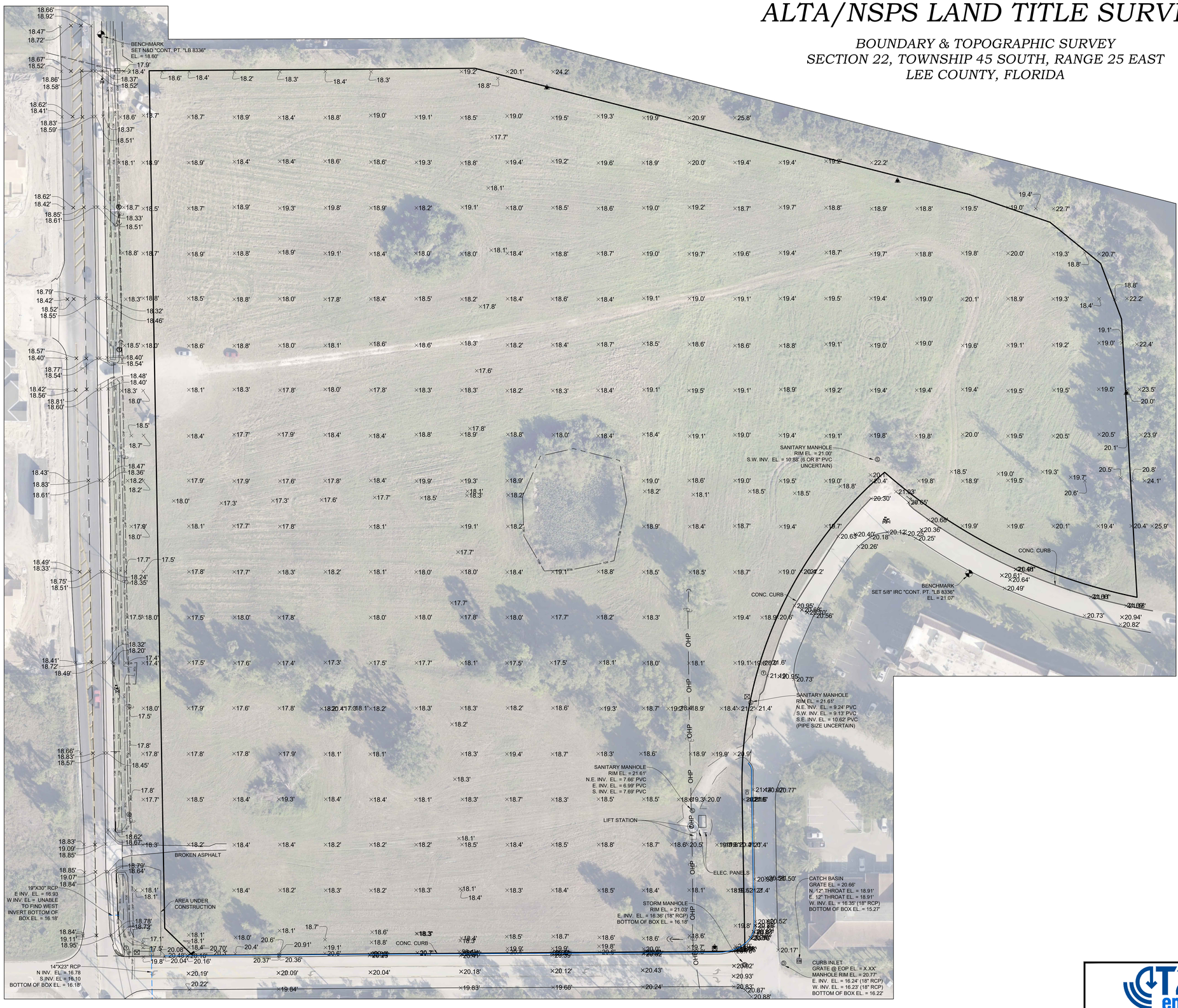
ALTA/NSPS LAND TITLE SURVEY
BOUNDARY AND TOPOGRAPHIC SURVEY
SECTION 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FL.

T2 utility engineers
5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0722
Fax: 239.277.7179

J:\T2\PROJDATA_PROJECTS\RYAN\COMPANIES_CR2\RC\251001\00_251001_DANIELS MALL TRAMLY UPDATE\SURVEY\ACAD_251001 2025\251001.DWG 1/20/2026 1:36 PM

ALTA/NSPS LAND TITLE SURVEY

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



N

50 0 25 50

1 inch = 50 ft.
INTENDED DISPLAY SCALE

FOR: Ryan Companies US, Inc.

REVISION	DATE
1	3/12/2025
2	
3	

DWG. DATE:	1-21-2026
SURVEY DATE:	11-19-2025
DRAWN BY:	K.S.
CHECKED BY:	S.U.

COUNTY:	LEE
SEC.	22-45-25
PROJECT NUMBER:	251001
DWG. NUMBER:	251001 ALTA - BND

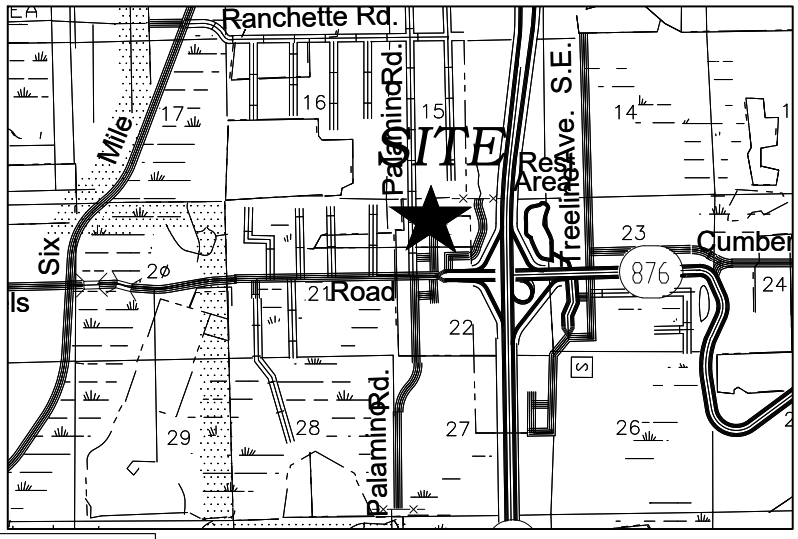
ALTA/NSPS LAND TITLE SURVEY,
BOUNDARY AND TOPOGRAPHIC SURVEY
SECTION 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FL.

T2 utility engineers
5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0722
Fax: 239.277.7179

J:\FTMYERS\ATA - PROJECTS\RYAN COMPANIES, CR236\CR236\100 - 251001_DANIELS MULTIFAMILY\PORTFOLIO\CAD_251001 2025\1202.DWG 1/30/2026 1:36 PM

SKETCH & DESCRIPTION

OF A PARCEL OF LAND
LYING WITHIN
SECTION 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



VICINITY MAP
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 89°34'24" E	358.00'
L-2	S 75°40'45" E	559.73'
L-3	S 71°00'28" E	94.47'
L-4	S 50°49'37" E	71.73'
L-5	S 20°36'50" E	65.23'
L-6	S 3°11'41" E	306.23'
L-9	S 1°02'42" E	176.93'
L-10	S 89°34'18" W	606.85'
L-11	N 45°44'09" W	42.65'
L-12	N 1°02'35" W	942.53'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C-1	313.09'	600.00'	29°53'52"	N 63°38'44" W	309.55'
C-2	395.57'	450.00'	50°21'58"	S 24°08'16" W	382.96'

NOTES:
1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF T2UES, INC. IS LB-8336.
2. BEARINGS SHOWN ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF PALOMINO LANE AS BEING N 01°02'35" W.
3. LEGAL DESCRIPTION AND SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS AND DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. NOT VALID WITHOUT ALL SHEETS.
6. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

ABBREVIATIONS:

COR.	= CORNER
DWG.	= DRAWING
ESMT.	= EASEMENT
FT.	= FOOT
I.D.	= IDENTIFICATION
INC.	= INCORPORATED
INST.	= INSTRUMENT
L.B.E.	= LANDSCAPE BUFFER EASEMENT
LB	= LICENSED BUSINESS
O.R.	= OFFICIAL RECORD BOOK
NO.	= NUMBER
P.B.	= PLAT BOOK
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
REV.	= REVISION
R/W	= RIGHT OF WAY
SEC.	= SECTION
S.F.	= SQUARE FEET
SKD	= SKETCH AND DESCRIPTION
TYP.	= TYPICAL

Scott R Urquhart

Digitally signed by Scott R Urquhart
Date: 2026.03.20 06:49:43 -04'00'

SCOTT R. URQUHART
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6524
(FOR THE FIRM - LB 8336)
SIGNED THIS ___ DAY OF _____, 2026

