



CPA 2026-00002

# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

**Project Name:** Daniels Parkway Multifamily

**Project Description:** Development of a 360 unit residential community in a mixed use area that functions in a manner meeting the intent of the Mixed Use Overlay.

**Map(s) to Be Amended:** 1A and 1C

**State Review Process:**  Small-Scale Review  State Coordinated Review  Expedited State Review

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

2. **Name of Contact:** Daniel DeLisi, AICP  
Address: 520 27th Street  
City, State, Zip: West Palm Beach, FL 33407  
Phone Number: (239) 913-7159 E-mail: dan@delisi-inc.com

3. **Owner(s) of Record:** Lee County School Board  
Address: 2855 Colonial Boulevard  
City, State, Zip: Fort Myers, FL 33966  
Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

**RECEIVED**  
MAR 26 2026  
COMMUNITY DEVELOPMENT

4. **Property Location:**  
1. Site Address: NE Corner of Palomino Lane and Kings Crossing Road  
2. STRAP(s): 22-45-25-L1-00001.0010

5. **Property Information:**  
Total Acreage of Property: 17.94 Total Acreage Included in Request: 17.94  
Total Uplands: 17.94 Total Wetlands: 0 Current Zoning: CPD  
Current Future Land Use Category(ies): General Interchange  
Area in Each Future Land Use Category: \_\_\_\_\_  
Existing Land Use: Vacant

6. **Calculation of maximum allowable development under current Lee Plan:**  
Residential Units/Density: \_\_\_\_\_ Commercial Intensity: \_\_\_\_\_ Industrial Intensity: \_\_\_\_\_

7. **Calculation of maximum allowable development with proposed amendments:**  
Residential Units/Density: 360 Units Commercial Intensity: N/A Industrial Intensity: N/A

## **Public Facilities Impacts**

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

- 1. Traffic Circulation Analysis:** The analysis is intended to determine the effect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.
  - a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
    - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
    - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
    - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
  - b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.
- 2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
  - a. Sanitary Sewer
  - b. Potable Water
  - c. Surface Water/Drainage Basins
  - d. Parks, Recreation, and Open Space
  - e. Public Schools

**Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):**

- a. Franchise Area, Basin, or District in which the property is located
- b. Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d. Projected 2030 LOS under proposed designation
- e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

**In addition to the above analysis, provide the following for potable water:**

- a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- d. Include any other water conservation measures that will be applied to the site (see Goal 54).

**3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:**

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

**Environmental Impacts**

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

**Impacts on Historic Resources**

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

**Internal Consistency with the Lee Plan**

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

**State Policy Plan and Regional Policy Plan**

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

**Justify the proposed amendment based upon sound planning principles**

Support all conclusions made in this justification with adequate data and analysis.

**Planning Communities/Community Plan Area Requirements**

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

**Sketch and Legal Description**

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

**SUBMITTAL REQUIREMENTS**

***Clearly label all submittal documents with the exhibit name indicated below.***

***For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.***

**MINIMUM SUBMITTAL ITEMS (3 Copies)**

<input checked="" type="checkbox"/>	Completed Application (Exhibit – M1)	
<input type="checkbox"/>	Disclosure of Interest (Exhibit – M2)	
<input type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)	
<input checked="" type="checkbox"/>	Existing Future Land Use Map (Exhibit – M4)	
<input type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)	
<input checked="" type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)	
<input type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)	
<input checked="" type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)	
<input type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)	
<input checked="" type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)	
<input type="checkbox"/>	Proposed Amendments (Exhibit – M11)	
<input checked="" type="checkbox"/>	Lee Plan Analysis (Exhibit – M12)	
<input type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M13)	
<input type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M14)	
<input checked="" type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M15)	
<input checked="" type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M16)	
<input type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M17)	
<input type="checkbox"/>	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M18)	
<input checked="" type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M19)	
<input checked="" type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M20)	
<input type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M21)	N/A

**APPLICANT – PLEASE NOTE:**

Changes to Table 1(b) that relate directly to and are adopted simultaneously with a future land use map amendment may be considered as part of this application for a map amendment.

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239) 533-8585.

AFFIDAVIT

I, Daniel DeLisi, AICP, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize 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 through this application.

Daniel DeLisi

Signature of Applicant

3-26-2026

Date

Daniel DeLisi

Printed Name of Applicant

STATE OF FLORIDA  
COUNTY OF ~~LEE~~ Palm Beach

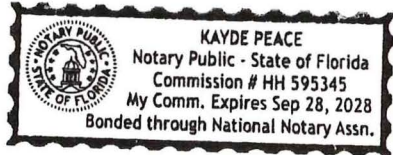
The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on 3/26/26 (date) by Daniel DeLisi (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

[Signature]

Signature of Notary Public

Kayde Peace

(Name typed, printed or stamped)



**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
<u>None / Not Applicable</u>	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.

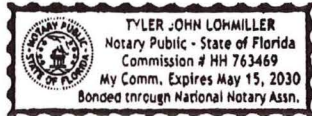
  
\_\_\_\_\_  
Property Owner  
Jon Paul Bacariza  
\_\_\_\_\_  
Print Name


\*\*\*\*\*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



  
\_\_\_\_\_  
Signature of Notary Public



# Lee County

Southwest Florida

## Board of County Commissioners

Kevin Ruane  
District One

January 26, 2026

Via E-Mail

Cecil L. Pendergrass  
District Two

John Wojdak, P.E.  
Respec Company, LLC

David Mulicka  
District Three

1412 Jackson Street, Suite # 1  
Fort Myers, FL 33901

Brian Hamman  
District Four

**RE: Potable Water and Wastewater Availability**

Trish Petrosky  
District Five

**Palomino Multi-Family**

**Northeast corner of Palomino Ln and Kings Crossing Rd.**

Dave Harner, II  
County Manager

**STRAP # 22-45-25-L1-00001.0010**

Richard Wm. Wesch  
County Attorney

To whom this may concern:

Donna Marie Collins  
County Hearing  
Examiner

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



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



#### **FUTURE CONDITIONS**

The ideal connection points for this project would be along both Palomino Lane and Skyport Avenue, creating an internal loop through the project for redundancy. Although the proposed change may result in increased potable water demand, the additional plant capacity to serve the project is available. The 'worst-case scenario' calculated Average Daily Flow of 72,000 GPD (0.072 MGD) is available in the existing system.

#### **SANITARY SEWER**

##### **EXISTING CONDITIONS**

Currently, Lee County Utilities owns the gravity sewer system, lift station, and the existing 10-inch force main along the west side of Skyport Avenue which ultimately discharges into the City of Fort Myers South Water Reclamation Facility.

##### **PLANT CAPACITY**

The project is served by the City of Fort Myers South Water Reclamation Facility. Presently, this plant has a treatment capacity of 12 Million Gallons per Day (MGD) per the FDEP Wastewater Treatment Facilities and Lift Stations GIS. The attached Potable Water and Wastewater Availability Letter dated January 26, 2026, states that Lee County Utilities presently has sufficient capacity to provide potable water service to this project.

##### **FUTURE CONDITIONS**

The ideal connection point for this project would be into the existing gravity sewer network on the west side of Skyport Avenue. Although the proposed change may result in increased wastewater flows, the additional plant capacity to serve the project is available. The 'worst-case scenario' calculated Average Daily Flow of 57,600 GPD (0.0576 MGD) is available in the existing system.

#### **SURFACE WATER**

##### **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



## DANIELS PARKWAY MULTI-FAMILY - LEVEL OF SERVICE ANALYSIS

### WATER AND SEWER DEMANDS

The current CPD approved within the General Interchange Future Lane Use area would allow 95,000 SF of commercial retail development and 80,000 SF of office development. The proposed entitlements within the Central Urban Lane Use area would allow a maximum of 95,000 SF of commercial retail development and 80,000 SF of office development OR 300 multi-family residential units and 60 townhome residential units. To assess any water and sewer infrastructure impacts, the maximum demand under the existing entitlement will be compared to the maximum demand under the proposed entitlements. The maximum demands are summarized below:

Existing Water / Sewer Demands					
Units	Summary	Average Daily Flow per Unit (GPD)	Average Daily Flow (GPD)	Peak Factor (Water / Sewer)	Peak Flow (GPM) (Water / Sewer)
95,000 SF	Commercial Retail	0.15	14,250	2.5 / 3.5	25 / 35
80,000 SF	Office	0.15	12,000	2.5 / 3.5	21 / 29
<b>Maximum Demand (Existing)</b>			<b>26,250</b>		<b>46 / 64</b>
Proposed Water / Sewer Demands					
Option A					
Units	Summary	Average Daily Flow per Unit (GPD)	Average Daily Flow (GPD)	Peak Factor (Water / Sewer)	Peak Flow (GPM) (Water / Sewer)
95,000 SF	Commercial Retail	0.15	14,250	2.5 / 3.5	25 / 35
80,000 SF	Office	0.15	12,000	2.5 / 3.5	21 / 29
<b>Maximum Demand (Proposed)</b>			<b>26,250</b>		<b>46 / 64</b>
Option B					
Units	Summary	Average Daily Flow per Unit (GPD) (Water/ Sewer)	Average Daily Flow (GPD) (Water / Sewer)	Peak Factor (Water / Sewer)	Peak Flow (GPM) (Water / Sewer)
300	Multi-Family	200 / 160	60,000 / 48,000	2.5 / 3.0	104 / 100
60	Townhouse	200 / 160	12,000 / 9,600	2.5 / 3.0	21 / 20
<b>Maximum Demand (Proposed)</b>			<b>72,000 / 57,600</b>		<b>125 / 120</b>

### POTABLE WATER

#### EXISTING CONDITIONS

Currently, Lee County Utilities owns a 12-inch water main along the east side of Palomino Lane, a 10-inch water main along the south side of Kings Crossing Road, and a 10-inch water main along the east side of Skypoint Avenue.

#### PLANT CAPACITY

The project is served by the Corkscrew Water Treatment Plant. Presently, this plant has a capacity of 15 Million Gallons per Day (MGD) of production per the FDEP Public Water Supply Plants GIS. The attached Potable Water and Wastewater Availability Letter dated January 26, 2026, states that Lee County Utilities presently has sufficient capacity to provide potable water service to this project.

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

(a) *Regional Parks - 6 acres of developed regional park land open for public use per 1000 total seasonal county population.*

(b) *Community Parks - 0.8 acres of developed standard community parks open for public use per 1000 permanent population, unincorporated county only.*

According to American Community Survey data on Census.gov the average unit occupancy in Lee County is 1.6 persons per unit. Therefore, the proposed total of 360 units will generate a population of 576 people. The projected demand for regional park area would be 3.5 acres and the projected demand for Community Park area would be 0.5 acres. The on-site open space, on site recreation and park impact fees off set the projected need. However, note that these are the total demands. There is no increased need based on the proposed plan amendment.

### **Lee County Schools**

Attached is a letter from the Lee County School District stating that the proposed amendment would not have a negative impact on the school system. The Lee County School Board projects student generation by dwelling unit. For multi-family units, the student generation rate is 0.413 and further broken down as shown in the table below. Based on these generation rates, a 360 unit multi-family development would be projected to generate approximately 149 students. According to the School Board, capacity is available in the school system. Note however, the analysis below represents the project impact. There is no increased need based on the proposed plan amendment.

<b>Student Generation Rates</b>		
	<b>Rate</b>	<b>Projected Students</b>
<b>Elementary</b>	.207	75
<b>Middle</b>	.087	31
<b>High</b>	.119	43
<b>Total</b>	.296	149

### **Environmental Impacts**

The proposed amendment will have no impact on environmentally sensitive resources in Lee County.



## **Daniels Parkway Multifamily CPA M-15 & M-17 - Existing and Future Conditions Analysis**

In accordance with Policy 95.1.3 below is an analysis on public facilities that may result from the adoption of the proposed Lee Plan Amendment of the subject property from General Interchange to Intensive Development. In addition, attached are analyses of the impacts to sanitary sewer, potable water and surface water by RESPEC, as well as a Transportation Impact Study by TR Transportation. In addition, attached are letters of service availability for the required service providers.

The General Interchange and Intensive Development future land use categories are virtually identical. Both land use categories allow for the same mix of non-residential uses and the same development intensities. The standard density range and maximum density allowance is also identical. The only difference is that there is an additional increase over the maximum allowable density that is possible through the transfer of Pine Island TDUs (from 22 units per acre to 30 units per acre). Pine Island TDUs are limited to the extent that this additional density would also be severely limited. However, the proposed Lee Plan Amendment is being filed concurrently with a planned development rezoning that does not seek to utilize this additional density. Therefore, there is no difference between the existing and the proposed future land use categories.

### **Sanitary Sewer and Potable Water**

Attached is a level of service analysis by RESPEC demonstrating the availability of both water and sewer to the subject property. In addition, Lee County Utilities issued a letter of service availability for the proposed development.

