



P.O. Box 100690
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Applicant's Response

Record Number: DCI2025-00008

From: Jennifer Saper
Jennifer@sapenplans.com

Response Date: 7/13/2026

Record Type: Planned Development

Address: 350 Homestead Rd S, Lehigh Acres, FL 33936

Project Name: Wildcat RPD

Record Description: Rezone 148.9 acres from RM-2 and AG-2 to RPD to allow up to 600 residential units, limited to single family detached and two family detached.

Applicant's responses to staff issued comments on 7/7/26:

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Environmental Review</u>				
Yes	Environmental: 1. Repeat Comment: Please clarify if existing lake bank slopes are 4 to 1 or 6 to 1. If 4 to 1 please provide a deviation to codify the existing plans.	Paige Carroll	Open	31
Response: When practical, existing lake slopes will remain unchanged. New lake slopes will meet Land Development Code requirements.				

Yes	2. Please revise open space hatching. Please refer to LDC Section 10-415(d) for use of open space. Currently the plans depict new development and road where proposed open space is being depicted. 3. Please revise hatching to show the areas of the development that does not require open space that is equal to 102.6 acres and provide a new hatching for the remaining area that does require open space.	Paige Carroll	Open	31
Response: Two residential uses are proposed: single family detached and two-family attached. For each use, the proposed Property Development Regulations outline two lot sizes and lot coverages. Type 1 of each use are larger lots and less lot coverage than the Type 2 version. Type 1 single family detached has a minimum lot area of 6500 sf and a maximum lot coverage of 45%. Type 1 two-family attached has a minimum lot area of 3750 sf and a maximum lot coverage of 45%. As such, Type 1 does not trigger open space requirements. The hatch patterns on the opens space map (pg 2 of the MCP) show what land triggers open space requirements and what land does not. The cross hatch shows where the Type 2 single family is allowed (smaller lots). The gray shaded area shows where the Type 1 Property Development standards apply (larger lots). A legend has been added to the map. Provided open space will meet Land Development Code requirements.				

Enclosures:

1. Master Concept Plan

2

DEVIATION

FLU: URBAN COMMUNITY
ZONING: RS-1
USE: SINGLE FAMILY

3

GRANT BLVD

OPTIONAL
ENTRY
GATE

FLU: URBAN COMMUNITY
ZONING: RS-1
USE: SINGLE FAMILY

100' WIDE LAMSID CANAL

100' WIDE LAMSID CANAL

SINGLE FAMILY AND
TWO-FAMILY ATTACHED

SINGLE FAMILY AND
TWO-FAMILY ATTACHED

FLU: URBAN COMMUNITY
ZONING: RS-1
USE: SINGLE FAMILY

100' WIDE LAMSID CANAL

1 SINGLE FAMILY AND
TWO-FAMILY ATTACHED

SINGLE FAMILY AND
TWO-FAMILY ATTACHED

SINGLE FAMILY AND TWO-FAMILY ATTACHED

SINGLE FAMILY AND
TWO-FAMILY ATTACHED

20' LAKE
MAINTENANCE
EASEMENT

LAKE

SINGLE FAMILY AND TWO-FAMILY ATTACHED

100' WIDE LAMSID CANAL

SINGLE FAMILY AND TWO-FAMILY ATTACHED

SINGLE FAMILY AND TWO-FAMILY ATTACHED

300' MODEL HOV

SINGLE FAMILY AND
TWO-FAMILY ATTACHED

FLU: URBAN COMMUNITY
ZONING: RM-1
USE: SINGLE FAMILY & MULTIFAMILY

KINGS GREEN AT MAJESTIC A
CONDOMINIUM

PET

20' LAKE
MAINTENANCE
EASEMENT

LAKE

20' LAKE
MAINTENANCE
EASEMENT

LAKE

SINGLE FAMILY AND
TWO-FAMILY ATTACHED

FLU: URBAN COMMUNITY
ZONING: RM-1
USE: SINGLE FAMILY & MULTIFAMILY

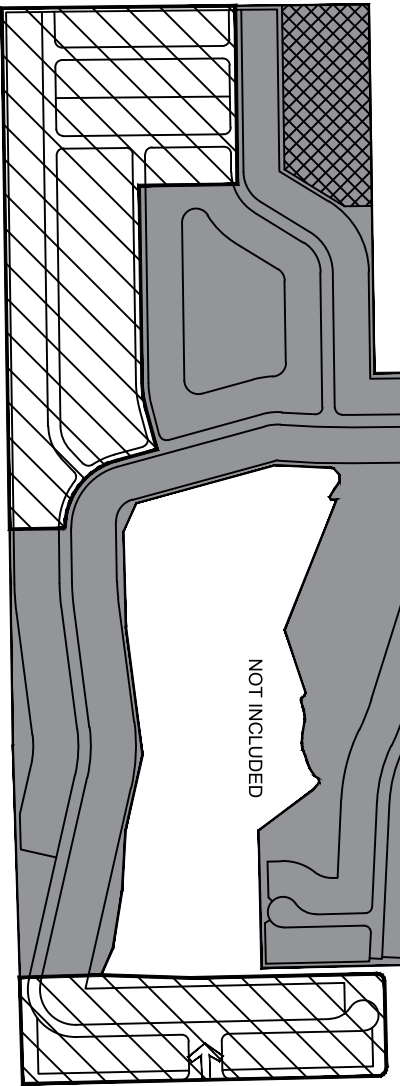
KINGS GREEN
CONDO

DET.