THIS IS NOT A SURVEY

SEE SHEET 2 OF 3 FOR DESCRIPTION
SEE SHEET 3 OF 3 FOR SKETCH

FOR: RYAN COMPANIES
533 SOUTH THIRD STREET, SUITE 100
MINNEAPOLIS, NM 55415

DWG DATE:	3-17-2026
DRAWN BY:	K.S.
CHECKED BY:	S.U.
REV. DATE:	
COUNTY:	LEE
PROJECT NO.:	240801
DRAWING NO.:	240801
REVISION:	

T2 utility engineers
5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0722
Fax: 239.277.7179

SKETCH & DESCRIPTION

OF A PARCEL OF LAND
LYING WITHIN
SECTION 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, NORTH 89°34'17" EAST, A DISTANCE OF 644.65 FEET TO A POINT ON THE CENTER LINE OF AN INGRESS AND EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 444, PAGE 487, AND BEING NEAR THE CENTERLINE OF PALOMINO ROAD; THENCE NORTH 01°02'35" WEST, A DISTANCE OF 350.84 FEET TO THE NORTHWEST CORNER OF THE SOUTH 20 FEET OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22; THENCE CONTINUING ALONG THE CENTERLINE OF SAID INGRESS AND EGRESS EASEMENT, NORTH 01°02'35" WEST, A DISTANCE OF 972.52 FEET TO A POINT MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE LEAVING SAID CENTERLINE OF SAID EASEMENT N 89°34'24" E FOR 75.00 FEET TO THE EAST LINE OF LEE COUNTY LANDS AS DESCRIBED IN INSTRUMENT 2020000036725, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE **POINT OF BEGINNING**. THENCE ALONG THE NORTH, EAST AND SOUTH LINES OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852 PAGE 564, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, FOR THE FOLLOWING TEN (10) COURSES: 1). NORTH 89°34'24" EAST, A DISTANCE OF 358.00 FEET; 2). SOUTH 75°40'45" EAST, A DISTANCE OF 559.73 FEET; 3). SOUTH 71°00'28" EAST, A DISTANCE OF 94.47 FEET; 4). SOUTH 50°49'37" EAST, A DISTANCE OF 71.73 FEET; 5). SOUTH 20°36'50" EAST, A DISTANCE OF 65.23 FEET; 6). THENCE SOUTH 03°11'41" EAST, A DISTANCE OF 306.23 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEAST AND BEING THE NORTHERLY RIGHT-OF-WAY LINE OF MALL LOOP ROAD AS PER THE PLAT OF DANPORT CENTER PHASE 1-A, PLAT BOOK 49, PAGES 87-92, LEE COUNTY PUBLIC RECORDS; 7). THENCE ALONG SAID CURVE TO THE RIGHT WITH A DELTA ANGLE OF 29°53'52" HAVING A RADIUS OF 600.00 FEET, CHORD BEARING OF NORTH 63°38'44" WEST, CHORD DISTANCE OF 309.55 FEET, FOR AN ARC LENGTH OF 313.09 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SKYPORT AVENUE; 8). THENCE AROUND A NON-TANGENT CURVE TO THE LEFT WITH A DELTA ANGLE OF 50°21'58" HAVING A RADIUS OF 450.00 FEET, A CHORD BEARING OF SOUTH 24°08'16" WEST, A CHORD DISTANCE OF 382.96 FEET, FOR AN ARC DISTANCE OF 395.57 FEET; 9). THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY SOUTH 01°02'42" EAST, A DISTANCE OF 176.93 FEET; 10). THENCE LEAVING SAID PLAT AND CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF KINGS CROSSING ROAD AND / OR EXTENSION THEREOF SOUTH 89°34'18" WEST, A DISTANCE OF 606.85 FEET TO THE EAST LINE OF LEE COUNTY LANDS AS RECORDED IN INSTRUMENT 2020000036725; THENCE ALONG SAID EAST LINE NORTH 45°44'09" W, A DISTANCE OF 42.65 FEET; THENCE CONTINUE ALONG SAID EAST LINE NORTH 01°02'35" WEST, A DISTANCE OF 942.52 FEET TO THE **POINT OF BEGINNING**.

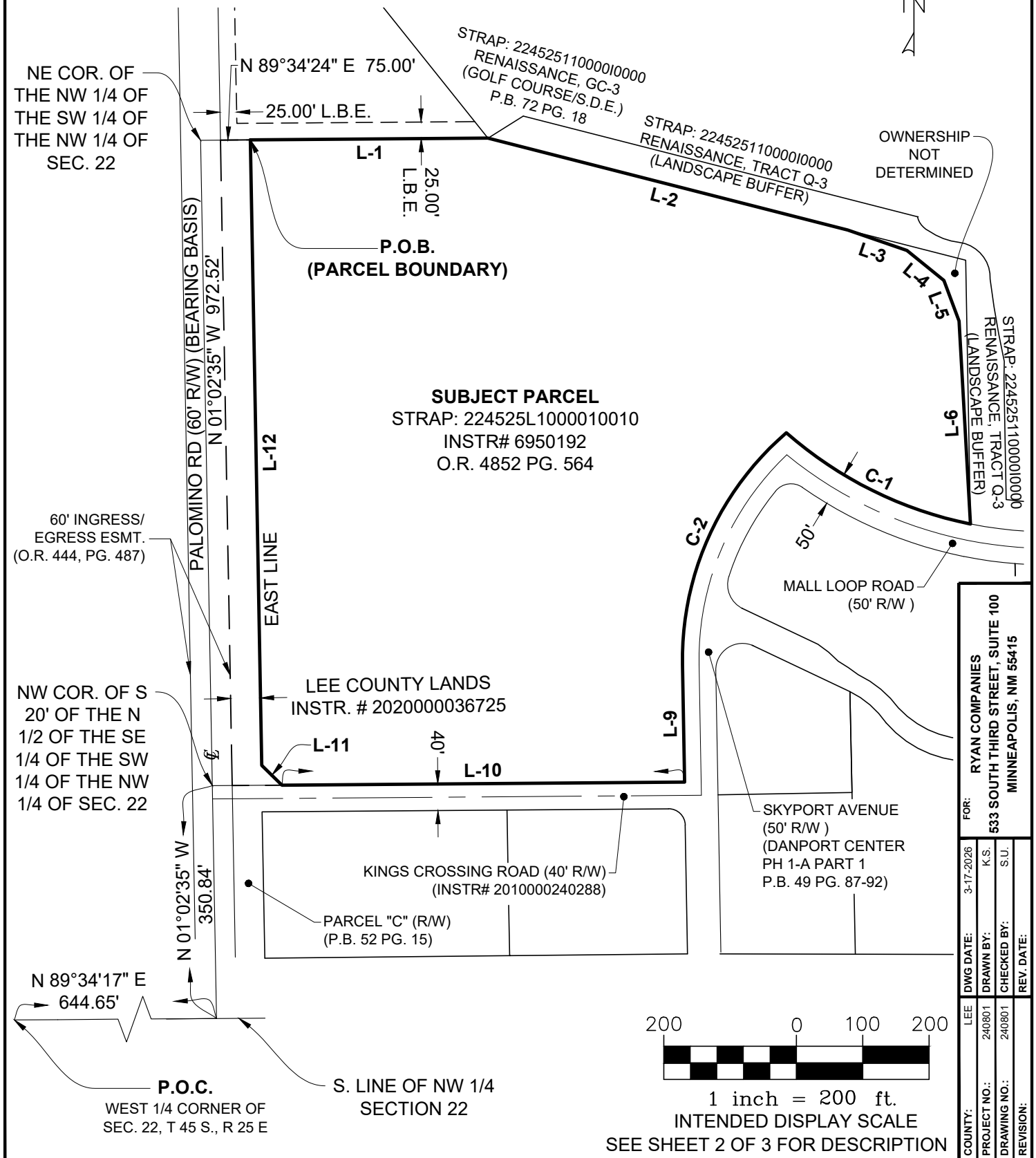
SEE SHEET 3 OF 3 FOR SKETCH

FOR:	RYAN COMPANIES 533 SOUTH THIRD STREET, SUITE 100 MINNEAPOLIS, NM 55415
DWG DATE:	3-17-2026
DRAWN BY:	K.S.
CHECKED BY:	S.U.
REV. DATE:	
COUNTY:	LEE
PROJECT NO.:	240801
DRAWING NO.:	240801
REVISION:	

T2 utility engineers
5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0722
Fax: 239.277.7179

SKETCH & DESCRIPTION

OF A PARCEL OF LAND
LYING WITHIN
SECTION 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



SEE SHEET 2 OF 3 FOR DESCRIPTION

FOR: RYAN COMPANIES
533 SOUTH THIRD STREET, SUITE 100
MINNEAPOLIS, NM 55415

DWG DATE:	3-17-2026		
DRAWN BY:	K.S.		
CHECKED BY:	S.U.		
REV. DATE:			
COUNTY:	LEE		
PROJECT NO.:	240801		
DRAWING NO.:	240801		
REVISION:			