### **Surface Water**

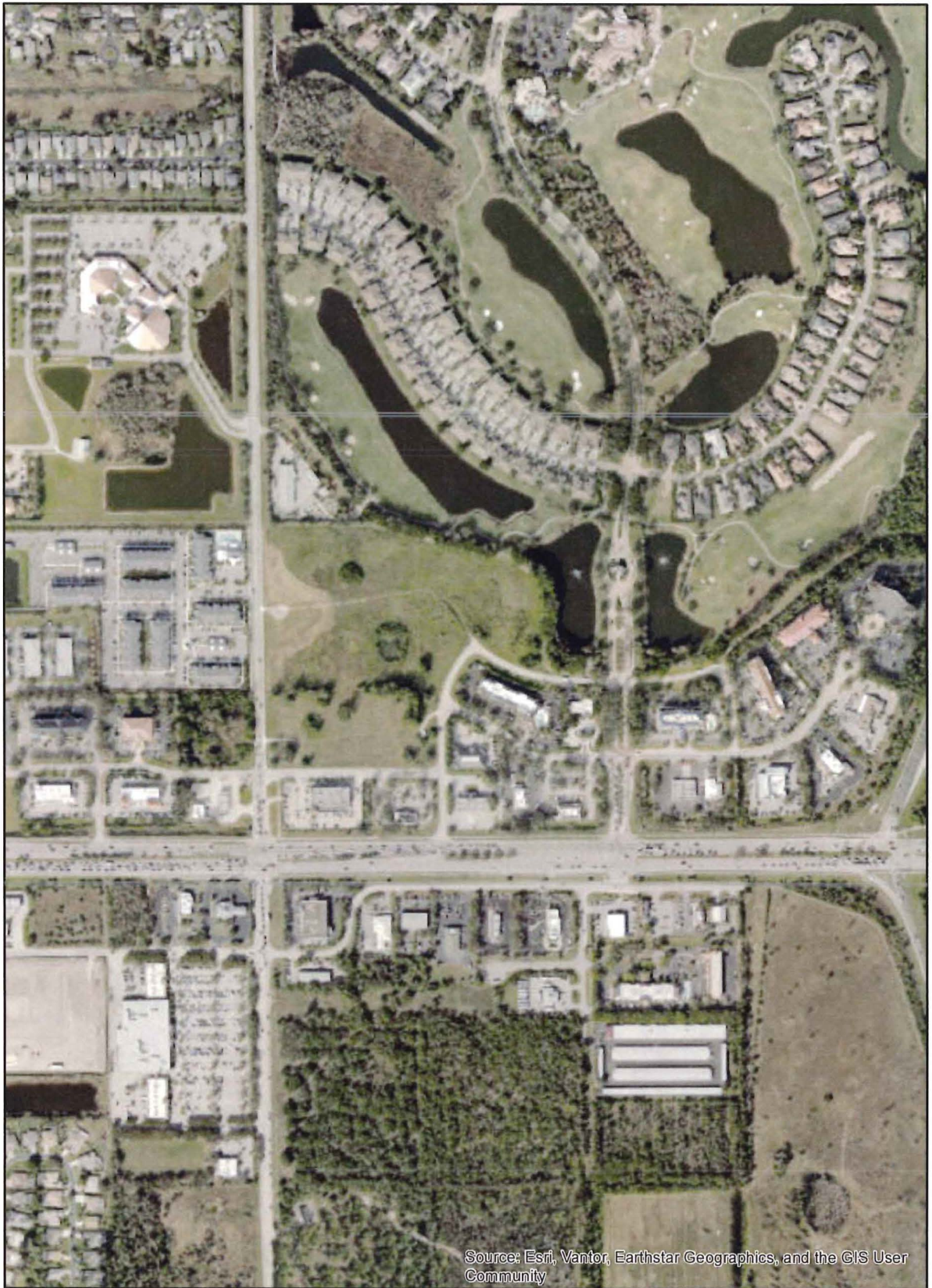
Attached is a preliminary surface water analysis prepared by RESPEC.

### **Parks**

The level of service for Parks is established in Policy 95.1.3.6 as follows:

#### *NON-REGULATORY STANDARDS*

*6. Parks and Recreation Facilities:  
Minimum Level of Service:*



**Legend**

- FloridaSites
- FloridaStructures
- HistoricalBridges
- HistoricalCemeteries
- ResourceGroups

Daniel DeLisi, AICP  
DeLisi, Inc.  
[dan@delisi-inc.com](mailto:dan@delisi-inc.com)  
[www.delisi-inc.com](http://www.delisi-inc.com)



## Daniel DeLisi

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**From:** Fowler, Christopher G. <Christopher.Fowler@dos.fl.gov>  
**Sent:** Monday, March 16, 2026 4:01 PM  
**To:** Daniel DeLisi  
**Subject:** RE: Letter on Historic Resources  
**Attachments:** search results map.pdf

Good afternoon,

The were no previously recorded resources within the search area. I attached a map for your reference. Let us know if you have questions. Have a great day!

**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

Kind regards,

### **CHRIS FOWLER**

Assistant Supervisor | Florida Master Site File | Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6327 | 1.800.847.7278

**From:** Daniel DeLisi <dan@delisi-inc.com>  
**Sent:** Friday, March 13, 2026 3:47 PM  
**To:** FMSFILE <FMSFILE@dos.fl.gov>  
**Subject:** RE: Letter on Historic Resources

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

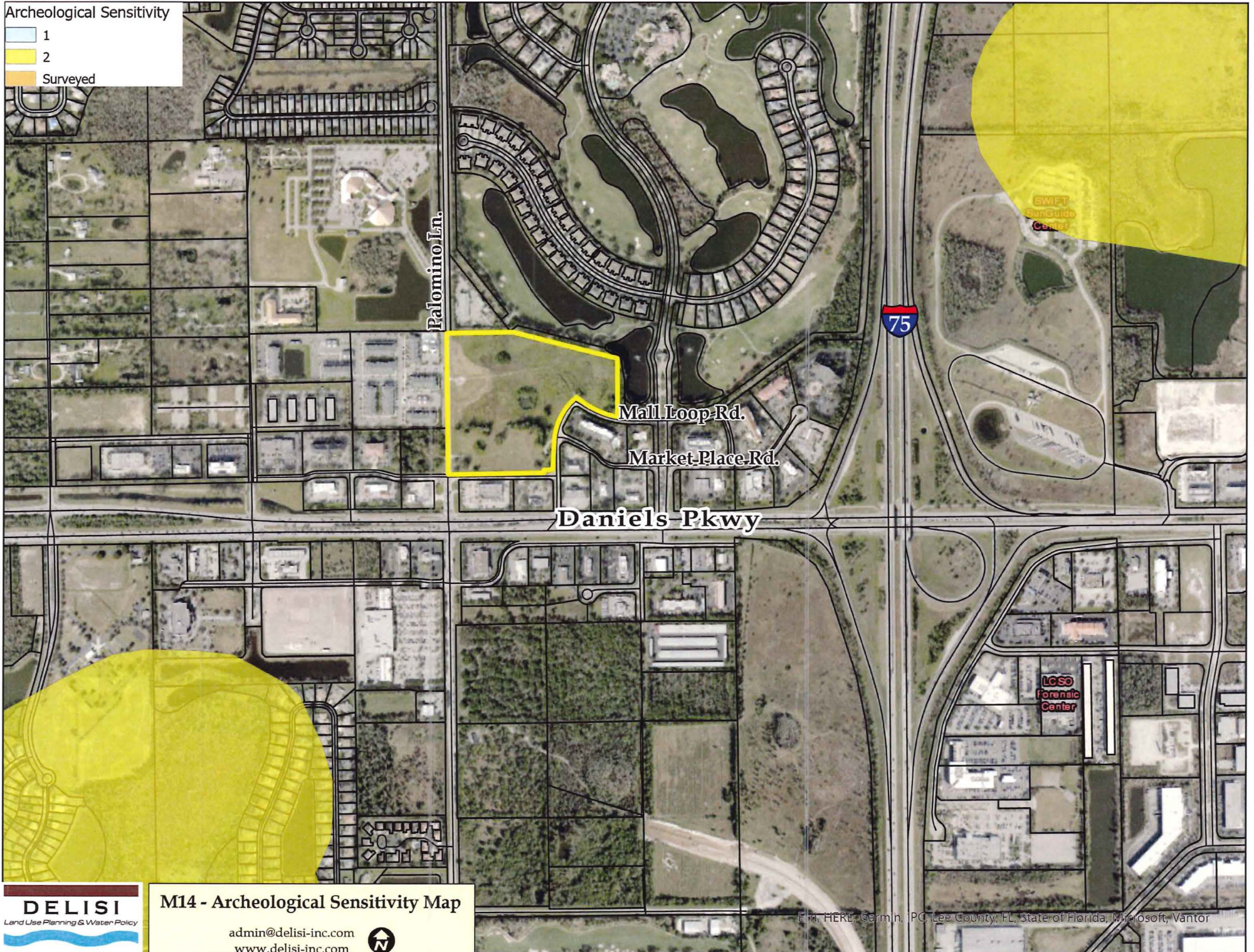
Greetings,

The attached is a request to search for previously recorded cultural resources on the subject property. I have attached the appropriate form, and a property boundary overlaid on an aerial. If you should require any additional information, please do not hesitate to contact me.

Best regards.

Archeological Sensitivity

- 1
- 2
- Surveyed



M14 - Archeological Sensitivity Map

admin@delisi-inc.com  
www.delisi-inc.com



Map: HERE, Garmin, IGO, Lee County, FL, State of Florida, Microsoft, Vantor

**Cavity Tree T3 Photos – Cavity 4 (C4)**

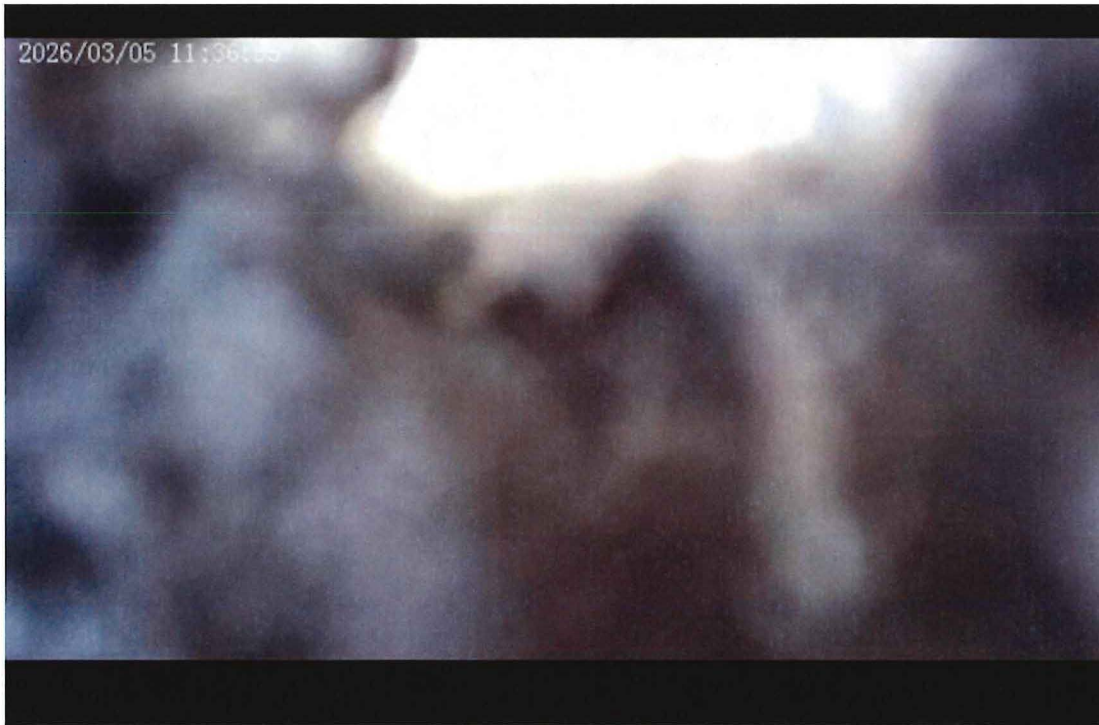


**Photographic Log – Florida Bonneted Bat Survey (March 5, 2026)**

**Daniels Parkway Multi-Family  
Palomino Lane, Fort Myers  
Lee County, Florida**

**Kimley»Horn**

**Cavity Tree T3 Photos – Cavity 3 (C3)**



**Photographic Log – Florida Bonneted Bat Survey (March 5, 2026)**

**Daniels Parkway Multi-Family  
Palomino Lane, Fort Myers  
Lee County, Florida**

**Kimley»Horn**

## Cavity Tree T2 Photos

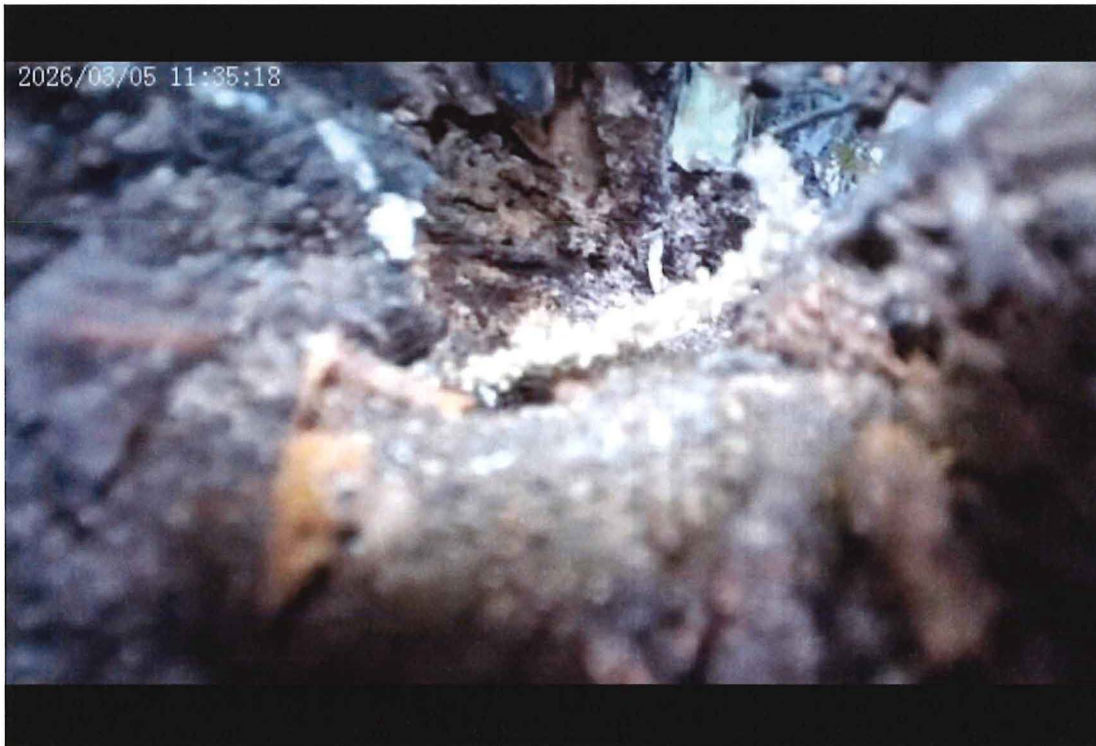


Photographic Log – Florida Bonneted Bat Survey (March 5, 2026)

