



Sapen Site Planning  
P.O. Box 100690  
Cape Coral, FL 33910

February 16, 2026

MarySue Groth  
Planner, Zoning Section  
Department of Community Development  
1500 Monroe Street  
Fort Myers, FL 33901

Re: Wildcat RPD  
DCI2025-00008

Dear Ms. Groth,

Please accept the following correspondence and enclosures in response to your insufficiency letter on June 20, 2025:

### ZONING

1. **LDC Sec. 34-202(2).** - Paragraph six of the Disclosure of Interest Affidavit should only be filled out if a Lee County Employee, County Commissioner, or Hearing Examiner has an ownership interest in the property or legal entity with an ownership interest in the property. If no such relationship exists, provide a Disclosure of Interest Affidavit leaving paragraph six blank.

Response: Please see enclosed Disclosure of Interest Affidavit, corrected with paragraph six blank.

2. **The FLUCCS map provided within the application shows ±3.52 acres of potential freshwater wetlands, all of which appear to be impacted on the site plan. Include the impacted wetlands within the density calculation, calculated at a rate of one dwelling unit per 20 acres.**

Response: The allowable Density calculations on the application and within the Request and Compliance Narrative have been revised to reflect wetland impacts.

3. **LDC Sec. 34-373(a)(4)b.v.** - Provide a map drawn at the same scale as the Master Concept Plan depicting the existing and historic flow-ways on the subject property.

Response: Please see enclosed historic flow-ways map.

4. **LDC Sec. 34-373(a)(4)d.** - Provide an exhibit showing the nature and location of any known historical or archaeological sites as listed on the Florida Master Site File or Lee County Historical



**Site Survey and the location of any part of the property within archaeological sensitivity zones 1 or 2. Staff notes that a portion of the property falls within archaeological sensitivity zone 2.**

Response: Please see enclosed archaeological information provided by the Florida Division of Historical Resources which indicate no previously recorded resources in the area.

- 5. The Boundary Survey and several other submittal items include STRAP # 08-45-27-24- 00000.J000, but this parcel is excluded from the MCP. Please clarify, and explain why no access is proposed to Grant Boulevard, a County maintained Minor Collector. Consider the purpose of Planned Development districts outlined in LDC Sec. 34-612(2), particularly Sections 34-612(2)d. and 34-612(2)e., where impacts on surrounding traffic circulation could be reduced and economic use of infrastructure could be promoted by having vehicular and pedestrian access to both Grant Boulevard. Additionally, consider the access standards of LDC Sec. 10- 285(a), which prioritize access to minor collector roads over access to arterial roads.**

Response: The revised RPD boundary does not abut Grant Blvd.

- 6. Is the area of the STRAP # 08-45-27-24-00000.J000 included in the density calculation for the proposed development?**

Response: No, that parcel is not included in the rezoning request.

- 7. According to Resolution Z-81-129, a portion of the subject property, along with the Cypress Pines and Kings Green residential developments, were rezoned from AG (now AG-2) to RM-2, subject to a limitation of 400 dwelling units. The 400 dwelling unit cap still applies to the subject property, less the AG-2 portion. Explain how the applicant intends to rectify potential inconsistencies with Resolution Z-81-129 while still respecting the property rights of Cypress Pines and Kings Green and provide a calculation of density for the existing and approved dwelling units within Kings Green and Cypress Pines.**

Response: Please see the section entitled "Resolution Z-81-129" within the Request and Compliance Narrative.

- 8. LDC Sec. 34-373(a)(6)a. - Provide the location and explanation of all existing and proposed easements on the Master Concept Plan. Staff notes that a utility easement recorded in Official Records Book 3885 Page 1196 is absent from the Master Concept Plan.**
- a. The Cypress Pines Plat, recorded in Plat Book 35 Page 39-41, states that all roads, including Will Flint Boulevard, Petrucka Circle, and Lake Vista Circle, are subject to a 15 foot public utility and drainage easement on both sides. Denote this easement on the Master Concept Plan.**

Response: A new survey has been provided on the MCP has been revised to show all easements.

- 9. Provide a measurement of the connection separation from the proposed southern entrance on Homestead Road to the existing access point on Homestead Road and Will Flint Boulevard.**



Response: The MCP has been revised to show 660' intersection separation.