T2 utility engineers
5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0722
Fax: 239.277.7179

PAVESE
LAW FIRM

CHARLES MANN
Board Certified Real Estate Attorney
Board Certified Condominium and
Planned Development Law Attorney
Direct dial: (239) 336-6242
Email: charlesmann@paveselaw.com

1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Drawer 1507, Fort Myers, Florida 33902-1507 | (239) 334-2195 | Fax (239) 332-2243

TITLE CERTIFICATION
PALOMINO

Pavese Law Firm (as Agent/Title Company)

Plat Number:
Development Order Number:

Effective Date of Title Certification: March 13, 2026 at 5:00 PM

Certified To: Lee County Board of County Commissioners

I have searched the Public Records of Lee County, Florida and have examined the title to the real property more particularly described in the metes and bounds description attached hereto as Exhibit "A." I have made a careful examination of the Public Records of Lee County, Florida, with respect to the real property described in attached Exhibit "A." Based on the foregoing, we hereby certify Record Title to the above-described real property, as of the Effective Date of the Title Certification set forth above, is vested in:

Title to the property is vested in:

The School Board of Lee County, Florida, a public Agency of the State of Florida by virtue of that certain Special Warranty Deed recorded in Official Records Book 4852, Page 564, Public Records of Lee County, Florida.

There are no persons or entities holding a mortgage secured by the property.

All property taxes, due and owing, have been paid on the land described herein as of the date of this opinion.

The following are all easements and rights of way affecting the property to be platted, whether recorded or unrecorded:

1. Easement for Road created by Agreement for Deed recorded in Book 444, Page 487, Official Records of Lee County, Florida.

2. Easement for roadway created by Warranty Deed recorded in Book 805, Page 861, Official Records of Lee County, Florida.

3. Easement granted to Florida Power & Light Company by instrument recorded in Book 2380, Page 2825, Official Records of Lee County, Florida.

4. Easement granted to Florida Power & Light Company by instrument recorded in Book 3500, Page 3265, Official Records of Lee County, Florida.

5. Easement, granted from Renaissance Community Development District to Lee County, recorded in Book 3690, Page 4643, Official Records of Lee County, Florida.

6. Easement, granted from the School Board of Lee County to Lee County, a political subdivision of the State of Florida, recorded in Instrument No. 2019000044427, Official Records of Lee County, Florida.

7. Terms and conditions of the Temporary Construction Easement Agreement between The School Board of Lee County, Florida, a public Agency of the State of Florida and Lee County, a political subdivision of the State of Florida recorded in Instrument No. 2024000236720, Public Records of Lee County, Florida.

8. Terms and conditions of the Temporary Construction Easement Agreement between The School Board of Lee County, Florida, a public Agency of the State of Florida and Lee County, a political subdivision of the State of Florida recorded in Instrument No. 2025000075261, Public Records of Lee County, Florida.

All Recording references are to the public records of Lee County, Florida.

Note, this is not a certification of ownership or surface rights of any oil, gas, and mineral rights or interests.

This certification is provided pursuant to the requirements of § 177.041, Florida Statute, for the uses and purposes specifically stated therein and is not to be used as the basis for the issuance of a title insurance commitment or policy. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

By: _____
Charles Mann
Partner

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LEE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, NORTH 89°34'17" EAST, A DISTANCE OF 644.65 FEET TO A POINT ON THE CENTER LINE OF AN INGRESS AND EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 444, PAGE 487, AND BEING NEAR THE CENTERLINE OF PALOMINO ROAD; THENCE ALONG SAID CENTERLINE
THE FOLLOWING BEARING AND DISTANCE CALLS:

NORTH 01°02'35" WEST, A DISTANCE OF 350.84 FEET TO THE TRUE POINT OF BEGINNING AND BEING THE NORTHWEST CORNER OF THE SOUTH 20 FEET OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22; THENCE CONTINUING ALONG THE CENTERLINE OF SAID INGRESS AND EGRESS EASEMENT, NORTH 01°02'35" WEST, A DISTANCE OF 972.52 FEET TO A POINT MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22, AND BEING THE SOUTHWEST CORNER OF RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT BOUNDARY; THENCE LEAVING SAID CENTERLINE OF SAID EASEMENT AND CONTINUING ALONG SAID RENAISSANCE BOUNDARY LINE, ALSO BEING THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, THE FOLLOWING BEARING AND DISTANCE CALLS: NORTH 89°34'24" EAST, A DISTANCE OF 433.00 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE AND CONTINUING ALONG THE RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT BOUNDARY, SOUTH 75°40'45" EAST, A DISTANCE OF 559.73 FEET TO A POINT; THENCE SOUTH 71°00'28" EAST, A DISTANCE OF 94.47 FEET; THENCE SOUTH 50°49'37" EAST, A DISTANCE OF 71.73 FEET; THENCE SOUTH 20°36'50" EAST, A DISTANCE OF 65.23 FEET; THENCE SOUTH 03°11'41" EAST, A DISTANCE OF 306.23 FEET; THENCE ALONG THE PLAT BOUNDARY OF DANPORT CENTER PHASE 1-A AS RECORDED IN PLAT BOOK 49, PAGES 87-92 OF THE LEE COUNTY PUBLIC RECORDS FOR THE FOLLOWING BEARING AND DISTANCE CALLS: AROUND A NON-TANGENT CURVE TO THE RIGHT WITH A DELTA ANGLE OF 29°53'54" HAVING A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 313.09 FEET, A CHORD BEARING OF NORTH 63°38'44" WEST, A DISTANCE OF 309.55 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SKYPORT AVENUE; THENCE AROUND A NON-TANGENT CURVE TO THE LEFT WITH A DELTA ANGLE OF 50°21'58" HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 395.57 FEET, A CHORD BEARING OF SOUTH 24°08'16" WEST, A DISTANCE OF 382.96 FEET TO A POINT; THENCE SOUTH 01°02'42" EAST, A DISTANCE OF 176.93 FEET; THENCE LEAVING SAID

PLAT AND CONTINUING ALONG THE NORTH LINE OF THE SOUTH 20 FEET OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, SOUTH 89°34'18" WEST, A DISTANCE OF 711.85 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION THEREOF CONVEYED BY THE SCHOOL BOARD OF LEE COUNTY, FLORIDA, TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY VIRTUE OF THAT CERTAIN QUIT CLAIM DEED, RECORDED IN INSTRUMENT NO. 2020000036724, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ALSO, LESS AND EXCEPT ANY PORTION THEREOF CONVEYED BY THE SCHOOL BOARD OF LEE COUNTY, FLORIDA, TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED, FROM RECORDED IN INSTRUMENT NO. 2020000036725, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

EASEMENTS, FOR INGRESS AND EGRESS TO DANIELS PARKWAY, A PUBLICLY MAINTAINED RIGHT OF WAY OVER AND ACROSS

PROPERTY DEVELOPMENT REGULATIONS

Option A

PROPERTY DEVELOPMENT REGULATIONS

LAND USE	MIN. LOT AREA SF	MIN. LOT WIDTH	MIN. LOT DEPTH	SETBACKS				MAX. HEIGHT	MAX. LOT COVERAGE	STORIES	BUILDING SEPARATION
				ROAD	SIDE	REAR	WATER				
MULTI-FAMILY	12,000	100	100	25	20	20/5(2)	25	60	45%	4	20
TOWNHOUSE	1,800	20	90	20	7/0(1)	20	25	35	45%	2	14

(1) 7 EXTERIOR; 0 INTERIOR

(2) WHEN ABUTTING LAKE MAINTENANCE TRACT

Option B

PROPERTY DEVELOPMENT REGULATIONS

LAND USE	MIN. LOT AREA SF	MIN. LOT WIDTH	MIN. LOT DEPTH	SETBACKS				MAX. HEIGHT	MAX. LOT COVERAGE	STORIES	BUILDING SEPARATION
				ROAD	SIDE	REAR	WATER				
COMMERCIAL											
RETAIL	10,000	100	100	15	15	25	25	45	40%	3	N/A
OFFICE	10,000	100	100	15	15	25	25	45	40%	3	N/A

Daniels Multi-Family MPD

Residential Uses

Accessory uses and structures

Administrative offices

Clubs, Private

Dwelling Unit, townhouse, multiple family building

Entrance gates and gatehouse

Essential services

Essential service facilities, group I

Excavation, water retention

Fences, walls

Models, model unit

Parking lot, accessory

Recreation facilities, personal, private on-site

Residential accessory uses

Temporary uses - in compliance with LDC 34-3041, limited to Temporary Construction and Leasing Trailers

Commercial Uses

See approved uses under Z-03-020

DANIELS PARKWAY MULTI-FAMILY

SCHEDULE OF DEVIATIONS AND WRITTEN JUSTIFICATIONS

DEVIATION 1 – LDC SECTION 10-329(D)(4)

Deviation 1 seeks relief from LDC Section 10-329(d)(4), which requires banks of excavations to be sloped at a ratio not greater than 6:1 slope to allow for 4:1 lake bank slopes.