Daniels Parkway Multi-Family  
Palomino Lane, Fort Myers  
Lee County, Florida

Kimley»Horn

### Cavity Tree T1 Photos



Photographic Log – Florida Bonneted Bat Survey (March 5, 2026)

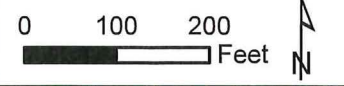
Daniels Parkway Multi-Family  
Palomino Lane, Fort Myers  
Lee County, Florida

Kimley»Horn

USFWS Bonneted Bat Survey Datasheet

Date 3/5/2026  
 Project Name Daniels Parkway Multi-Family  
 Location Fort Myers  
 County Lee  
 Data collector Kimley-Horn

Tree ID	Cavity ID	Tree Species	DBH (in.)	Cavity Orientation	Cavity Height	Inspection Result	Bat Present
T1	C1	Laurel oak	22	east	12 ft 4 inches	empty	N
T2	C2	Laurel oak	17	south	10 ft 6 in	empty	N
T3	C3	Laurel oak	24	north	15 ft	empty	N
T3	C4	Laurel oak	24	north	25 ft 8 in	empty	N



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- Project Site
- Cavity Tree Locations

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**Cavity Tree Location Map**

**Daniels Parkway Multi-Family  
 Lee County, Florida**

1 IN = 200 FT	PROJECT NUMBER: 148978007	MARCH 2026	APPENDIX A
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# **APPENDIX A**



### **Conclusion**

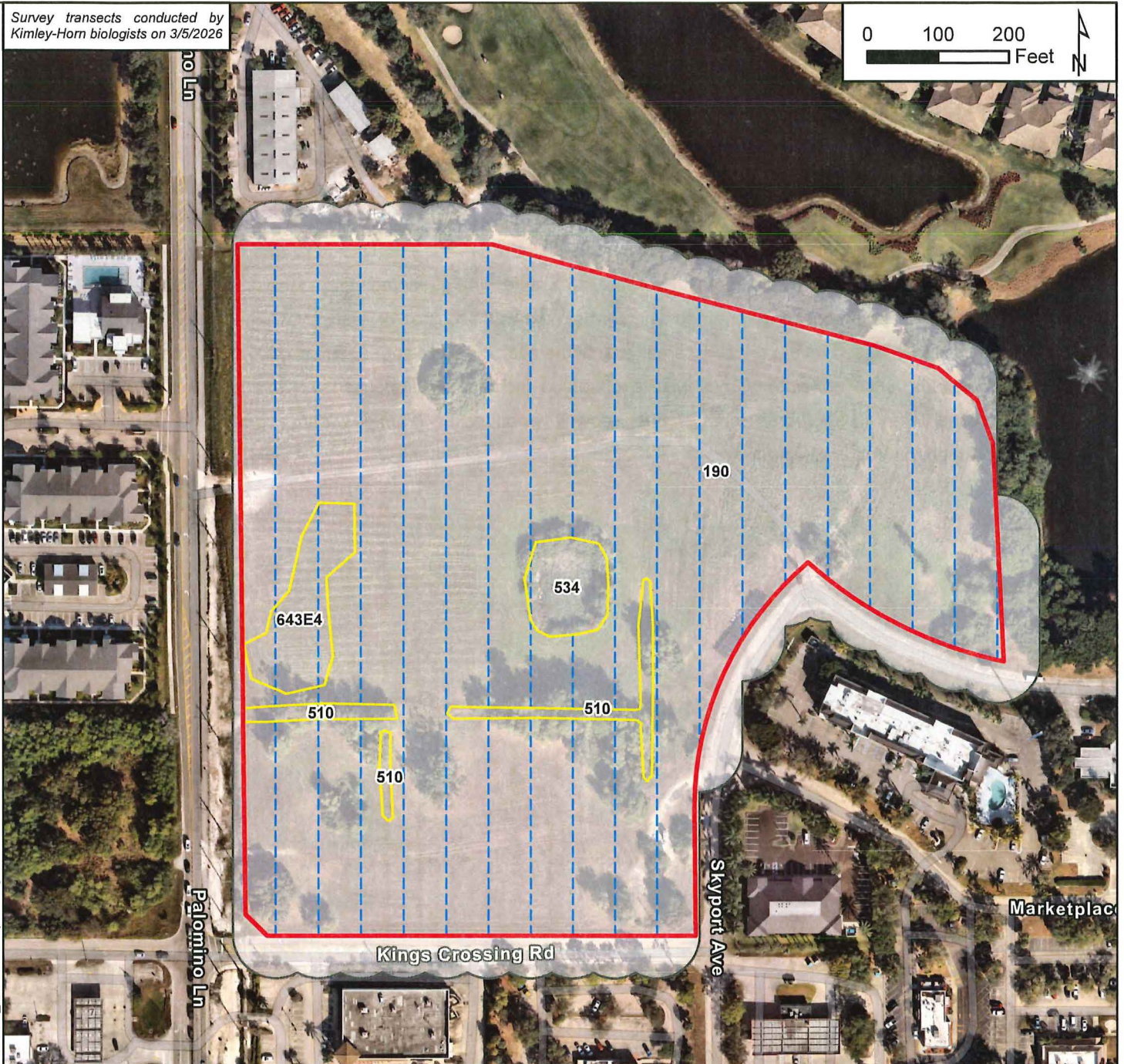
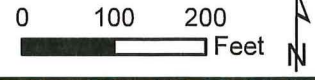
Kimley-Horn has conducted a review of state and federal databases to search for documentation of occurrence of protected species on or near the project site and has conducted on-site pedestrian surveys to observe for occurrence or signs of protected species. The survey methodology described in this report was conducted in accordance with Lee County Administrative Code Section AC-13-10 (Lee County Listed Species Survey Method). No protected species described in the Lee County Protected Species Ordinance or otherwise listed species were observed on the project site.

**TABLE 2**

**POTENTIAL LEE LISTED SPECIES PRESENCE, DENSITY, AND ABUNDANCE  
WITHIN FLUCFCS CLASSIFICATIONS AT PROJECT SITE**

	COMMON NAME	STATE / FEDERAL LISTING STATUS***	FLUCFCS CODES*	FLUCFCS (ACRES)	AREA SURVEYED (ACRES)	AREA SURVEYED (%)	PRESENT	ABSENT	# OBSERVED	DENSITY**
REPTILES	American alligator	FT (S/A)	510, 534	0.67	0.67	100%		X	0	0
BIRDS	Roseate spoonbill	ST	510, 534	0.67	0.67	100%		X	0	0
	Florida burrowing owl	ST	190	16.79	16.79	100%		X	0	0
	Least tern	ST	190	16.79	16.79	100%		X	0	0
	Limpkin	NL	510, 534, 643E4	1.15	1.15	100%		X	0	0
	Little blue heron	ST	510, 534, 643E4	1.15	1.15	100%		X	0	0
	Reddish egret	ST	510, 534, 643E4	1.15	1.15	100%		X	0	0
	Snowy egret	NL	510, 534, 643E4	1.15	1.15	100%		X	0	0
	Tricolored heron	ST	510, 534, 643E4	1.15	1.15	100%		X	0	0
	Wood stork	NL	643E4	0.48	0.48	100%		X	0	0
	MAMMALS	Everglades mink	ST	510, 534, 643E4	1.15	1.15	100%		X	0
<p><b>Notes:</b> * According to Appendix H - Protected Species List of Lee County Development Code</p> <p>** Expected individuals per acre of FLUCFCS types associated with Lee County Protected Species</p> <p>*** State/Federal Listing Status: FE- Federally Endangered; FT – Federally Threatened; FT(S/A) – Federally Threatened due to Similarity of Appearance; FC = Federal Candidate Species. ST- State Threatened. SE = State Endangered; ST = State Threatened; ST(S/A) = State Threatened due to Similarity of Appearance; NL = Not Listed.</p>										

Survey transects conducted by  
Kimley-Horn biologists on 3/5/2026



- Project Site
- Survey Transects
- Belt Transects

**FLUCFCS Code: Description**

- 190: Open Land (±16.79 ac)
- 510: Streams and Waterways (±0.34 ac)
- 534: Reservoirs less than 10 ac (±0.33 ac)
- 643E4: Wet Prairie invaded by exotics [76-90%] (±0.48 ac)

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**Protected Species Survey Map**

**Daniels Parkway Multi-Family  
Lee County, Florida**

1 IN = 200 FT

PROJECT NUMBER: 148978007

MARCH 2026

FIGURE 3

## Results

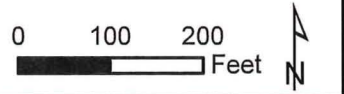
**Table 2** summarizes the findings of the PSS performed at the project site. No protected species individuals or evidence of protected species were observed within the project site. One nest was observed within a slash pine tree during the field survey. However, no wildlife were observed utilizing the nest during the field survey, and it could not be determined whether the nest was occupied or, if so, by what species. It should be noted that, based on the relatively small size of the nest, it did not appear suitable for use by bald eagle (*Haliaeetus leucocephalus*). Other wildlife observed included American crow (*Corvus brachyrhycos*), Carolina wren (*Thryothorus ludovicianus*), downy woodpecker (*Picoides pubescens*), and northern mockingbird (*Mimus polyglottos*).

TABLE 1

POTENTIAL LEE LISTED SPECIES WITHIN FLUCFCS CLASSIFICATIONS AT PROJECT SITE

FLUCFCS CODE	AREA (AC.)	FLUCFCS DESCRIPTION	POTENTIAL SPECIES *
190	16.79	OPEN LAND	Florida burrowing owl ( <i>Athene cunicularia</i> ), Least tern ( <i>Sterna antillarum</i> )
510	0.34	STREAMS AND WATERWAYS	American alligator ( <i>Alligator mississippiensis</i> ), Roseate spoonbill ( <i>Platalea ajaja</i> ), Limpkin ( <i>Aramus guarauna</i> )**, Little blue heron ( <i>Egretta caerulea</i> ), Reddish egret ( <i>Egretta rufescens</i> ), Snowy egret ( <i>Egretta thula</i> )**, Tricolored heron ( <i>Egretta tricolor</i> ), Everglades mink ( <i>Mustela vison evergladensis</i> )
534	0.33	RESERVOIRS LESS THAN 10 AC.	American alligator, Roseate spoonbill, Limpkin**, Little blue heron, Reddish egret, Snowy egret**, Tricolored heron, Everglades mink
643E4	0.48	WET PRAIRIES INVADED BY EXOTICS (76-90%)	Limpkin**, Little blue heron, Reddish egret, Snowy egret, Tricolored heron, wood stork** ( <i>Mycteria americana</i> ), Everglades snail kite ( <i>Rostrhamus sociabilis</i> ), Everglades mink
<p><b>Note:</b> * According to Appendix H - Protected Species List of Lee County Development Code            **Species is not state- or federally-listed</p>			

Extents of wetlands and other surface waters were verified in the field with SFWMD staff on 4/8/2025 as part of a formal wetland determination application (App. No. 250305-50830).