GREEN PASTURE ROAD

FLU: URBAN COMMUNITY
ZONING: MPD
USE: SINGLE FAMILY (UNDER CONSTRUCTION)

FLU: URBAN
ZONING: MPD
USE: SINGLE



**REQUIRED OPEN SPACE AND
INDIGENOUS CALCULATION**

102.6 AC NO OPEN SPACE REQUIRED
SINGLE FAMILY & TWO-FAMILY
ATTACHED TYPE 1 ONLY

40% OPEN SPACE REQUIRED
SINGLE FAMILY & TWO-FAMILY
ATTACHED TYPE 2 ALLOWED

36.5 AC @ 40% = 14.6 AC

PROVIDED INDIGENOUS PRESERVE

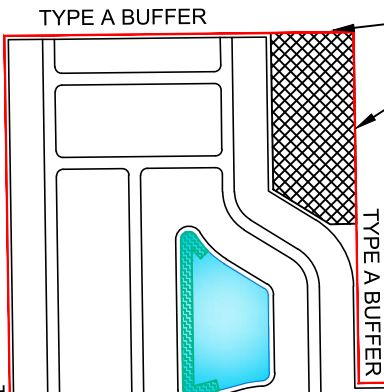
INDIGENOUS PRESERVE
4.9 AC (ACTUAL SIZE)
@ 150% INCENTIVE CREDIT

PROVIDED INDIGENOUS: 7.4 AC

PROVIDED GENERAL OPEN SPACE

LAKE (14.6 OPEN SPACE @ 25%)
BUFFERS & LAKE MAINTENANCE TRACT
AMENITY

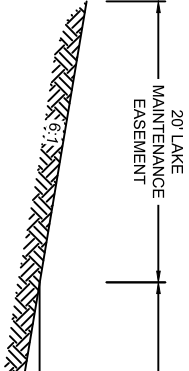
PROVIDED OPEN SPACE: 10.0 AC



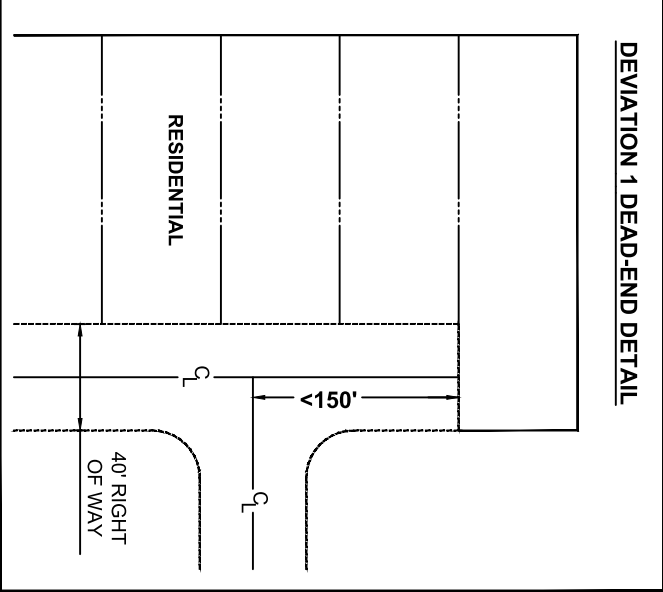
**SINUOUS LAKE
SHORELINE DETAIL**

LAKE EDGES WILL BE SINUOUS
IN ACCORDANCE WITH LEE
COUNTY LAND DEVELOPMENT
CODE REGULATIONS

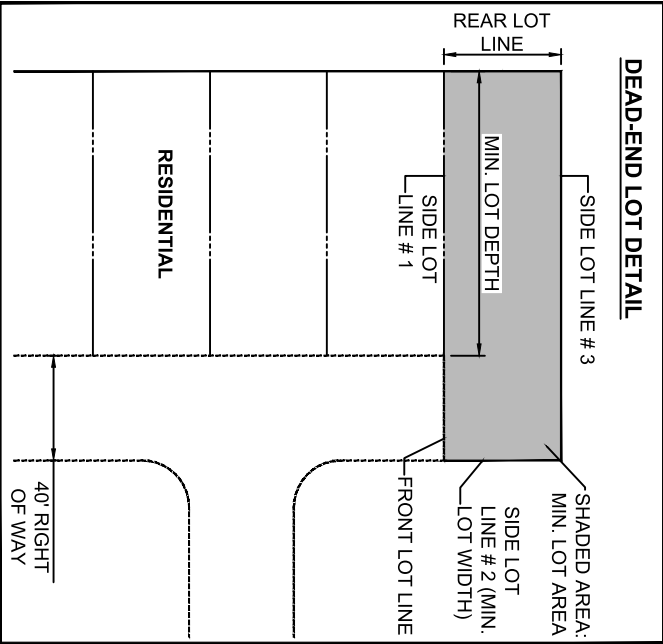
TYPICAL LAKE



DEVIATION 1 DEAD-END DETAIL



DEAD-END LOT DETAIL



TYPICAL LAKE

SHELF SEE