JUSTIFICATION FOR DEVIATION

The proposed slope stabilization measure is a 4:1 bank slope stabilized with sod ground cover. The proposed project's surface water management system design will preclude the majority of surface water flows generated within the site from flowing across the lake bank. The majority of site areas upstream of the lake top-of-bank will be directed to proposed catch basins, which then convey flows to the lake via proposed storm water piping/culverts.

Additionally, in lieu of herbaceous littoral plantings within the proposed lake (which are not allowed in accordance with the airport operational overlay criteria – See deviation #2 below), the lake bank will be planted with native wetland trees. These trees and their root systems will provide for additional stabilization of the lake bank.

Accordingly, based on the limitation of surface water flows across the proposed lake bank, the 4:1 slopes stabilized with sod ground cover and the native wetland trees to be planted within/adjacent to the lake bank will provide adequate stabilization to prevent recurring erosion or stabilization issues. The proposed design will be signed/sealed accordingly by the project's Engineer of Record at time of development permitting, and will be certified by the Engineer of Record post-construction.

DEVIATION 2 – LDC SECTION 10-418(2)D

Deviation 2 seeks relief from LDC Section 10-418(2)d., which requires littoral areas to be planted with herbaceous plant material to allow for the planting of no herbaceous plants on the littorals area on the water management lake.

DEVIATION 3 – LDC SECTION 10-418(2)D.3

Deviation 3 seeks relief from LDC Section 10-418(2)d.3., which requires that only 25% of the herbaceous plants on littoral areas can be converted to wetland trees to allow for the conversion of 100 percent of the required littoral plantings to wetland trees.

JUSTIFICATION FOR DEVIATION

Deviations 2 and 3 are needed in order to comply with water quality standards in the Lee Plan while at the same time protect against creating wildlife attractors in proximity to airport operations. The proposed lake within the project's development area is within 10,000 feet of

1412 JACKSON STREET
SUITE #1
FORT MYERS, FL 33901
239.418.0691

respec.com

DCI2024-00042 Lee County DigEplan Additional Info Dated 03-23-2026

airport operations. In accordance with FAA guidelines lake area must not contain littoral plantings that may attract birds and contribute to the risk of bird strikes with airplanes. The proposed conversion of littoral plants to wetland plants will help maintain water quality requirements of Lee County and the SFWMD while also minimizing risk of bird strikes with airplanes.

DEVIATION 4 – LDC SECTION 10-329(D)(1)A.3.

Deviation 4 seeks relief from LDC Section 10-329(d)(1)a.3., which requires that no excavation be allowed within 50 feet of any private property line under separate ownership, to allow a minimum setback of 25 feet.

JUSTIFICATION FOR DEVIATION

The purpose of this request is to allow for the water management lake to be excavated to within 25 feet of existing single-family development along the northern property line of the proposed development. Where the lake abuts the property line, a raised perimeter berm and planted landscape buffer will provide physical barriers between the lake and the residential uses protecting the public's health, safety, and welfare. Additionally, the area adjacent to the proposed lake(s) consist of the existing golf course maintenance facility and golf course; no existing residential uses are immediately adjacent to the proposed lake(s).

DEVIATION 5 – LDC SECTION 10-296(K)(1)

Deviation 5 seeks relief from LDC Section 10-296(k)(1) requiring dead-end streets to be constructed with a circular turnaround for vehicles, to eliminate the requirements for circular turnarounds in the location depicted on the Master Concept Plan.

JUSTIFICATION FOR DEVIATION

The applicant is proposing dead-end roadways at the location shown on the Master Concept Plan. The deviation request complies with Section 18.2.3.5.4 of the National Fire Protection Association (NFPA) fire code, which requires approved turning provisions for dead-end roads greater than 150 feet, as the proposed 'hammerhead' configuration will allow emergency vehicles to turnaround as intended in both LDC Section 10-296(k)(1) and NFPA Section 18.2.3.5.4. A 'Letter of No Objection' from the South Trail Fire Department will be provided.

DELISI
Land Use Planning & Water Policy

THE DANIELS PARKWAY MULTIFAMILY MPD
PLANNED DEVELOPMENT REZONING REQUEST STATEMENT

MARCH 19, 2026

Introduction

The Daniels Parkway Multifamily MPD is located at the intersection of Kings Crossing Road and Palomino Lane (see attached aerial map). The property is generally located at the northwest quadrant of the Daniels/I-75 Interchange and adjacent to the south of the Renaissance residential community.(Golf maintenance building, water management and conservation easement) The subject property is located in the Daniels Parkway Planning Community and within the General Interchange land use category on the Lee County Future Land Use Map. The proposed zoning is being submitted concurrently with an amendment to the Lee Plan to designate the property in the Intensive Development Future Land Use category and within the Mixed Use Overlay.

The proposed rezoning requests approval of an amenitized residential community with 360 multi-family and townhouse units, with onsite amenities. There is an Optional site plan which includes commercial development under the existing entitlements. Because the commercial entitlement is already in place and has been found consistent with the comprehensive plan, the remainder of this request statement and justification relates specifically to the residential plan option. The residential project is designed as a walkable community with most of the perimeter comprised of parking and stormwater with the units clustered in a neighborhood setting. The property's location is ideal for residential use, in close proximity to restaurants, services and other amenities.

Entitlement History

In 2003 the property was zoned Commercial Planned Development (Z-03-20). The current zoning allows for 95,000 square feet of retail floor area and 80,000 square feet of office floor area. At the time, the property was owned by Worthington Development, the company that zoned and developed Renaissance and the remaining commercial development to the south and east of the subject property. It was envisioned that the entire area at the interchange, south of Renaissance would be commercial development. In 2005 the subject property was sold to the Lee County School Board.

In 2016, Lee County adopted CPA2015-06, which amended the General Interchange land use category to allow for residential development at a standard density of up to 14 dwelling units per acre. This amendment also changed the Lee County allocations table to allow for residential development in the General Interchange land use category on a

portion of the subject property. In 2017, the Board of County Commissioners adopted a separate future land use map amendment to extend the General Interchange land use category over the entire property and to the east of Palomino Lane, with the expressed intent of allowing for multi-family residential development. The proposed Intensive Development Future Land Use Category is almost identical to the General Interchange in the standard density range and maximum density with bonus. The only difference is an extra allowance in Intensive Development for density with Pine Island TDUs, which is not being requested in the proposed application.

Planned Development Approval Criteria

As detailed in Section 34-145(d)(4)a. 1 and 2. of the Land Development Code, the attached application demonstrates the following:

(a) Consistency with the Lee Plan

The subject property is located in the Daniels Parkway Planning Community in Lee County, Florida. The proposed multi-family and townhouse use is appropriate given its location, limited size, the proposed density and the surrounding future land use categories. The proposed development is being processed concurrently with an amendment to the Lee Plan to change the property from General Interchange to Intensive Development in the Mixed Use Overlay. A detailed overview of compliance with the comprehensive plan is below.

> ***POLICY 1.1.2: The Intensive Development future land use category is located along major arterial roads. By virtue of their location, the County's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units.***

The proposed Mixed Use Planned Development application is requesting up to 360 dwelling units, approximately 18.5 units per acre. The request includes bonus density which will be purchased prior to development.

> ***OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl,***

> ***minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.***

The proposed Mixed Use Planned Development represents in-fill development. The subject property has existing development on the north, east and south sides. Although there is a parcel that is still vacant on the west side of Palomino Lane, development exists all around the subject property in all directions. The subject property is already zoned for commercial development. The proposed rezoning will constitute a downzoning of the property in terms of overall demand on public services, reducing projected impacts to the roadway network, including Daniels Parkway, which is a constrained road.

> ***POLICY 2.1.1: Most residential, commercial, and industrial development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.***

The subject property is located in a future urban area. The subject property is already zoned for commercial development. The proposed rezoning is to change the zoning to residential development consistent with the density range in the General Interchange Future Land Use category.

> ***OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC.***

The subject property is located in an urban area where public services already exist to meet the demands of future development. As the proposed application demonstrates, and the letter from Lee County Utilities confirms, capacity exists with public infrastructure in the area. The subject property is already zoned for commercial development. Although Daniels Parkway is projected to fail with or without development of the subject property, the proposed rezoning will minimize this impact to the roadway network by significantly reducing potential impacts to Daniels Parkway by changing the zoning from commercial to residential. There is a fire station located on the south side of Daniels Parkway approximately a quarter mile from the subject property, South Fort Myers Highschool is approximately 3 miles to the west and a K-8 charter school is just on the north side of the highschool.