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- Project Site (±17.94 ac)
- FLUCFCS Habitat Area

FLUCFCS Code	Description	±Acreage
190	Open Land	16.79
510	Streams and Waterways	0.34
534	Reservoirs less than 10 ac	0.33
643E4	Wet Prairie invaded by exotics [76-90%]	0.48

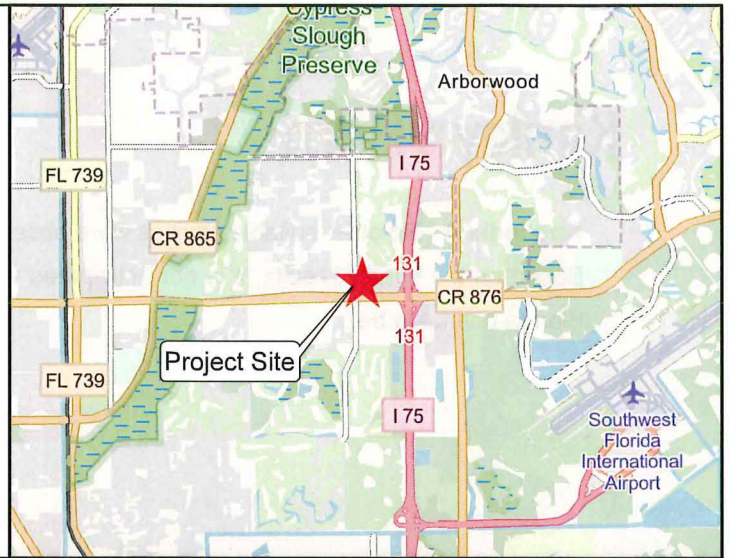


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**Florida Land Use, Cover, and Forms Classification System Map**

**Daniels Parkway Multi-Family  
 Lee County, Florida**

1 IN = 200 FT	PROJECT NUMBER: 148978007	MARCH 2026	FIGURE 2
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**Project Location Map**  
**Daniels Parkway Multi-Family**  
**Lee County, Florida**

1 IN = 600 FT	PROJECT NUMBER: 148978007	MARCH 2026	FIGURE 1
---------------	---------------------------	------------	----------

**Appendix A.** No other suitable cavities were observed in any other trees or snags within the survey area. Based on the survey results, it is not anticipated that the project site is being utilized for roosting by the Florida bonneted bat.

Peruvian primrose willow (*Ludwigia peruviana*), torpedograss, and beggarstick (*Bidens alba*). The ditches held no water at the time of the site visit.

### **FLUCFCS 534 – Reservoirs Less Than 10 ac.**

This classification type consists of a small, man-made pond located near the center of the project site. The reservoir contained shallow open water at the time of the site visit and is bordered by a mixture of woody and emergent vegetation. Species observed along the margins include cattails (*Typha sp.*), Carolina willow (*Salix caroliniana*), earleaf acacia, Brazilian pepper, and Peruvian primrose willow, with patches of smartweed (*Persicaria sp.*). Floating aquatic vegetation consisted of spatterdock (*Nuphar lutea*).

### **FLUCFCS 643E4 – Wet Prairies invaded by exotics (76-90%)**

This cover type consists of a minor depression in the western portion of the project site that is composed entirely of groundcover vegetation. Torpedograss was the dominant species present as well as small amounts of spikerush (*Eleocharis sp.*) and Peruvian primrose willow. Most of this classification was composed of invasive exotic vegetation.

## **Protected Species Survey**

Kimley-Horn conducted field reconnaissance on March 5, 2026 to evaluate habitats occurring on-site and determine the potential presence of protected species. Field reconnaissance was performed by Kimley-Horn biologists familiar with upland habitats, wetland habitats, and wildlife of southwest Florida. Kimley-Horn biologists walked representative pedestrian transects to cover a minimum of 80% of each suitable habitat within the project site to observe for occurrence of individuals, or signs such as burrows, cavities, tracks or scat, of protected species and other wildlife (see **Figure 3 – Protected Species Survey Map**). **Table 1** summarizes potential species occurrence within the project site by FLUCFCS classification.

It should be noted that the Florida bonneted bat (*Eumops floridanus*) does not appear on the Lee County Protected Species Ordinance Species List. However, the project site falls within the USFWS Consultation Area for the Florida bonneted bat and potential habitat for this species occurs on-site. As such, during the PSS a Florida bonneted bat limited roost survey was also conducted based on the USFWS *Florida Bonneted Bat Consultation Guidelines (2024)* to identify and inspect potential roost trees within areas proposed for development within the project site. This included visual inspection of trees and snags on-site for evidence of cavities suitable for Florida bonneted bat roosting. Where found, suitable cavities were inspected with a pole-mounted camera for evidence of bat roosting, including the presence of guano. During the survey, three (3) cavity trees and four (4) cavities were identified within the survey area (see **Appendix A - Cavity Tree Location Map**). These trees were inspected with a camera, and no bats or guano were identified, indicating negative findings. The datasheet and photographs of the cavities are also included in

- USFWS National Wetlands Inventory (NWI) Maps (Web-based maps available from (<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>))
- United States Geological Survey (USGS) Quadrangle Maps, Land Boundary Information System (LABINS; <http://www.labins.org>)
- Lee County Land Development Code Protected Species Ordinance Species List

Based on this review, it was determined that the project site contains potential suitable habitat for protected species.

## **Vegetation Associations**

Existing habitats within the project site were classified using the FLUCFCS. The data for the mapping was based on existing GIS data from South Florida Water Management District (SFWMD) and field reconnaissance conducted by Kimley-Horn and Associates, Inc. Land cover classifications within the project site include open land (FLUCFCS 190), streams and waterways (FLUCFCS 510), reservoirs less than 10 ac. (FLUCFCS 534), and wet prairies (FLUCFCS 643E4). The location of these land cover types is detailed in **Figure 2 – FLUCFCS Map**.

### **FLUCFCS 190 – Open Land**

This classification describes the majority of the project site, which consists of vacant, open areas of grassy land that are regularly mowed. A majority of the groundcover is exotic; the dominant grasses included cogongrass (*Imperata cylindrica*), napiergrass (*Cenchrus purpureus*), torpedograss (*Panicum repens*), and guineagrass (*Urochloa maxima*), and other groundcover was composed of shrubby false buttonweed (*Spermacoce verticillata*) and trailing daisy (*Sphagneticola trilobata*). Within this classification there are a few scattered pockets of canopy and shrub level vegetative growth, which also contained a significant amount of invasive exotic species. Canopy vegetation included earleaf acacia (*Acacia auriculiformis*) and Brazilian pepper (*Schinus terebinthifolia*), with interspersed native specimens including slash pine (*Pinus elliottii*), laurel oak (*Quercus laurifolia*), and live oak (*Quercus virginiana*). The mid and understories are comprised of cabbage palm (*Sabal palmetto*), Brazilian pepper, earleaf acacia, and java plum (*Syzygium cumini*). Groundcover and vines consisted of Caesar weed (*Urena lobata*), muscadine (*Vitis rotundifolia*), virginia creeper (*Parthenocissus quinquefolia*), earleaf greenbriar (*Smilax auriculata*), cogongrass, and napiergrass. Overall, this classification is comprised of approximately 75-90% invasive exotics.

### **FLUCFCS 510 – Streams and Waterways**

This cover type consists of shallow, man-made drainage ditches that are remnants of the former agricultural use of the project site. Vegetation within the ditches consisted of American coinwort (*Centella asiatica*),

## Protected Species Survey Daniels Parkway Multi-Family Lee County, Florida

### Introduction and Project Description

The project site is comprised of a single ±17.94-acre parcel (STRAP # 22-45-25-L1-00001.0010) located at the intersection of Palomino Lane and Kings Crossing Road in Section 22, Township 45 south, Range 25 east, Lee County, Florida (see **Figure 1 – Project Location Map**). The proposed project involves the development of the project site with multi-family residential units and associated infrastructure. This Protected Species Survey (PSS) Memorandum summarizes results of a review of relevant, readily available protected species information and on-site surveys to observe for occurrence of protected species and their associated habitats. The purpose of this report is to characterize the existing conditions of the proposed project site and summarize information regarding potential, documented, or observed occurrence of protected species.

### Methodology

A PSS was conducted in accordance with Lee County Administrative Code Section AC-13-10 (Lee County Listed Species Survey Method), which requires survey of areas where *Florida Land Use, Cover, and Forms Classification System* (FLUCFCS) codes for the project site indicate potential occurrence of a Lee County listed species. Field surveys were conducted utilizing pedestrian belt transects. Transects were performed in all FLUCFCS vegetation associations listed by the Lee County Protected Species Ordinance that occur on-site. The distances between the transects were established to cover a minimum of 80% of each habitat classification within the project site.

The methodology for identifying potential presence of protected species within the project site included an initial review of the below-listed resources to determine site conditions and any documented observation, or potential occurrence, of species listed by state or federal agencies as protected.

- Florida Natural Areas Inventory (FNAI) Biodiversity Matrix (<http://www.fnai.org/biointro.cfm>)
- Various Geographic Information System (GIS) data layers from the U.S. Fish and Wildlife Service (USFWS), U.S. Geological Survey (USGS), Florida Fish and Wildlife Conservation Commission (FWC), and Audubon Florida (<https://audubon.maps.arcgis.com/apps/webappviewer/index.html?id=9ade9794b8494d2b84c8dea339ea1428>)
- Soil Survey of Lee County, Florida (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>)

# PROTECTED SPECIES SURVEY

## DANIELS PARKWAY MULTI-FAMILY

LEE COUNTY, FLORIDA

MARCH 12, 2026



*Prepared by:*

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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.

- 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

***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 through 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:***

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.

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 that runs along both the north and south sides of the road, providing pedestrian connections to the commercial development.

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 dwelling 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 1/4 mile from any part of the development.*

The proposed Mixed Use Planned Development is seeking a density of just under 18.5 dwelling 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.*

**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



## THE DANIELS PARKWAY MULTIFAMILY MPD M12 – LEE PLAN ANALYSIS

### Introduction

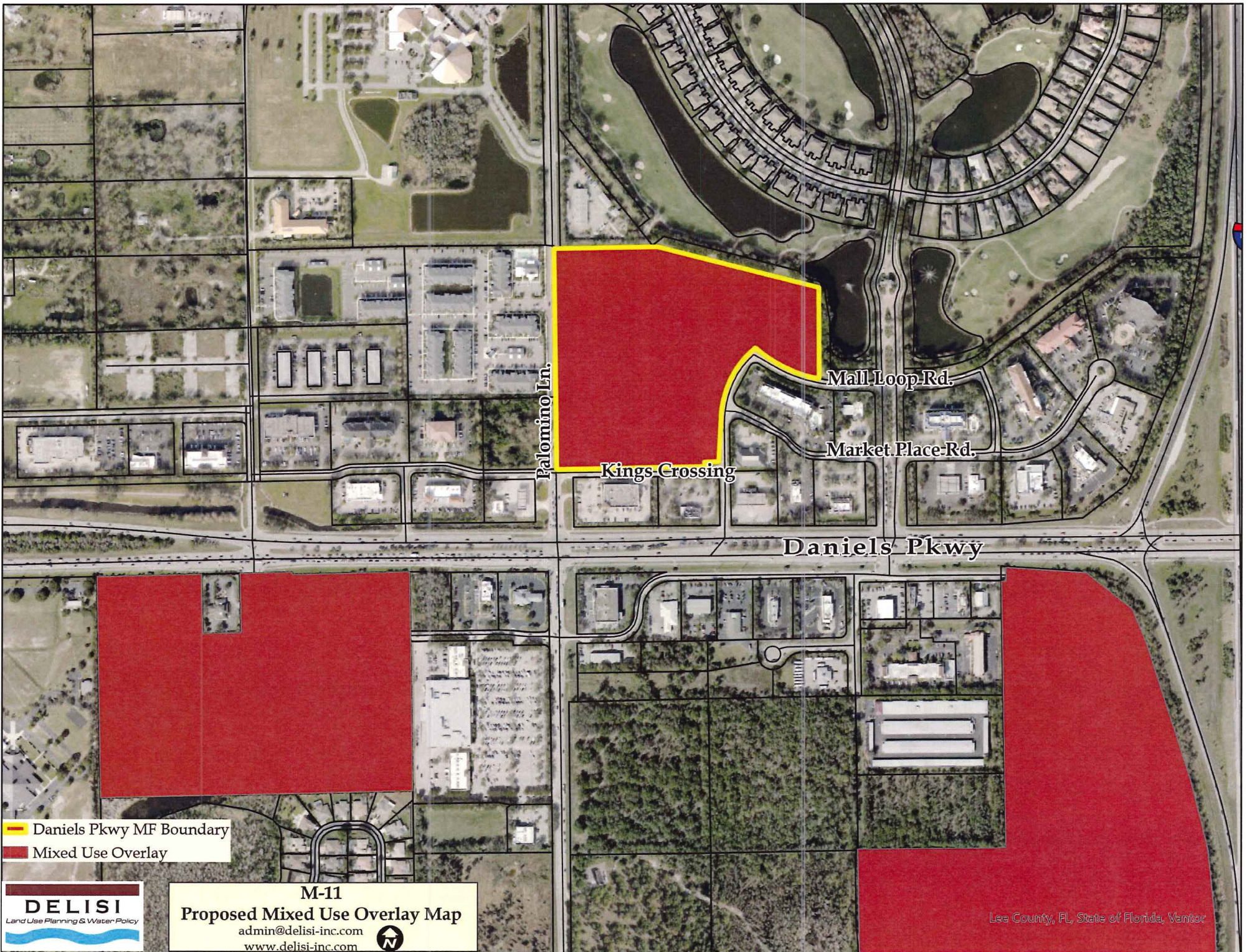
The Daniels Parkway Multifamily MPD is located at the intersection of Kings Crossing Road and Palomino Lane (see attached M5 aerial map). The property is generally located at the northwest quadrant of the Daniels/I-75 Interchange and adjacent to the south of the Renaissance residential community.