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.

STANDARD 4.1.1: WATER.
1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550).

The proposed Mixed Use Planned Development is seeking a density of approximately 18.5 units per acre. The subject property is located in an area served by Lee County Utilities and is on the Lee County Future Water Service Area map. The proposed development will connect to central water service.

STANDARD 4.1.2: SEWER.
1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within l/4 mile from any part of the development.

The proposed Mixed Use Planned Development is seeking a density of approximately 18.5 units per acre. The subject property is located in an area served by Lee County Utilities and is on the Lee County Future Sewer Service Area map. The proposed development will connect to Lee County's sewer service.

GOAL 5: RESIDENTIAL LAND USES. To accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types.

The proposed rezoning requests a change from commercial to residential development. The proposed residential development provides the opportunity for a greater mix of unit types in the area and a more functional mix of uses at the Daniels Interchange. The proposed project represents an attractive, safe neighborhood that will add to the range

of prices and housing types in Lee County and specifically in the Daniels Parkway community.

> ***POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as Planned Developments except if located within the Mixed Use Overlay.***

The proposed rezoning is being submitted as a mixed use planned development (MPD).

> ***POLICY 5.1.2: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.***

The subject property is located in an urbanized area with development on all sides. The property is not located in an area that is prone to flooding, storm surge or other hazards. As evidenced by the development surrounding the property, both residential and commercial, soils are stable and there are no other environmental concerns on the subject property.

The property has previously been cleared for agricultural use. Very limited vegetation exists on site. As demonstrated by the environmental analysis, there are no wetlands or other environmental limitations that affect development of the subject property.

> ***POLICY 5.1.3: During the rezoning process, direct high-density residential developments to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities.***

The subject property is located in an area where the proposed use will be a positive addition to the existing mix of uses. The proposed multi-family development is adjacent to and in close proximity to employment and shopping centers and is accessible to mass transit and bicycle facilities. Bus Route 50 runs along Daniels Parkway just to the south, within 250 feet of the subject property. There are two bus stops on the north and three bus stops on the south side of Daniels Parkway all within close walking distance from the subject property. Daniels Parkway also has a sidewalk the runs along both the north and south sides of the road, providing pedestrian connections to the commercial development.

There are several office buildings, hotels and retail establishments across the street from the subject property and in very close proximity. Several Major employment centers are proximate to the site, including the Southwest Florida International Airport and use

industrial/office uses in the Tradeport area along Treeline Avenue, and Gulfcoast Medical Center to the west. In addition, the subject property is close to the Interstate, and the newly constructed Three Oaks Parkway, which will provide quick access to employment centers throughout the County. These include Florida Gulfcoast University, and other private employers such as NeoGenomics and other corporate buildings on the Three Oaks extension.

Parks, such as Six Mile Cypress Slough and John Yarbrough Linear Park are both located along Daniels Parkway farther to the west of the subject property. Hammond Stadium and the Red Sox Spring Training facilities are both located in close proximity east and west of the site as well.

> ***POLICY 5.1.4: Residential development, except for caretaker residences, is prohibited in the Industrial Development, Commercial, and Tradeport future land use categories and in Airport Noise Zone B.***

The subject property is not located in an industrial development area or in Airport Noise Zone B on the Future Land Use Map.

> ***POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.***

The proposed rezoning request will change the allowable retail and office development to multi-family residential. Multi-family residential uses are generally less intense and considered more compatible with the residential neighborhood to the north of the subject property. The proposed development of the subject property will provide a better transition of uses and intensity from the commercial development to the south along Daniels Parkway to the residential development that is part of Renaissance. The proposed Springs at Daniels Parkway multi-family development will be compatible with the multi-family units located over 300 feet to the north in Renaissance.

> ***POLICY 5.1.6: Maintain development regulations that require high-density, multi-family, cluster, and mixed use developments to have open space, buffering, landscaping, and recreation areas appropriate to their density and design.***

The proposed Mixed Use Planned Development will meet all open space, buffering and landscape requirements. The Master Concept Plan shows adequate park and amenity features on site to serve the development.

> ***POLICY 5.1.7: Maintain development regulations that require that community facilities (such as park, recreational, and open space areas) in residential developments are functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. These pathways must be interconnected with adjoining developments and public pathways whenever possible. Townhouses, condominiums, apartments, and other types of multi-family residential development must have directly accessible common open space.***

The proposed Mixed Use Planned Development is designed to be a pedestrian friendly community with connectivity throughout. The parking areas are generally located on the perimeter, which pushes the residential units closer together providing additional connectivity between units and the central amenity feature. The extension of Mall Loop Road includes parallel parking, which helps to calm traffic and allow for safer pedestrian movement. The proposed development plan will include additional sidewalks to provide safe pedestrian connections to the commercial development within the general vicinity of the property.

> ***OBJECTIVE 11.2: MIXED USE OVERLAY. The County will maintain an Overlay in the future land use map series identifying locations appropriate for mixed use located in proximity to: public transit routes; education facilities; recreation opportunities; and, existing residential, shopping and employment centers. Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns are encouraged and preferred within the Mixed Use Overlay.***

The subject property is in a location with a complimentary mix of uses, services by a low traffic volume road network, conducive to pedestrian activity. The proposed development will add to that mix of uses providing housing and very close proximity to restaurants and convenience services. There are multiple bus stops in very close proximity to the subject property along Daniels Parkway that provide easy transit access to the property and the surrounding uses.

> ***POLICY 11.2.1: The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities though increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:***
>
> > ***1. Located within the extended pedestrian shed of established transit routes; and***

2. Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and,

3. Located within the Intensive Development, Central Urban, or Urban Community future land use categories; and,

4. Availability of adequate public facilities and infrastructure; and

5. Will not intrude into predominately single-family residential neighborhoods.

The subject property is located approximately 250 feet north of Daniels Parkway where the Bus Route 50 runs. There are two bus stops on the north side of Daniels in very close proximity to the property and three on the south side. In addition, there are multiple restaurants – traditional sit down and fast food located within a short walking distance from the subject property as well as convenience stores. The proposed development will contribute to the overall mix of uses in the proximity of the subject property and the internal capture.

In addition, the proposed development is including an extension of Mall Loop Road through the subject property to further expand the road network through the site and out to Palomino. The Road network with Mall Loop, Market Place and Kings Crossing Roads all provide a distinct network for better trip distribution and connectivity between uses.

The subject property is within the General Interchange future land use category, a designation that is almost completely identical to the Intensive Development category. To meet the criteria of the Mixed Use Overlay a plan amendment is being requested. However, the plan amendment to Intensive Development has not material effect on the subject property, given the land use similarities and the density being proposed in the concurrent Planned Development application.

Public services are available to the subject property. The proposed development is in-fill and surrounded on all sides by a mix of urban development types. As part of the plan amendment application, letters of service availability have been provided documenting the availability of service to the property.

The proposed plan of development does not extend into a single family residential neighborhood. There is single family development within the renaissance community, but not adjacent to the subject property. The portion of Renaissance that is adjacent to the subject property is the golf maintenance facility (a use that is heavy commercial or industrial in nature), a golf fairway and stormwater ponds. North of the golf fairway is a duplex neighborhood. The proposed development is well setback from any single family uses.

POLICY 11.2.2: Development in the Mixed Use Overlay should accommodate connections to adjacent uses.

The proposed development is providing a key connection of Mall Loop Road through the subject property. Mall Loop connects to multiple restaurants and conveniences uses. Further, this connection will be public, adding to a better distribution of trips through the property and to Palomino.

POLICY 11.2.3: At the discretion of the Board of County Commissioners, the Mixed Use Overlay boundary may be extended up to one-quarter mile to accommodate developments located partially within a Mixed Use Overlay or immediately adjacent to a Mixed Use Overlay.

The subject property is approximately 1,050 feet from the closest area of Mixed Use Overlay on the south side of Daniels Parkway to the west of the subject property. While this area is within a quarter mile of the subject property, extending the overlay over the subject property could not happen under Policy 11.2.3. However, the proposed plan amendment clearly meets the intent of this policy by providing additional mixed use development over a property in very close proximity to the overlay.

POLICY 11.2.6: Properties in a Mixed Use Overlay are encouraged to utilize bonus density. Projects utilizing Greater Pine Island TDUs are eligible for increased maximum densities and additional development incentives as set forth in this plan to encourage a compact and functional development pattern.

The proposed application will utilize bonus densities to achieve the rested 18.5 units per acre, consistent with the Mixed Use Overlay.

(b) Meets the Code and other applicable County regulations or qualifies for deviations

Any proposed development will be required to comply with the Land Development Code regulations in effect at the time of the application, except as otherwise described in the Planned Development or requested as a deviation in the Planned Development. The deviations proposed are justified based on the criteria in the land development code as they enhance the Planned development and do not otherwise have a negative impact on the health, safety and welfare of the general public.

(c) Is compatible with existing and planned uses in the surrounding area

The subject property is located in an area with a mix of uses in close proximity to each other in an urban setting, representative of interchange areas. To the south of the property there are

various commercial uses including a Walgreens, Burger King and Speedway gas station. To the east there is an office building and a Hampton Inn hotel, as well as a water management lake for The Renaissance residential development. Farther to the east along Marketplace Road are a series of hotels and restaurants. To the west, across from Palomino Lane is the Springs at Daniels, a multi-family residential development. To the south of The Springs at Daniels at the northeast corner of Palomino and Daniels are Starbucks, Dunkin Donuts and several restaurants, all uses that have a strong nexus with higher density multi-family uses.

To the north of the subject property is The Renaissance residential development. The portion of Renaissance that is immediately adjacent to the subject property consists of the golf course maintenance facility and the golf course. The closest residential development includes attached residential units over 300 feet away from the property line. The proposed development acts as a transitional use from the commercial area to the south, to the townhouse/multi-family units and golf course maintenance facility in Renaissance to the north.

The current zoning on the subject property consists of 95,000 square feet of retail floor area and 80,000 square feet of office floor area. The uses approved include fast food restaurants, food stores, auto parts stores and other retail uses. The proposed multi-family and townhouse development, however, is a better land use to create a transition from the interchange commercial uses to the south to the townhouse residential units to the north, without having the commercial interchange uses develop all the way to the southern boundary of Renaissance, as is the case on the east side of Renaissance. Given the mix of uses, including the golf course maintenance facility, the distance to the multi-family residential from the subject property's northern property line and the need for a transitional use, the proposed multi-family and townhouse development at the requested density is compatible with properties on all sides and provides a nice transition from commercial to attached residential uses on the Renaissance golf course.

(d) Will provide access sufficient to support the proposed development intensity

The proposed residential community has direct access to multiple roads through a already built street network in the area. The subject property has direct access to Palomino Lane, Mall Loop Road and Marketplace Road.

(e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval.

As noted in the transportation analysis, the change in the zoning will result in a reduction of anticipated trips from the approved uses to the proposed uses. This reduction in trips is of benefit to Daniels Parkway, an existing constrained road. Turn lane and site-specific improvements will be evaluated at the time of local development order. The project will also be required to pay transportation impact fees for every unit constructed.

(f) Will not adversely affect environmentally critical or sensitive areas and natural resources

The subject property has been previously cleared of any vegetation. There are no areas on site that would be classified as indigenous vegetation in the Lee County land development code and there are no environmentally critical or sensitive areas on the property.

(g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

The subject property is located in an urban future land use category and has urban services available to the site. As noted in the transportation analysis, the change in the zoning will result in a reduction of anticipated trips from the approved uses to the proposed uses. This reduction in trips is of benefit to Daniels Parkway, an existing constrained road. All other services are available and have capacity to serve the subject property.

Summary:

Based on compliance with these, and other regulations, we respectfully contend that this zoning application will not place an undue burden upon existing transportation or planned infrastructure facilities. Similarly, the proposed use is appropriate at the subject location and is compatible with existing uses in the surrounding area. For these reasons, the requested re-zoning should be approved.

SOUTH TRAIL FIRE PROTECTION & RESCUE SERVICE DISTRICT

Established 1965

"Compassion, Commitment, Courage"

Board of Commissioners

Robert McDonnell
Chairman

Jeff Haugh
Vice Chairman

Ken Brown
Secretary-Treasurer

Ron Tarantino
Commissioner

Larry Hirshman
Commissioner

Administration

Dave Bollen
Fire Chief

Jason Dysarczyk
Assistant Chief-Operations

Todd Anderson
Assistant Chief-Administration

March 11, 2026

Letter of No Objection Daniels Parkway Multi-Family Project

To Whom It May Concern,

Please accept this letter as a letter of no objection for the proposed rezoning of the above-mentioned project, specifically the deviation of LDC Section 10-296(k)(1). South Trail Fire District will accept the proposed "hammerhead" turnaround, provided there is sufficient signage/road markings indicating the prohibition of parking within the "hammerhead" area. Also, no foliage or other obstructions are to be placed anywhere near this turnaround, as the auto turn model demonstrates the apparatus must extend beyond the paved surface to accomplish this proposed turnaround.

Please contact me should you have any questions regarding this letter.

Respectfully,

Nate Burley Digitally signed by Nate Burley
Date: 2026.03.11 14:36:51 -04'00'

Nate Burley
Division Chief-Fire and Life Safety Division
South Trail Fire District

5531 Halifax Ave. Fort Myers, FL 33912-4403
Administration Phone: 239.433.0080 Prevention Phone: 239.482.8030
WWW.SOUTHTRAILFIRE.ORG

STORMWATER NARRATIVE

PROJECT DESCRIPTION

The proposed project consists of approximately 17.94-acres of vacant land. The site is situated at the northeast corner of Palomino Lane and Kings Crossing Road, just north of Daniels Parkway, in unincorporated Lee County, Florida. The property is located within FEMA Flood Zone X, per Flood Insurance Rate Map (FIRM) 12071C0445F, effective August 28, 2008. The approximate Wet Season High Water Table (WSHWT) elevation is 17.30' (NAVD 88), based on previously established South Florida Water Management District (SFWMD) Environmental Resource Permits (ERPs) in the area.

EXISTING CONDITIONS

The site is located within the Six Mile Cypress Slough Watershed (FDEP WBID: 3258C6). Based on the existing topography, the site is generally flat, with slight slope from east to west into an existing roadside swale on the east side of Palomino Lane. From there, runoff flows south towards the existing roadside swale on the north side of Daniels Parkway, and is conveyed westward before eventually entering the Six Mile Cypress Slough. The subject property is surrounded by existing roadways with open or closed drainage systems to the east, south, and west. Additionally, runoff from the north is contained within the Renaissance CDD stormwater management system. Therefore, no adjacent runoff is routed through the subject property.

PROPOSED CONDITIONS

Runoff from the proposed development will be collected within the on-site stormwater management system, and will be conveyed via overland flow and drainage pipes to the proposed on-site dry/wet detention/retention. The proposed on-site dry/wet detention/retention will be owned and maintained by the property owner. The proposed dry/wet detention/retention will be used to provide the required treatment and attenuation based on the SFWMD and Lee County requirements. The proposed development will have no adverse stormwater impacts on the surrounding properties, nor the WSHWT. In addition, the proposed development will follow the design standards set forth by Lee County and the SFWMD, including meeting the prescribed allowable discharge rate per Appendix 2 of the SFWMD Basis of Review. The proposed development is anticipated to outfall into the existing roadside swale on the east side of Palomino Lane, to maintain the historical drainage patterns of the property.

1412 JACKSON STREET
SUITE #1
FORT MYERS, FL 33901
239.418.0691

respec.com

Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Trish Petrosky
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

January 26, 2026 Via E-Mail

John Wojdak, P.E.
Respec Company, LLC
1412 Jackson Street, Suite # 1
Fort Myers, FL 33901

RE: **Potable Water and Wastewater Availability**
Palomino Multi-Family
Northeast corner of Palomino Ln and Kings Crossing Rd.
STRAP # 22-45-25-L1-00001.0010

To whom this may concern:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 360 multi-family units, with an estimated flow demand of approximately 72,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Corkscrew Water Treatment Plant.

Sanitary sewer service will be provided by the City of Ft Myers South Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction. This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for development review, SFWMD, rezoning and comprehensive plan amendment purposes only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

Aixa Cruz

LEE COUNTY UTILITIES
Utilities Plan Reviewer
239-533-8531

DCI2024-00042 Lee County DigEplan

Additional Info Dated 03-23-2026

LEGEND

POINT OF INGRESS / EGRESS

1 DEVIATION

SITE DEVELOPMENT NOTES

1. THIS MASTER CONCEPT PLAN IS GENERAL IN NATURE AND MAY BE MODIFIED TO REFLECT ENVIRONMENTAL CONDITIONS, EASEMENTS, UTILITIES AND CHANGES IN MARKET. THE PARCEL BOUNDARIES CAN BE MODIFIED TO REFLECT THE FINAL BUILT SQUARE FOOTAGE OF COMMERCIAL AND RELATED PARKING REQUIREMENTS. ALL ACREAGES ARE APPROXIMATE AND SUBJECT TO SLIGHT ADJUSTMENT.
2. DRAINAGE WILL BE ACCOMMODATED THROUGH THE USE OF SWALES AND/OR DETENTION AREAS. MINOR ADJUSTMENTS TO THE LOCATIONS AND CONFIGURATIONS OF DETENTION AREAS MAY BE ADMINISTRATIVELY REFINED WITHOUT AMENDING THE MCP THROUGH THE DEVELOPMENT ORDER PROCESS. IF MINOR ADJUSTMENTS ARE MADE, STAFF WILL DETERMINE, IN ACCORDANCE WITH LDC SECTION 34-380, IF AN AMENDMENT MAY BE MADE ADMINISTRATIVE OR OTHERWISE.
3. THIS PROPOSED SITE HAS ALREADY BEEN CLEARED AND FILLED, NO INDIGENOUS VEGETATION OR PRESERVE AREAS EXIST ON SITE.