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 Lee Plan amendment seeks to designate the property in the Intensive Development Future Land Use category and within the Mixed-Use Overlay. While there are only very minor differences in the General Interchange and Intensive Development future land use categories, the Mixed Use Overlay is descriptive of the development pattern of the area surrounding the subject property and the designation will allow for a development form that better promotes the integration of uses that the overlay promotes.

The proposed Lee Plan amendment is being processed concurrently with a zoning to allow for 360 multi-family and townhouse units on the property's 19.48 acres. 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 or site built affordable units in accordance with Lee County code.

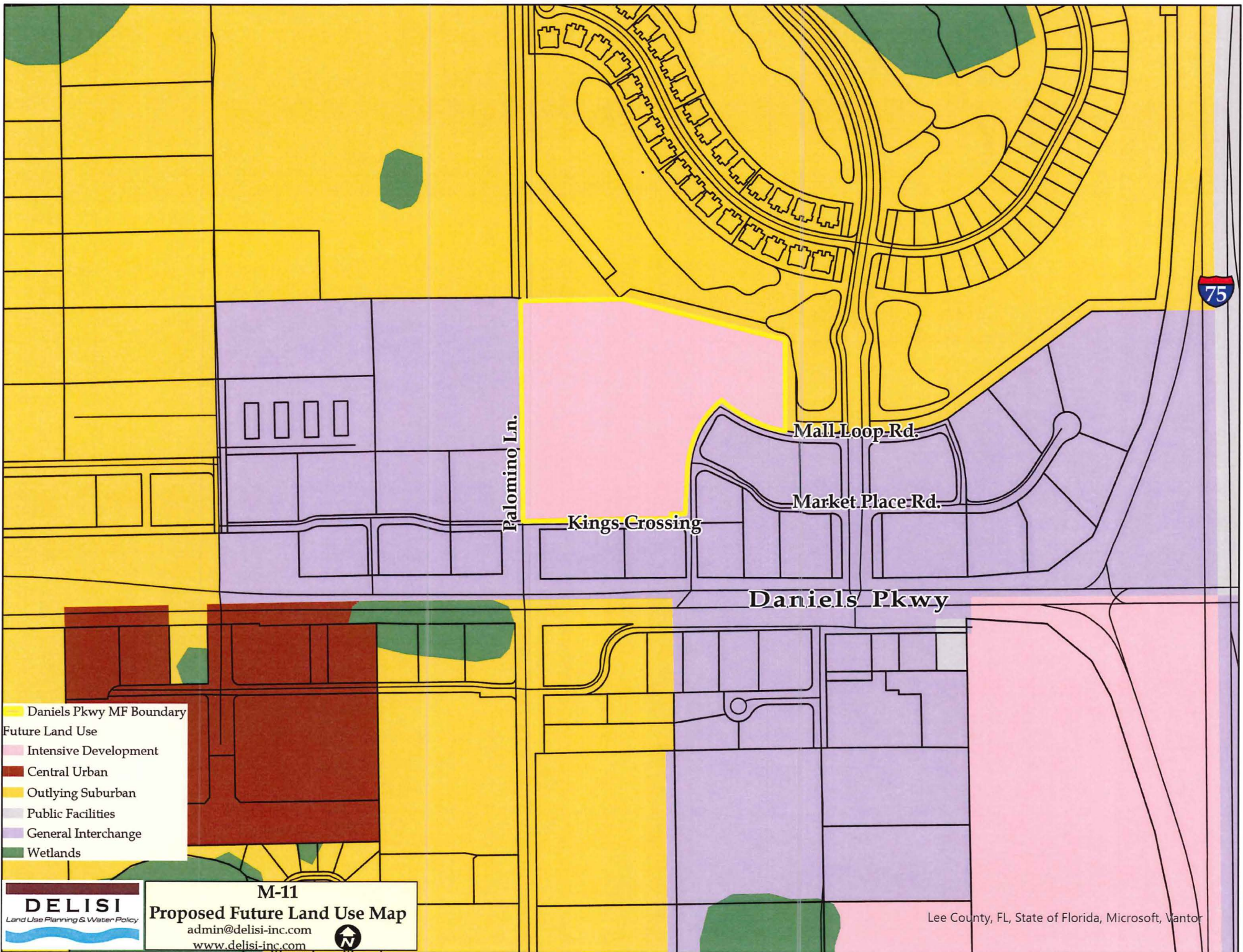


-  Daniels Pkwy MF Boundary
-  Mixed Use Overlay



**M-11**  
**Proposed Mixed Use Overlay Map**  
 admin@delisi-inc.com  
 www.delisi-inc.com





- Daniels Pkwy MF Boundary
- Future Land Use
- Intensive Development
- Central Urban
- Outlying Suburban
- Public Facilities
- General Interchange
- Wetlands

**DELISI**  
Land Use Planning & Water Policy

**M-11**  
**Proposed Future Land Use Map**  
admin@delisi-inc.com  
www.delisi-inc.com

**Letter of Authorization**  
**Exhibit M-10**

Please be advised that I, the School Board of Lee County, Florida, am the fee simple property owner of the property described by the STRAP number below and that Ryan Companies US, Inc. and Daniel DeLisi, AICP, DeLisi, Inc. have been authorized to represent the below referenced parcel in all matters pertaining to amending the Lee County Comprehensive Plan. This authority to represent includes any and all documents required by the Comprehensive Plan Amendment requests submitted by either Ryan Companies US, Inc. or DeLisi, Inc.

STRAP Numbers:  
22-45-25-L1-00001.0010

  
\_\_\_\_\_  
Signature


3/23/2026  
\_\_\_\_\_  
Date

Denise M. Carlin, Ed.D., Superintendent of Schools

State of Florida  
County of Lee

The foregoing instrument was acknowledged before me on March 23, 2026 (Date) by Denise M. Carlin, Ed.D., as Superintendent of Schools, who is personally know to me or who has produced \_\_\_\_\_ (type of identification) as identification.

STAMP/SEAL

  
\_\_\_\_\_  
Signature of Notary Public



## Exhibit A

### 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 481, 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; 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.

TOGETHER WITH AN EASEMENT 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.

Signed, sealed and delivered in our presence:

*Barbara George*  
Witness Name: BARBARA GEORGE  
*Becky Newberry*  
Witness Name: BECKY NEWBERRY

WORTHINGTON OF RENAISSANCE, LLC, a Florida limited liability company

By: *John Gnagey*  
JOHN GNAGEY, Vice President

(Corporate Seal)

State of Florida  
County of Lee

The foregoing instrument was acknowledged before me this 12TH day of August, 2005 by JOHN GNAGEY, Vice President of WORTHINGTON OF RENAISSANCE, LLC, a Florida limited liability company, on behalf of the company. He  is personally known to me or  has produced \_\_\_\_\_ as identification.

[Notary Seal]



*Barbara George*  
Notary Public

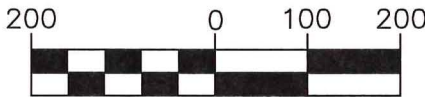
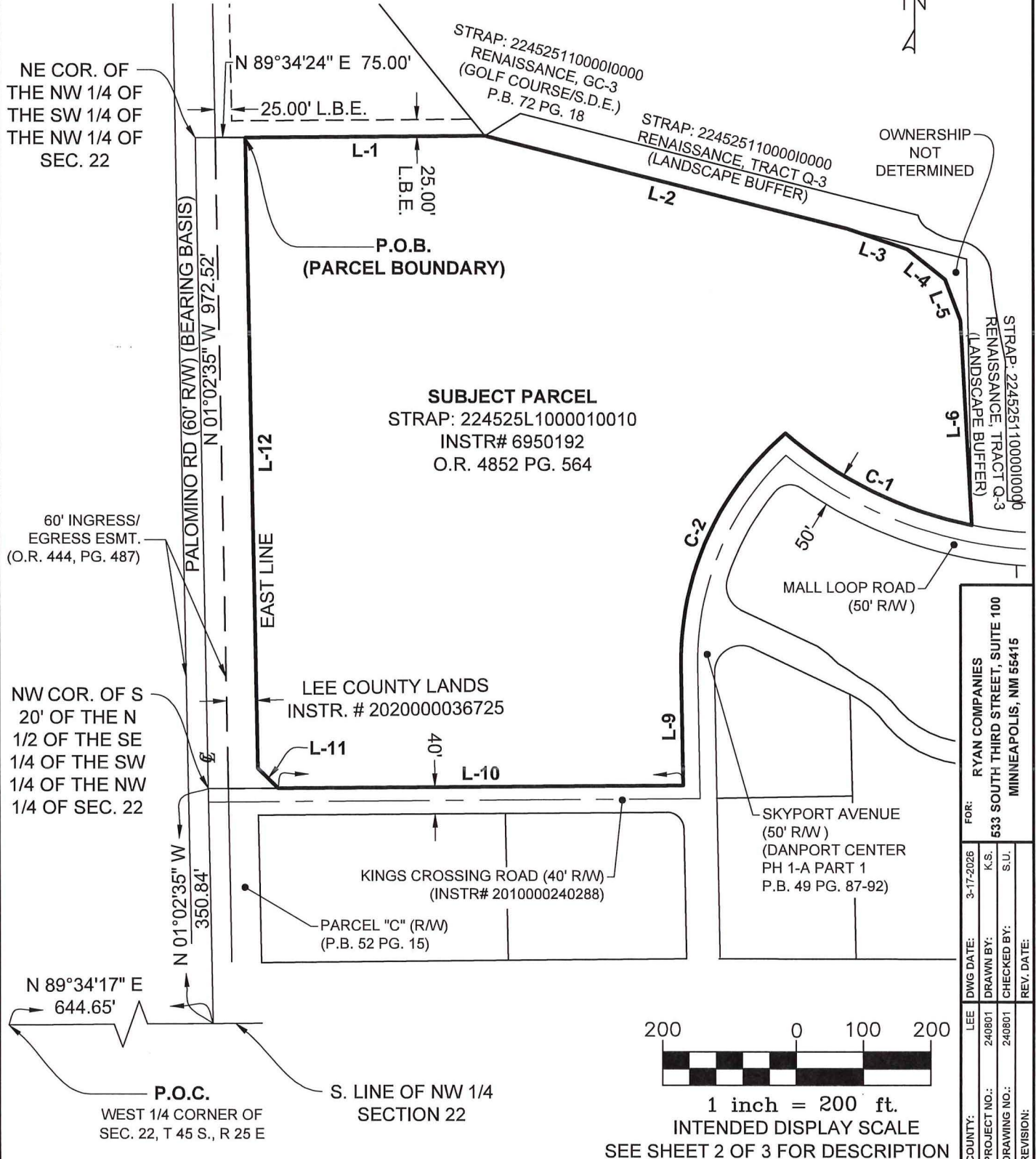
Printed Name: BARBARA GEORGE

My Commission Expires: \_\_\_\_\_



# SKETCH & DESCRIPTION

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



1 inch = 200 ft.  
INTENDED DISPLAY SCALE  
SEE SHEET 2 OF 3 FOR DESCRIPTION

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

SKETCH & DESCRIPTION  
OF A PARCEL OF LAND  
LYING WITHIN  
SECTION 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST



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

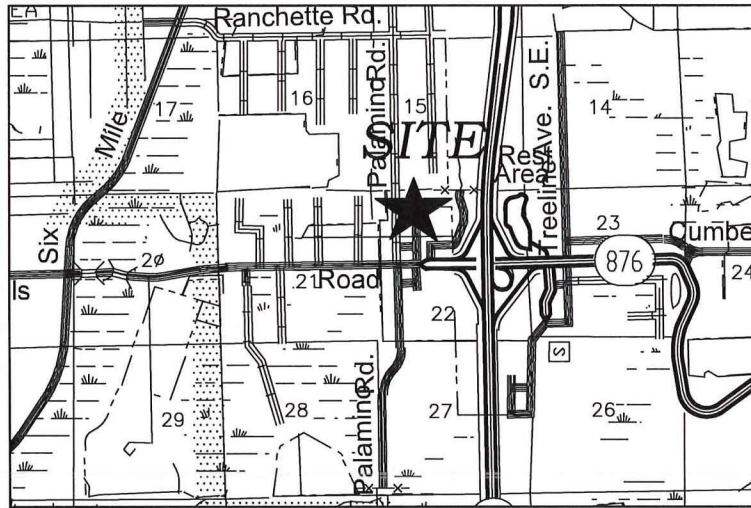
SKETCH & DESCRIPTION  
 OF A PARCEL OF LAND  
 LYING WITHIN  
 SECTION 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST



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



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'

VICINITY MAP  
(NOT TO SCALE)

- 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

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'

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

**THIS IS NOT A SURVEY**

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

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

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

SKETCH & DESCRIPTION  
OF A PARCEL OF LAND  
LYING WITHIN  
SECTION 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST



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





Palomino Ln.

Renaissance Residential Planned Development

Renaissance Golf & Maintenance Facility

The Springs @ Daniels RPD

Vacant CPD

Mall Loop Rd.

Commercial CPD

Market Place Rd.

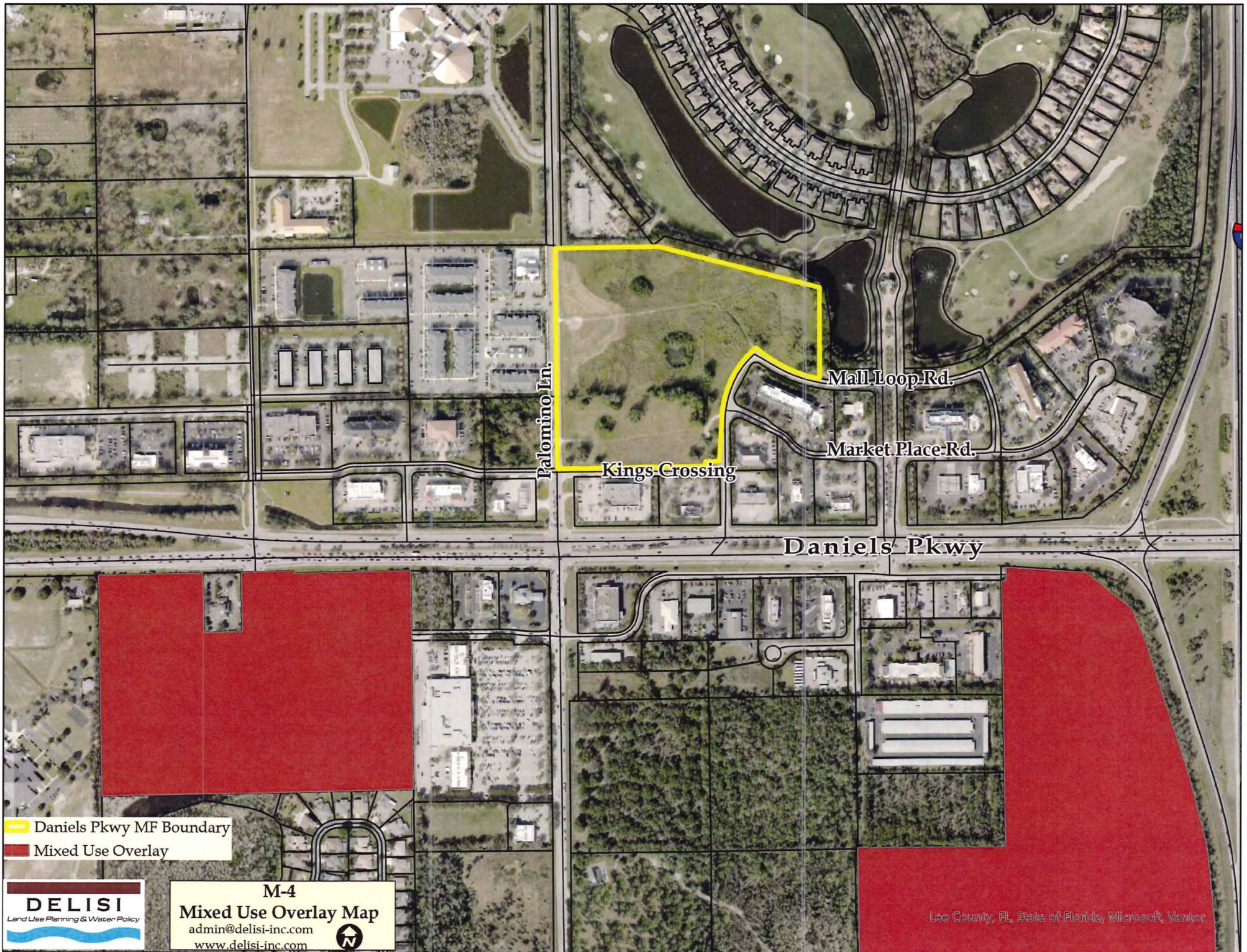
CN-3

Commercial CG

Commercial CG

Daniels Pkwy



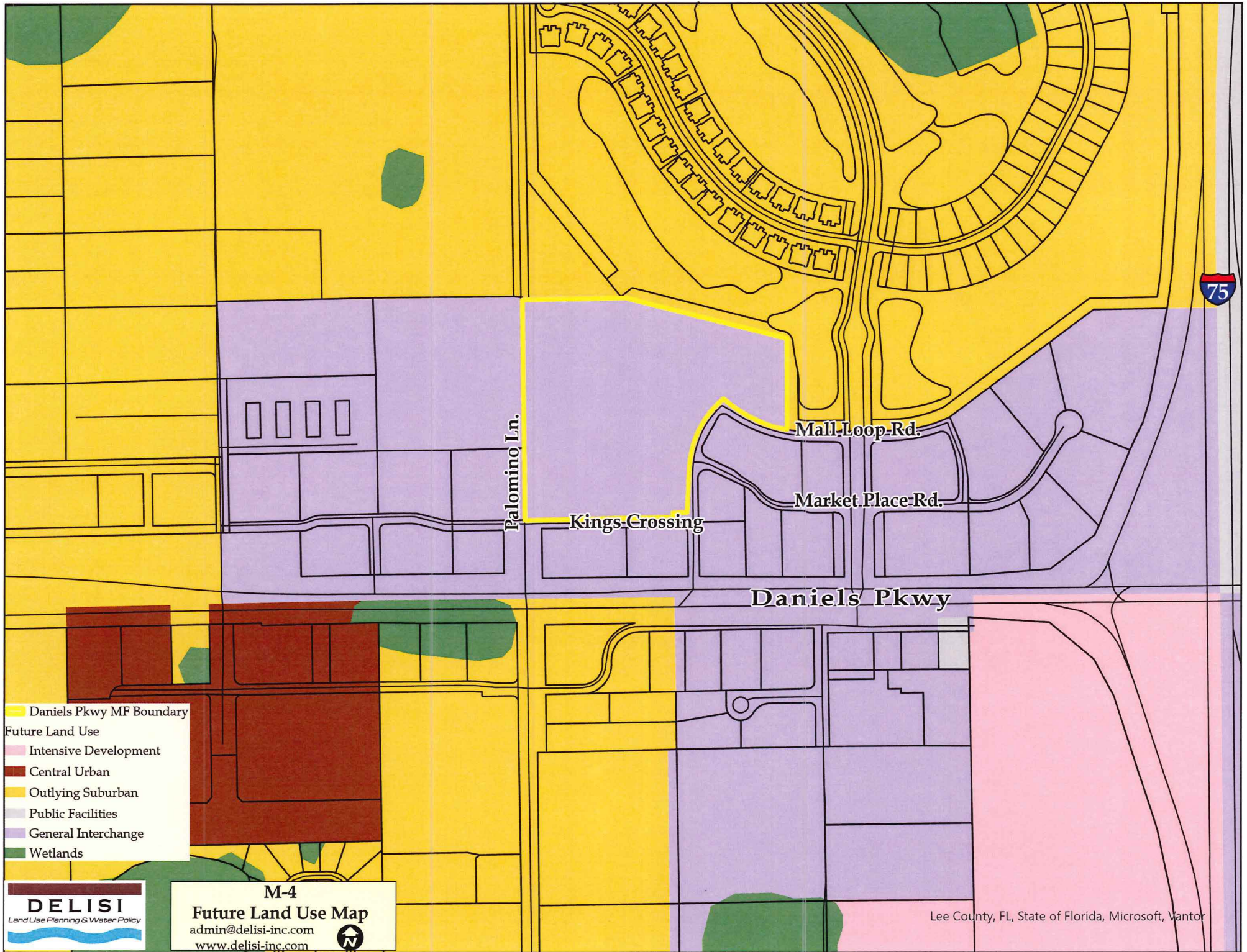


— Daniels Pkwy MF Boundary  
■ Mixed Use Overlay



**M-4**  
**Mixed Use Overlay Map**  
admin@delisi-inc.com  
www.delisi-inc.com





- Daniels Pkwy MF Boundary
- Future Land Use**
- Intensive Development
- Central Urban
- Outlying Suburban
- Public Facilities
- General Interchange
- Wetlands



**M-4**  
**Future Land Use Map**  
 admin@delisi-inc.com  
 www.delisi-inc.com



22-45-25-12-0000D.0000	W888 LLC	9090 DANIELS PKWY	FORT MYERS	FL	33912
22-45-25-14-00000.00CE	TRIANA I OF RENAISSANCE	12734 KENWOOD LN #49	FORT MYERS	FL	33907
22-45-25-16-00000.00CE	TRIANA II OF RENAISSANCE CONDO				
22-45-25-21-00000.0010	LRP PROPERTIES LLC +	PO BOX 1159	DEERFIELD	IL	60015
22-45-25-14-00001.0011	CHIARELLA GEORGES & RENATE	7435 SW 61ST AVE #401	SOUTH MIAMI	FL	33143
22-45-25-14-00001.0012	KAUR NAVNEET &	25510 LETCHWORTH RD	BEACHWOOD	OH	44122
22-45-25-14-00001.0013	BERGQUIST LISA D TR	9391 TRIANA TER #3	FORT MYERS	FL	33912
22-45-25-14-00001.0014	BANNON JUDITH S TR	1555 LORD DR	FAIRVIEW	PA	16415
22-45-25-14-00002.0021	DCD PARTNERS LLC	16100 LEE RD	FORT MYERS	FL	33912
22-45-25-14-00002.0022	HUTTON JACK R TR	PO BOX 112	CONCORD	NH	3302
22-45-25-14-00002.0023	LEGAL GROUNDS INC	257 LYNN HAVEN DR	MT LEBANON	PA	15228
22-45-25-14-00002.0024	MACKAY DONALD G & PEGGY	1580 SHARKEY CRES	CUMBERLAND	ON	K4C 1A9
22-45-25-14-00003.0031	GALBERACH HOWARD & JODY	7612 ONYX AVE NW	MASSILLON	OH	44646
22-45-25-14-00003.0032	STEPHEN B ZABRIN TRUST +	337 BASSWOOD DR	NORTHBROOK	IL	60062
22-45-25-14-00003.0033	BANNON KATHLEEN A TR	9371 TRIANA TER #33	FORT MYERS	FL	33912
22-45-25-14-00003.0034	GAMBREL ALAN T TR	36 W 739 STONEBRIDGE LANE	SAINT CHARLES	IL	60175
22-45-25-14-00004.0041	EPKINS STEVEN A & LYNDA J	9361 TRIANA TER #41	FORT MYERS	FL	33912
22-45-25-14-00004.0042	PRITCHARD GUY +	12810 RIVERSIDE DR E	TECUMSEH	ON	N8N 1A8
22-45-25-14-00004.0043	MCGUIRE SUSAN R TR	9361 TRIANA TER #3	FORT MYERS	FL	33912
22-45-25-14-00004.0044	WOODS JAMES TR	3434 MAJESTIC OAKS DR	SAINT CHARLES	IL	60174
22-45-25-16-00005.0051	GIMBLET ROLLIE E	9351 TRIANA TERR # 1	FORT MYERS	FL	33912
22-45-25-16-00005.0052	STAHLER LAURA E TR	9351 TRIANA TER #52	FORT MYERS	FL	33912
22-45-25-16-00005.0053	CAREY EARL T & CAROL J TR	9351 TRIANA TER # 53	FORT MYERS	FL	33912
22-45-25-16-00005.0054	SUSSMAN FAMILY TRUST	9351 TRIANA TER #54	FORT MYERS	FL	33912
22-45-25-16-00006.0061	KEMP KENNETH E II TR	9341 TRIANA TER #1	FORT MYERS	FL	33912
22-45-25-16-00006.0062	STEPHANIE J STRAWBRIDGE TRUST	513 E 1100 N	WESTVILLE	IN	46391
22-45-25-16-00006.0063	KRIEGSHAUSER LAWRENCE A &	9341 TRIANA TER #63	FORT MYERS	FL	33912
22-45-25-16-00006.0064	DELJUIDICE LOUISE C	9341 TRIANA TER #64	FORT MYERS	FL	33912
22-45-25-16-00007.0071	JOHN R DEL MAURO JR TRUST +	1979 WOOD RD	SCOTCH PLAINS	NJ	7076
22-45-25-16-00007.0072	BENNETT LESLIE J TR	9331 TRIANA TER # 72	FORT MYERS	FL	33912
22-45-25-16-00007.0073	SCHAFFER DAVID & ELSA	9331 TRIANA TER # 3	FORT MYERS	FL	33912
22-45-25-16-00007.0074	WALLDEN LAWRENCE E &	3909 W CRESTRIDGE CT	PEORIA	IL	61615