SCHEDULE OF DEVIATIONS

1. DEVIATION FROM LDC SEC. 10-329(d)(4) TO ALLOW 4:1 LAKE SLOPES.
2. DEVIATION FROM LDC SECTION 10-418(2)D WHICH REQUIRES LITTORAL AREAS TO BE PLANTED WITH HERBACEOUS PLANT MATERIAL TO ALLOW FOR THE PLANTING OF NO HERBACEOUS PLANTS ON THE LITTORALS AREA ON THE WATER MANAGEMENT LAKE.
3. DEVIATION FROM LDC SECTION 10-418(2)D.3 WHICH REQUIRES THAT ONLY 25% OF THE HERBACEOUS PLANT ON LITTORAL AREAS CAN BE CONVERTED TO WETLAND TREES TO ALLOW FOR THE CONVERSION OF 100 PERCENT OF THE REQUIRED LITTORAL PLANTINGS TO WETLANDS TREES.
4. DEVIATION FROM LDC SEC. 10-329(d)(1)a.3 TO ALLOW A MINIMUM SETBACK OF 25 FEET.
5. DEVIATION FROM LDC SEC.10-296(k)(l) TO ALLOW FOR THE ELIMINATION OF THE REQUIRED CIRCULAR TURNAROUND IN THE LOCATION DEPICTED ON THE MAP

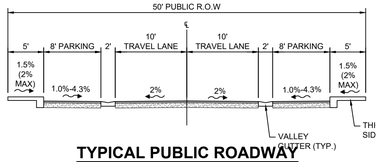
LAND USE SUMMARY / OPEN SPACE REQUIREMENTS

PARCEL	USE	ESTIMATED ACRES	REQUIRED OPEN SPACE	INDIGENOUS REQUIREMENT
1	MULTI-FAMILY	4.26	40% - 1.70	N/A
2	TOWNHOUSE	10.83	40% - 4.33	N/A
	LAKES	0.99	30% - 0.30	N/A
	ROW/ ESMTS.	1.86	30% - 0.56	N/A
	TOTAL	17.94	6.89 AC	N/A

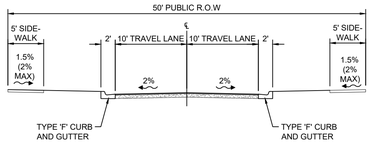
NOTE:
THE PROPOSED SITE HAS ALREADY BEEN CLEARED AND FILLED, NO INDIGENOUS VEGETATION OR PRESERVE AREAS EXIST ON SITE.

LAND USE AND DEVELOPMENT PROGRAM SUMMARY

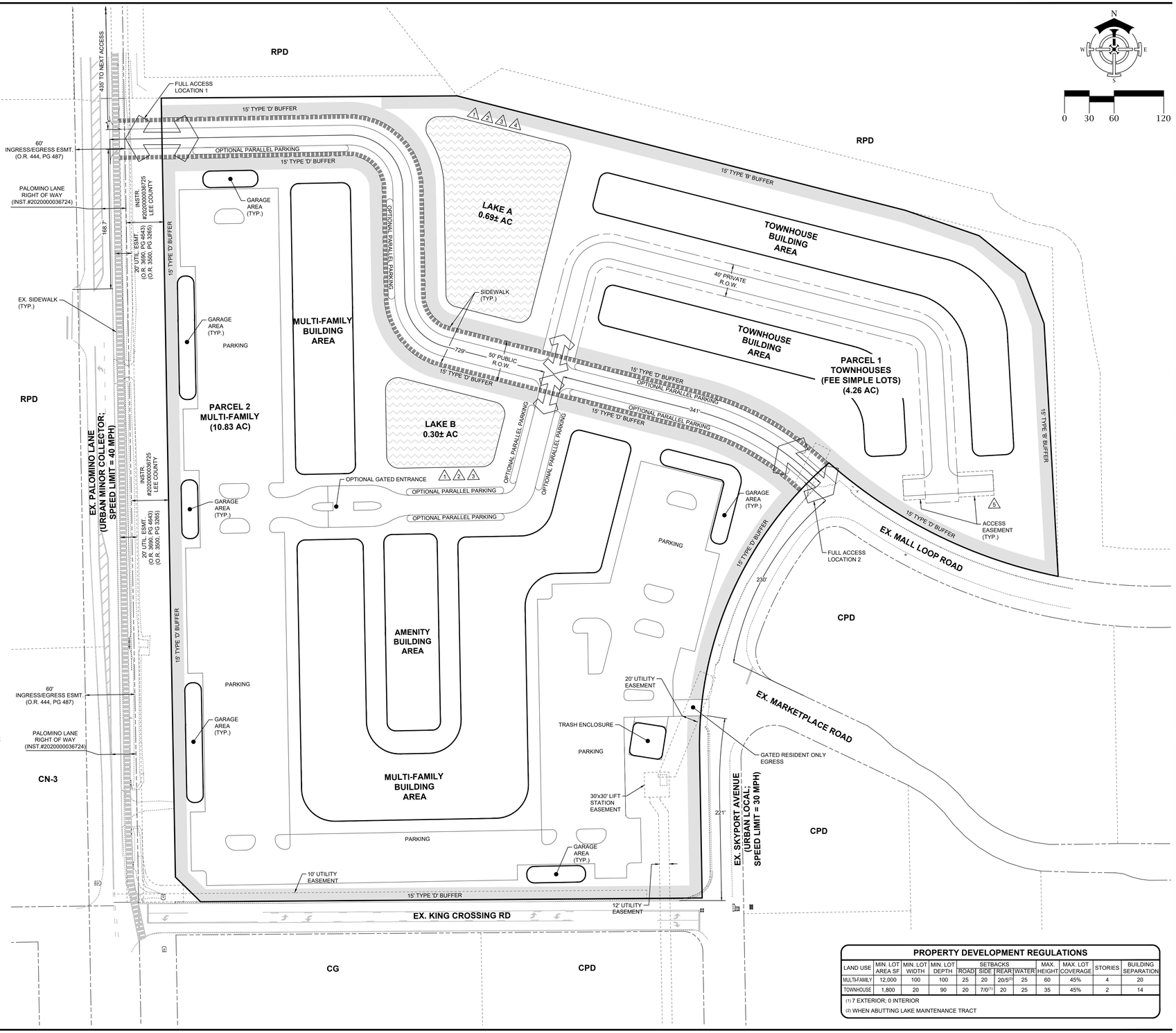
PROPOSED USES	DEVELOPMENT PROGRAM INTENSITY
MULTI-FAMILY	300 UNITS
TOWNHOUSE	60 UNITS



TYPICAL PUBLIC ROADWAY SECTION WITH OPTIONAL PARALLEL PARKING
NTS



TYPICAL PUBLIC ROADWAY SECTION
NTS



PROPERTY DEVELOPMENT REGULATIONS

LAND USE	MIN. LOT AREA SF.	MIN. LOT WIDTH	MIN. LOT DEPTH	SETBACKS ROAD	SETBACKS SIDE	SETBACKS REAR	SETBACKS WATER	MAX. HEIGHT	MAX. LOT COVERAGE	STORIES	BUILDING SEPARATION
MULTI-FAMILY	12,000	100	100	25	20	20/5(2)	25	60	45%	4	20
TOWNHOUSE	1,800	20	90	20	7/0(1)	20	25	35	45%	2	14

(1) 7 EXTERIOR; 0 INTERIOR
(2) WHEN ABUTTING LAKE MAINTENANCE TRACT

RESPEC
1412 Jackson St - Suite #1
Fort Myers, FL 33901
(239) 418-0691
Florida Registry License No. 33253

ENGINEER OF RECORD:
JOSEPH E. BOSCO, P.E.
FLORIDA P.E. NO. 58217

AREA RESERVED FOR AGENCY USE

OWNER / DEVELOPER:
RYAN COMPANIES US, INC.
201 NORTH FRANKLIN STREET
SUITE 300
TAMPA, FL 33602

PROJECT:
DANIELS PARKWAY MULTI-FAMILY

PLAN REVISIONS

#	DATE	DESCRIPTION

MASTER CONCEPT PLAN A

Project Manager:	EPB
Drawn By:	AB
Project Number:	L0042.25001
County, State:	LEE COUNTY, FL

Status:

Sheet Number: 1

N:\PROJECTS\L0042.25001-PALOMINO MULTI-FAMILY FLI\CAD\MCP\OPTION A\L0042-25001-01-MCP-OPT-A.DWG
3/20/2026 9:43 AM

LEGEND

POINT OF INGRESS / EGRESS

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3. THIS PROPOSED SITE HAS ALREADY BEEN CLEARED AND FILLED, NO INDIGENOUS VEGETATION OR PRESERVE AREAS EXIST ON SITE.
4. OFFICE FLOOR AREA MAY BE CONVERTED TO RETAIL IN ACCORDANCE WITH THE LAND USE CONVERSION TABLE BELOW.