Date: 3/12/2026 12:00:00 AM List Size: 63

STRAP	OwnerName	MailAddress	MailCity	MailState	MailZip
22-45-25-L1-00001.0010	LEE COUNTY DIST SCHOOL BOARD	2855 COLONIAL BLVD	FORT MYERS	FL	33966
15-45-25-11-000Q4.0000	RENAISSANCE CDD	3820 COLONIAL BLVD #101	FORT MYERS	FL	33966
15-45-25-11-000R1.00CE	RENAISSANCE COMMUNITY ASSN INC	12801 RENAISSANCE WAY	FORT MYERS	FL	33912
15-45-25-L1-00000.0000	CONTINENTAL 609 FUND LLC	W 134 N8675 EXECUTIVE PKWY	MENOMONEE FALLS	WI	53051
21-45-25-09-0000A.00CE	DANIELS PARKWAY OWNERS ASSN	9001 DANIELS PKWY #200	FORT MYERS	FL	33912
22-45-25-00-00001.0030	FOUR FLOWERS LLC	1095 KELMSCOTT WAY #302	LAKE FOREST	IL	60045
22-45-25-00-00001.0100	DIOCESE OF VENICE	1000 PINEBROOK RD	VENICE	FL	34285
22-45-25-00-00002.109B	ANABI REAL ESTATE DEVELOPMENT	1450 NORTH BENSON AVE #A	UPLAND	CA	91786
22-45-25-05-00000.0010	ARGINV 6424 LLC	PO BOX 266677	WESTON	FL	33326
22-45-25-05-00000.0020	LLT ASSOCIATES LLC +	16239 PANTHEON PASS	DELRAY BEACH	FL	33446
22-45-25-05-00000.0030	JOHN G HUETHER TRUST +	9240 MARKET PLACE RD #1	FORT MYERS	FL	33912
22-45-25-05-00000.0040	FLA HOSPITALITY RESORTS INC	8632 DAYSTAR RIDGE POINT	BOYNTON BEACH	FL	33473
22-45-25-05-00000.0060	TAPASH 9341 MARKETPLACE HOLDIN	13543 PINE VILLA LN	FORT MYERS	FL	33912
22-45-25-05-00000.0070	FORT MYERS MOTEL LLC	41 N LEGEND TREE DR	LIBERTY LAKE	WA	99019
22-45-25-05-0000A.00CE	DANPORT CENTER PROPERTY OWNERS	12801 RENAISSANCE WAY	FORT MYERS	FL	33912
22-45-25-06-00000.0010	FURMANS INC	1663 MOUND ST	SARASOTA	FL	34236
22-45-25-06-00000.0040	SOUTHLAND FT MYERS LLC	PO BOX 36799	CHARLOTTE	NC	28236
22-45-25-07-00000.0040	YONJOF JAMES J & SUSAN H TR	13099 S CLEVELAND AVE #410	FORT MYERS	FL	33907
22-45-25-07-00000.0060	KB INVESTMENT HOLDINGS LTD	PO BOX 1610	COCKEYSVILLE	MD	21030
22-45-25-09-00000.0020	ONE PARKER CENTER KLA LLC	18961 KNOLL LANDING DR	FORT MYERS	FL	33908
22-45-25-09-00000.0040	JSA ONE CENTER LLC	17595 S TAMIAMI TRL # 110	FORT MYERS	FL	33908
22-45-25-11-0000F.0540	SAINI PARMEET SINGH &	3000 OASIS GRAND BLVD #507	FORT MYERS	FL	33916
22-45-25-11-0000I.0000	CONCERT RENAISSANCE LLC	300 INTERNATIONAL PKWY #150	LAKE MARY	FL	32746
22-45-25-11-000L2.0000	RENAISSANCE CDD	3820 COLONIAL BLVD #101	FORT MYERS	FL	33966
22-45-25-11-000M1.00CE	WORTHINGTON RENAISSANCE LLC	9341 MARKETPLACE RD	FORT MYERS	FL	33912
22-45-25-11-000Q2.0000	RENAISSANCE CDD	3820 COLONIAL BLVD #101	FORT MYERS	FL	33966
22-45-25-11-000Q3.0000	RENAISSANCE CDD	3820 COLONIAL BLVD #101	FORT MYERS	FL	33966
22-45-25-11-000R5.00CE	RENAISSANCE COMMUNITY ASSN INC	12801 RENAISSANCE WAY	FORT MYERS	FL	33912
22-45-25-11-00L16.0000	RENAISSANCE CDD	3820 COLONIAL BLVD #101	FORT MYERS	FL	33966
22-45-25-11-00L18.0000	RENAISSANCE CDD	3820 COLONIAL BLVD #101	FORT MYERS	FL	33966
22-45-25-11-00M11.00CE	WORTHINGTON RENAISSANCE LLC	9341 MARKETPLACE RD	FORT MYERS	FL	33912

SCHAFFER DAVID & ELSA  
9331 TRIANA TER # 3  
FORT MYERS FL 33912

WALDEN LAWRENCE E &  
3909 W CRESTRIDGE CT  
PEORIA IL 61615

LEGAL GROUNDS INC  
257 LYNN HAVEN DR  
MT LEBANON PA 15228

MACKAY DONALD G & PEGGY  
1580 SHARKEY CRES  
CUMBERLAND ON K4C 1A9  
CANADA

GALBERACH HOWARD & JODY  
7612 ONYX AVE NW  
MASSILLON OH 44646

STEPHEN B ZABRIN TRUST +  
337 BASSWOOD DR  
NORTHBROOK IL 60062

BANNON KATHLEEN A TR  
9371 TRIANA TER #33  
FORT MYERS FL 33912

GAMBREL ALAN T TR  
36 W 739 STONEBRIDGE LANE  
SAINT CHARLES IL 60175

EPKINS STEVEN A & LYNDA J  
9361 TRIANA TER #41  
FORT MYERS FL 33912

PRITCHARD GUY +  
12810 RIVERSIDE DR E  
TECUMSEH ON N8N 1A8  
CANADA

MCGUIRE SUSAN R TR  
9361 TRIANA TER #3  
FORT MYERS FL 33912

WOODS JAMES TR  
3434 MAJESTIC OAKS DR  
SAINT CHARLES IL 60174

GIMBLET ROLLIE E  
9351 TRIANA TERR # 1  
FORT MYERS FL 33912

STAHLER LAURA E TR  
9351 TRIANA TER #52  
FORT MYERS FL 33912

CAREY EARL T & CAROL J TR  
9351 TRIANA TER # 53  
FORT MYERS FL 33912

SUSSMAN FAMILY TRUST  
9351 TRIANA TER #54  
FORT MYERS FL 33912

KEMP KENNETH E II TR  
9341 TRIANA TER #1  
FORT MYERS FL 33912

STEPHANIE J STRAWBRIDGE TRUST  
513 E 1100 N  
WESTVILLE IN 46391

KRIEGSHAUSER LAWRENCE A &  
9341 TRIANA TER #63  
FORT MYERS FL 33912

DELJUIDICE LOUISE C  
9341 TRIANA TER #64  
FORT MYERS FL 33912

JOHN R DEL MAURO JR TRUST +  
1979 WOOD RD  
SCOTCH PLAINS NJ 07076

BENNETT LESLIE J TR  
9331 TRIANA TER # 72  
FORT MYERS FL 33912

SAINI PARMEET SINGH &  
3000 OASIS GRAND BLVD #507  
FORT MYERS FL 33916

CONCERT RENAISSANCE LLC  
300 INTERNATIONAL PKWY #150  
LAKE MARY FL 32746

RENAISSANCE CDD  
3820 COLONIAL BLVD #101  
FORT MYERS FL 33966

WORTHINGTON RENAISSANCE LLC  
9341 MARKETPLACE RD  
FORT MYERS FL 33912

RENAISSANCE CDD  
3820 COLONIAL BLVD #101  
FORT MYERS FL 33966

RENAISSANCE CDD  
3820 COLONIAL BLVD #101  
FORT MYERS FL 33966

RENAISSANCE COMMUNITY ASSN INC  
12801 RENAISSANCE WAY  
FORT MYERS FL 33912

RENAISSANCE CDD  
3820 COLONIAL BLVD #101  
FORT MYERS FL 33966

RENAISSANCE CDD  
3820 COLONIAL BLVD #101  
FORT MYERS FL 33966

WORTHINGTON RENAISSANCE LLC  
9341 MARKETPLACE RD  
FORT MYERS FL 33912

W888 LLC  
9090 DANIELS PKWY  
FORT MYERS FL 33912

TRIANA I OF RENAISSANCE  
TROPICAL ISLES MGMT  
12734 KENWOOD LN #49  
FORT MYERS FL 33907

TRIANA II OF RENAISSANCE CONDO

LRP PROPERTIES LLC +  
WALGREEN CO RE TAX DEPT  
PO BOX 1159  
DEERFIELD IL 60015

CHIARELLA GEORGES & RENATE  
ANGELA CHIARELLA  
7435 SW 61ST AVE #401  
SOUTH MIAMI FL 33143

KAUR NAVNEET &  
25510 LETCHWORTH RD  
BEACHWOOD OH 44122

BERGQUIST LISA D TR  
9391 TRIANA TER #3  
FORT MYERS FL 33912

BANNON JUDITH S TR  
1555 LORD DR  
FAIRVIEW PA 16415

DCD PARTNERS LLC  
16100 LEE RD  
FORT MYERS FL 33912

HUTTON JACK R TR  
PO BOX 112  
CONCORD NH 03302

RENAISSANCE CDD  
3820 COLONIAL BLVD #101  
FORT MYERS FL 33966

RENAISSANCE COMMUNITY ASSN INC  
12801 RENAISSANCE WAY  
FORT MYERS FL 33912

CONTINENTAL 609 FUND LLC  
W 134 N8675 EXECUTIVE PKWY  
MENOMONEE FALLS WI 53051

DANIELS PARKWAY OWNERS ASSN  
9001 DANIELS PKWY #200  
FORT MYERS FL 33912

FOUR FLOWERS LLC  
MARIA DEFLORIO  
1095 KELMSCOTT WAY #302  
LAKE FOREST IL 60045

DIOCESE OF VENICE  
1000 PINEBROOK RD  
VENICE FL 34285

ANABI REAL ESTATE DEVELOPMENT  
1450 NORTH BENSON AVE #A  
UPLAND CA 91786

ARGINV 6424 LLC  
PO BOX 266677  
WESTON FL 33326

LLT ASSOCIATES LLC +  
16239 PANTHEON PASS  
DELRAY BEACH FL 33446

JOHN G HUETHER TRUST +  
9240 MARKET PLACE RD #1  
FORT MYERS FL 33912

FLA HOSPITALITY RESORTS INC  
8632 DAYSTAR RIDGE POINT  
BOYNTON BEACH FL 33473

TAPASH 9341 MARKETPLACE HOLDIN  
13543 PINE VILLA LN  
FORT MYERS FL 33912

FORT MYERS MOTEL LLC  
41 N LEGEND TREE DR  
LIBERTY LAKE WA 99019

DANPORT CENTER PROPERTY OWNERS  
12801 RENAISSANCE WAY  
FORT MYERS FL 33912

FURMANS INC  
1663 MOUND ST  
SARASOTA FL 34236

SOUTHLAND FT MYERS LLC  
COLLETT AND ASSOCIATES INC  
PO BOX 36799  
CHARLOTTE NC 28236

YONJOF JAMES J & SUSAN H TR  
MAYHUGH COMMERCIAL MANAGEMENT  
13099 S CLEVELAND AVE #410  
FORT MYERS FL 33907

KB INVESTMENT HOLDINGS LTD  
CVS  
PO BOX 1610  
COCKEYSVILLE MD 21030

ONE PARKER CENTER KLA LLC  
18961 KNOLL LANDING DR  
FORT MYERS FL 33908

JSA ONE CENTER LLC  
COMM PROP MANAGEMENT LLC  
17595 S TAMIAMI TRL # 110  
FORT MYERS FL 33908

MEMORANDUM

TO: Mr. Dan DeLisi  
DeLisi, Inc.

FROM: Ted B. Treesh  
President

DATE: March 25, 2026

RE: Daniels Parkway Multifamily  
Comprehensive Plan Amendment  
Lee County, Florida

TR Transportation Consultants, Inc. has completed the following memo to address the proposed Comprehensive Plan Amendment for approximately 19.49 acres of property located on the north side of Daniels Parkway at the intersection of Palomino Lane and Kings Crossing Road in Lee County, Florida. The proposed amendment will change the land use from General Interchange to Intensive Development and include the parcel in the Mixed Use Overlay. The property is also subject to a companion zoning application that will re-zone the subject site to permit the development of 360 multi-family residential dwelling units on the subject site.

The subject site is currently zoned CPD under Zoning Resolution Z-03-20 and permits the development of up to 95,000 square feet of retail uses and 80,000 square feet of office uses. In 2016, the land use on the subject site was changed via CPA2015-06 to General Interchange to allow for residential development on the subject site.

Amending the Future Land Use Category to Intensive Development will not increase the commercial intensity of the uses that are currently permitted under the current Future Land Use Category, which is the "worst case" land use in terms of trip generation. Commercial uses generate far more trips to the adjacent roadway network than do a residential land use. Changing the Future Land Use Category from General Interchange to Intensive Development will not have any impacts on the Short Term Capital Improvement Program (5-Year CIP) or the Long Range Transportation Plan (LRTP) since the most intense uses are not changing with the proposed change. Including the property in the Mixed Use Overlay will allow the residential land use to seek reduced parking requirements on the property rather than apply for a parking deviation if this site were not located in the Mixed Use Overlay.