LAND USE CONVERSION TABLE

CURRENT LAND USE	PROPOSED LAND USE	CONVERSION RATE	EXAMPLE	
OFFICE	RETAIL	398	1,000 SF OF OFFICE	398 SF OF RETAIL
RETAIL	OFFICE	251	1,000 SF OF RETAIL	2,510 SF OF OFFICE

NOTE:
BASED ON BALANCING TRIPS USING PM PEAK HOUR TRIPS

SCHEDULE OF DEVIATIONS

1. DEVIATION FROM LDC SEC. 10-329(d)(4) TO ALLOW 4:1 LAKE SLOPES.
2. DEVIATION FROM LDC SECTION 10-418(2)D WHICH REQUIRES LITTORAL AREAS TO BE PLANTED WITH HERBACEOUS PLANT MATERIAL TO ALLOW FOR THE PLANTING OF NO HERBACEOUS PLANTS ON THE LITTORALS AREA ON THE WATER MANAGEMENT LAKE.
3. DEVIATION FROM LDC SECTION 10-418(2)D.3 WHICH REQUIRES THAT ONLY 25% OF THE HERBACEOUS PLANT ON LITTORAL AREAS CAN BE CONVERTED TO WETLAND TREES TO ALLOW FOR THE CONVERSION OF 100 PERCENT OF THE REQUIRED LITTORAL PLANTINGS TO WETLANDS TREES.
4. DEVIATION FROM LDC SEC. 10-329(d)(1)a.3 TO ALLOW A MINIMUM SETBACK OF 25 FEET.

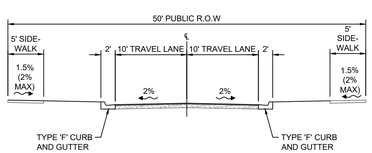
LAND USE SUMMARY / OPEN SPACE REQUIREMENTS

PARCEL	USE	PERMITTED USE	ESTIMATED ACRES	REQUIRED OPEN SPACE	INDIGENOUS REQUIREMENT
1	OFFICE	80,000 SF	5.91	30% - 1.77	N/A
	RETAIL	15,000 SF			
2	RETAIL	80,000 SF	9.98	30% - 2.99	N/A
	LAKES	N/A	1.10	30% - 0.33	N/A
	ROW/ ESMTS.	N/A	0.95	30% - 0.29	N/A
	TOTAL	N/A	17.94	5.38 AC	N/A

NOTE:
THE PROPOSED SITE HAS ALREADY BEEN CLEARED AND FILLED. NO INDIGENOUS VEGETATION OR PRESERVE AREAS EXIST ON SITE.

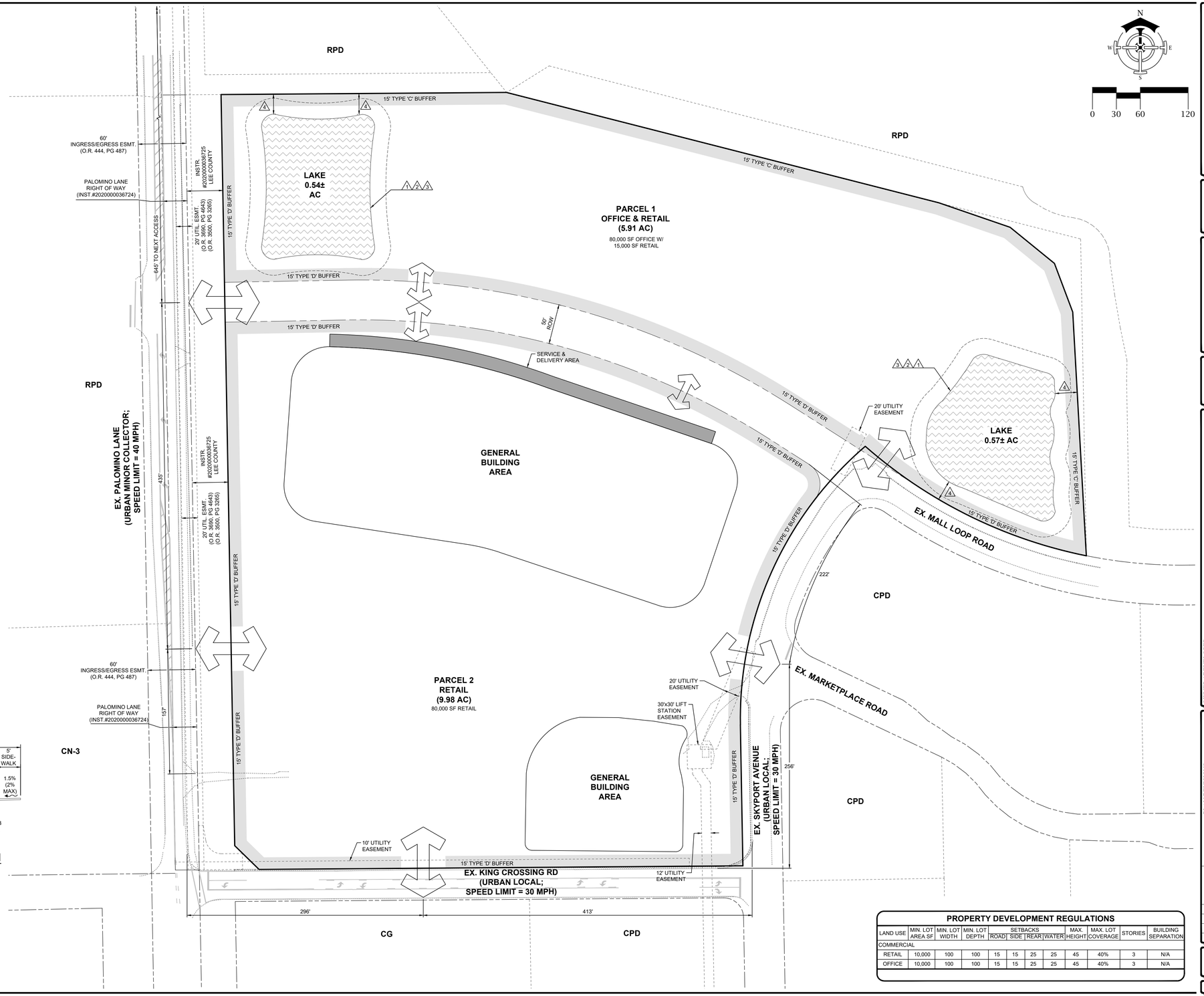
LAND USE AND DEVELOPMENT PROGRAM SUMMARY

PROPOSED USES	DEVELOPMENT PROGRAM INTENSITY
COMMERCIAL	
RETAIL	95,000 SF
OFFICE	80,000 SF



TYPICAL PUBLIC ROADWAY SECTION

NTS



PROPERTY DEVELOPMENT REGULATIONS

LAND USE	MIN. LOT AREA SF	MIN. LOT WIDTH	MIN. LOT DEPTH	SETBACKS ROAD	SIDE	REAR	WATER	MAX. HEIGHT	MAX. LOT COVERAGE	STORIES	BUILDING SEPARATION
COMMERCIAL											
RETAIL	10,000	100	100	15	15	25	25	45	40%	3	N/A
OFFICE	10,000	100	100	15	15	25	25	45	40%	3	N/A

RESPEC
1412 Jackson St - Suite #1
Fort Myers, FL 33901
(239) 418-0691
Florida Registry License No. 33253

ENGINEER OF RECORD:
JOSHUA E. BOLES
FLORIDA P.E. NO. 58217

AREA RESERVED FOR AGENCY USE

OWNER - DEVELOPER:
RYAN COMPANIES US, INC.
201 NORTH FRANKLIN STREET
SUITE 300
TAMPA, FL 33602

PROJECT:
DANIELS PARKWAY MULTIFAMILY

PLAN REVISIONS

#	DESCRIPTION	DATE

MASTER CONCEPT PLAN B

Project Manager:	EPB
Drawn By:	AB
Project Number:	L0042.25001
County, State:	LEE COUNTY, FL

Status:

Sheet Number: 1

N:\PROJECTS\L0042.25001-PALOMINO MULTI-FAMILY FLCAD\MCP\OPTION B\L0042-25001-01-MCP-OPT-B.DWG
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