The companion rezoning application will analyze the impacts of the rezoning on the surrounding roadways and intersections per the Administrative Code requirements as part of that application. But as for the Comprehensive Plan Amendment, per the requirements of the application, the change in Land Use will NOT have any impacts on the short term Capital Improvement Plan or the Long Range Transportation Plan as the change in Land Use does not change the allowable maximum land uses that are currently permitted on the site, which is commercial retail and office uses. Therefore, no further analysis is required for the Comprehensive Plan amendment application.

## Daniel DeLisi

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**From:** Daniel DeLisi  
**Sent:** Thursday, March 19, 2026 4:30 PM  
**To:** Daniel DeLisi  
**Subject:** FW: Letter of No Objection and Serviceability Project Address / Parcel ID: 22-45-25-L1-00001.0010

**From:** David Bollen <[dbollen@southtrailfirefl.gov](mailto:dbollen@southtrailfirefl.gov)>  
**Sent:** Monday, March 16, 2026 3:52 PM  
**To:** Evan Barnwell <[evan.barnwell@respec.com](mailto:evan.barnwell@respec.com)>  
**Subject:** Fw: Letter of No Objection and Serviceability Project Address / Parcel ID: 22-45-25-L1-00001.0010

Good afternoon Mr. Barnwell,

Based on the information provided, the above referenced property is located within the jurisdictional boundaries of the South Trail Fire Protection & Rescue Service District.

You have requested a Letter or Serviceability to this area. At this time, fire protection and emergency response services are available to this property, subject to compliance with all applicable local, state, and federal codes, ordinances, and standards. Please note that this letter does not constitute approval of construction plans or site development.

Thank you for your time, please reach out should you have any additional needs or questions.

David M. Bollen  
Fire Chief  
South Trail Fire Protection and Rescue District

5531 Halifax Ave, Ft. Myers, Fl 33912  
Work# 239-433-0080  
Work cell# 239-223-2110

"Anyone can hold the helm when the sea is calm". - Publilius Syrus

---

**From:** David Bollen <[dbollen@southtrailfirefl.gov](mailto:dbollen@southtrailfirefl.gov)>  
**Sent:** Monday, March 16, 2026 2:50 PM  
**To:** [Evan.Barnwell@respec.com](mailto:Evan.Barnwell@respec.com) <[Evan.Barnwell@respec.com](mailto:Evan.Barnwell@respec.com)>  
**Subject:** Letter of No Objection and Serviceability

This letter is in response to your request regarding Service Availability for the proposed development located at: Lee County STRAP #: 22-45-25-L1-00001.0010

I have provided our response in red font. If you should need a standalone letter please let me know.

1. A Letter of Service Availability for a proposed comprehensive plan amendment. The property is 17.94 +/- acres in size and is currently in the General Interchange Land Use Category. The proposed amendment is to change the property to the Intensive Development future land use category and designate the property in the Mixed-Use Overlay. Both future land use categories allow for the same levels of non-residential development and similar resident density – up to 22 units per acre with the transfer of density (Intensive Development allows for up to 30 units per acre with addition density transfers). The proposed development is being processed concurrent with a Planned Development rezoning limiting the property to 360 units, approximately 18.5 units per acre. The Plan Amendment requires that I request a letter of service availability from you.

**Response: Project Address / Parcel ID: 22-45-25-L1-00001.0010. Based on the information provided, the above referenced property is located within the jurisdictional boundaries of the South Trail Fire Protection & Rescue Service District. At this time, fire protection and emergency response services are available to this property, subject to compliance with all applicable local, state, and federal codes, ordinances, and standards. Please note that this letter does not constitute approval of construction plans or site development.**

2. A Letter of No Objection for the aforementioned Planned Development rezoning. As part of the rezoning application, we are requesting a deviation from Section 10-296(k)(1) of the Land Development Code, which requires dead-end streets to be constructed with a circular turnaround for vehicles. In lieu of the circular turnaround, we are proposing a ‘hammerhead’ turnaround, which will allow your fire trucks to turnaround as intended in both the Land Development Code and NFPA Section 18.2.3.5.4. I’ve attached a copy of our master concept plan showing the area in reference, as well as a vehicle tracking exhibit showing that your fire truck can adequately turn around using the proposed design. The county requires that I provide a Letter of No Objection from you for this deviation request to be approved.

**Response: Division Chief Burley advised he has responded to your request of a Letter of No Objection, if for some reason you did not receive a response, please let me know.**

If you have any questions or require further assistance, please feel free to contact our office.

Sincerely,

David M. Bollen  
Fire Chief  
South Trail Fire Protection and Rescue District

5531 Halifax Ave, Ft. Myers, Fl 33912

Work# 239-433-0080

Work cell# 239-223-2110

"Anyone can hold the helm when the sea is calm". – Publilius Syrus

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Kevin Ruane  
*District One*

March 13, 2026

Cecil L. Pendergrass  
*District Two*

David Mulicka  
*District Three*

Daniel DeLisi, AICP  
DeLisi, Inc.

Brian Hamman  
*District Four*

Mike Greenwell  
*District Five*

**Palomino Lane**  
**Letter of Service Availability Request**

Dave Harner, II  
*County Manager*

Richard Wesch  
*County Attorney*

To Whom It May Concern:

Donna Marie Collins  
*County Hearing Examiner*

LeeTran has reviewed your request for service availability regarding a proposed Comprehensive Plan Amendment. After reviewing the site and comparing the location with our existing and planned route locations according to the 2021 Transit Development Plan (TDP), the following has been determined:

The proposed development is within one-quarter mile of a bus stop. This triggers LDC section 10-442(b)(1) and if this becomes a DO or LDO type D, and based on Transit LDC, the developer is required to install a pedestrian walkway to the bus stop, the installation of a single inverted U bicycle storage rack., and an 8' x 30' pad. However, FDOT is making improvements to this corridor on Daniels Pkwy as outlined in the FDOT Daniels Project. Therefore, LeeTran recommends a fee-in-lieu based on LDC Section 10-443.

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or [cmarinodiaz@leegov.com](mailto:cmarinodiaz@leegov.com).

Sincerely,

*Clarissa Marino Diaz*

Clarissa Marino Diaz,  
Senior Project Planner  
Lee County Transit



# The School District of Lee County

Joel DeGuzman CST III, Coordinator - District Planning

2855 Colonial Boulevard, Fort Myers, FL 33966

O: 239.337.8368 | C: 239.822.8362

March 16, 2026

Daniel DeLisi, AICP  
DeLisi, Inc.

RE: Letter of Service Availability Request for STRAP# 22-45-25-L1-00001.0010

Dear Daniel:

This letter is in response to your request for concurrency review dated March 10, 2026, for the subject property identified as STRAP# 22-45-25-L1-00001.0010, in regard to educational impact. The project is located in Elementary Enrollment Zone "J"; Middle School Enrollment Zone "EE"; and High School Enrollment Zone S1.

For the purposes of tracking and projecting residential development in Lee County, the property in question is located in the "Fort Myers South/Gateway/Airport" Development area (this is a study area created based on residential density and availability for expansion; not a community or municipal boundary).

This development is a request for 300 residential apartment units, and 60 residential multi-family attached (townhouse) units. With regard to the inter-local agreement for school concurrency, the student generation rates are created based on the type of dwelling unit and further broken down by school level.

In the Fort Myers South/Gateway/Airport Development Area, the student generation rate is 0.413 for SFD, MFA, and MBL units. For APT units the student generation rate is 0.078. These are further broken down by school level into the following:

School Level	SFD / MFA / MBL Units	APT Units
K-5	0.207	0.039
6-8	0.087	0.018
9-12	0.119	0.022

Based on these generation rates, 300 apartment units and 60 multi-family attached units would be projected to generate approximately:

School Level	60 MFA (Townhome) Units - Students Generated	300 Apartment Units - Students Generated
K-5	12	12
6-8	5	5
9-12	7	7
TOTAL	24	24

It is determined that the proposed residential development will not negatively impact school concurrency for the School District of Lee County at this time or in the near future. Thank you and if I may be of further assistance, please contact me at [JoelSD@leeschools.net](mailto:JoelSD@leeschools.net)

Respectfully,

Joel DeGuzman, CST III  
District Planning Coordinator

***Carmine Marceno***  
Sheriff



State of Florida  
County of Lee

***"Proud to Serve"***

March 11, 2026


Daniel DeLisi, AICP  
DeLisi, Inc.

Mr. DeLisi,

The Lee County Sheriff's Office has reviewed your letter of service availability request for a change of land use to the Intensive Development future land use category and designate the property in the Mixed-Use Overlay. Both future land use categories allow for the same levels of non-residential development and similar resident density of up to 22 units per acre with the transfer of density (Intensive Development allows for up to 30 units per acre with additional density transfers). The proposed development is being processed concurrent with a Planned Development rezoning limiting the property to 360 units, approximately 18.5 per acre. This property is along Daniels Parkway near I-75.

Based on the information provided in your request, the Lee County Sheriff's Office has no objections to this request. This Agency will provide law enforcement services from out 5<sup>th</sup> Precinct offices in Fort Myers.

Respectfully,

*Majors*  
  
05-237  
Daniel Greenup  
Major, Patrol Bureau



*"The Lee County Sheriff's Office is an Equal Opportunity Employer"*  
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



## **Exhibit M19 – State and Regional Policy Plan**

**List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.**

There are no State or Regional Policy Plan goals or policies that are relevant to the proposed amendment.



**THE DANIELS PARKWAY MULTIFAMILY**  
**M20 - JUSTIFICATION OF THE PROPOSED AMENDMENT**  
MARCH 22, 2026

Introduction

The Daniels Parkway Multifamily CPA is located at the intersection of Kings Crossing Road and Palomino Lane (see attached Exhibit M5). 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. The subject property is located within the General Interchange land use category on the Lee County Future Land Use Map. The proposed amendment to the Lee Plan seeks to designate the property in the Intensive Development Future Land Use category and within the Mixed Use Overlay.

The Plan amendment is being proposed concurrent with a rezoning request to allow the development of 360 residential townhouse and multifamily units on the subject property. The design of the project includes an extension of Mall Loop Road through the property to Palomino Lane, enhancing the grid network in this area, parallel parking along the roadways will create a pedestrian oriented environment and other pedestrian amenities to add to the mixed-use character of the properties immediately surrounding the proposed development. 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 TDU, which is not being requested in the proposed application.

### **Surrounding Uses**

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 mixed use 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. To the north of the subject property is the Renaissance residential development.

Farther to the east along Marketplace Road are a series of hotels and sit down restaurants. The roadway network through this area is structured in a grid or loop pattern with very low traffic volumes. Despite sporadic sidewalks, this area is still conducive to pedestrian movement and ease interaction between the hotels, residential and restaurants. To the west, across from Palomino Lane is the Springs at Daniels, a multi-family residential development as well as a Starbucks, Dunkin Donuts and several sit down restaurants, all uses that have a strong nexus with higher density multi-family uses.

### **Effect of the Plan Amendment**

There is virtually no difference between the General Interchange and the Intensive Development future land use categories. Both categories allow for the same distribution and intensity of non-residential uses. The non-residential uses will be the most intense forms of development allowed under each land use category. Similarly, for residential development, the standard density ranges and the maximum (with bonus density) is identical. The only difference is that Intensive Development allows for a higher bonus density, above the maximum allowed, specifically through the transfer of development. However, in this case, that additional transfer is not being requested (through the concurrent zoning). Therefore, the two land use categories are identical.

### **Criteria for Approval of the Mixed Use Overlay**

The Mixed Use Overlay is defined in Objective 11.2 of the Lee Plan. The nature and character of the proposed development and the surrounding development meets the intent of Objective 11.2 as defined below.

**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, serviced 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 is already pedestrian interaction between the hotels and restaurants in the area. The proposed multifamily and townhouse residential units will enhance the mixed use character of the area. There are also multiple bus stops in very close proximity (within a few hundred feet) 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 through 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

configuration of the roadways with Mall Loop, Market Place and Kings Crossing Roads all provide a distinct network for better trip distribution, connectivity between uses and lower traffic volumes on each individual road making for safer pedestrian movement. Furthermore, the extension of Mall Loop Road through the property is being designed as a pedestrian friendly road with parallel parking, designed to further enhance the walkability and connectivity of uses, consistent with a mixed use environment.

To meet the criteria of the Mixed Use Overlay a plan amendment is being requested to change the property from General Interchange to Intensive Development, a designation that is almost completely identical to the Intensive Development category. However, the plan amendment to Intensive Development has no 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 removed from any single family uses.

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

The proposed development will provide a key connection of Mall Loop Road through the subject property to Palomino Lane. 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.

### **Conclusion**

The proposed plan amendment seeks to designate the subject property in the mixed use overlay. The subject property is located in an area with a mix of surrounding uses, with a grid road network that provides excellent connectivity to uses and served by public transit, meeting the criteria of the Mixed Use Overlay. The Plan amendment include changing the land use designation from General Interchange to Intensive Development, a nearly identical land use category, to be consistent with the Mixed Use Overlay. The proposed multifamily, high density residential use, will enhance the mixed use character of this area.

## **M21 – Planning Communities**

**Not Applicable**