**10. LDC Sec. 34-373(a)(6)f. - Provide the general location of any flow-ways to be preserved, restored, or created on the Master Concept Plan.**

Response: No historical flow ways are being preserved or restored. As shown by the FLUCFCS Map, the wetlands are isolated and are not connected flow ways.

**11. Remove the note saying "retain existing trees where possible" and associated depictions of these areas from the Master Concept Plan.**

Response: Please see revised Master Concept plan, with the label removed as requested.

**12. Will the applicant be proposing any excess spoil removal for the development?**

Response: No excess spoil removal is proposed by the RPD. All excavated material will be used onsite

**13. LDC Sec. 34-373(a)(8)b.i - Provide the maximum number of dwelling units by type on the proposed Schedule of Uses.**

Response: Item number six of the application establishes maximum intensities. Residential densities for all uses may not exceed 600 units. The intent of the master concept plan is to allow densities to be used throughout the project, with no specific density by parcel. This allows the RPD to respond to the market, without triggering needless administrative amendments. To ensure compatibility, only single family and two-family attached residential types are proposed. Townhouse and multifamily uses are not proposed.

**14. The numbering of deviations on the Schedule of Deviations is inconsistent with the Master Concept Plan. Please clarify.**

**15. The Schedule of Deviations frequently references "MCP Alternate B". Staff is only able to locate one proposed Master Concept Plan within the application materials. Please clarify.**

Response to Comments 14 and 15: Please see revised Schedule of Deviations.

**16. LDC Sec. 34-373(b)(1)c. - Within the Surface Water Management Plan, provide a discussion of the legal mechanism which will guarantee the maintenance of the retention features proposed for the development.**

Response: Please see revised Surface Water Management Plan.

**17. LDC Section 33-1401(a). - The applicant must hold and provide the required documentation of a public information meeting within the Lehigh Acres Community Plan Area meeting the requirements of LDC Sec. 33-1401(b) before the application can be found sufficient.**

Response: A community meeting was held February 9<sup>th</sup> at 6:00 pm at the Moose Lodge, located at



210 Homestead Road. A memo outlining the issues discussed is enclosed, along with the News-press publication, sign-in sheets, presentation outline and handouts. A 2-page handout was distributed to the attendees, consisting of an aerial map, zoning and density table, and the revised Master Concept Plan.

**18. LDC Sec. 34-935(b)(1)b. - All buildings and structures must be setback from the development perimeter a minimum of 15 feet if the property will be zoned RPD. Ensure this requirement is demonstrated in the Property Development Regulations.**

Response: The enclosed Property Development Regulations have been revised to include a row for Perimeter Setback, with all uses having a 15' minimum setback.

**19. LDC Sec. 34-935(b)(2). - Internal roads or drives may not be closer than five feet to the development perimeter. Ensure that this requirement is demonstrated on the Master Concept Plan, particularly on the eastern and southern borders of the subject property.**

Response: No roads are within 5' of the perimeter. The eastern single-loaded road along Homestead has been eliminated. The southern road will be at least 12.5' from the boundary by providing a 10' utility easement along the proposed right of way and a Type A buffer that overlaps the utility easement by half of its width.

**20. LDC Sec. 34-2194(c)(1)a. - The Board of County Commissioners has the authority to grant less stringent setbacks for artificial bodies of water when development surrounding the entire body of water is under unified control. This circumstance does not apply to all lakes shown on the Master Concept Plan. Update the Property Development Regulations to show waterbody setbacks of at least 25 feet where lakes are not entirely surrounded by development under unified control.**

Response: The lake excavation setback deviation has been increased to 35 feet.

**21. Deviation #3 seeks to deviate from a definition from the LDC. Staff recommends establishing property development regulations for the specified lots under the provisions of LDC Sec. 34-935(e)(1)b and withdrawing this deviation.**

Response: Previous Deviation #3 has been withdrawn.

**22. Explain the need for Deviation #2 in greater detail. As stated above, LDC Sec. 34-935(1)b. allows some flexibility in the specific lot areas and dimensions.**

Response: Previous Deviation #2 has been withdrawn.

**23. Provide the anticipated location of Model Homes, Model Units, and Model Display Groups on the Master Concept Plan. Note that Lee Plan Policy 25.8.7 prohibits new single-family model homes within 300 feet of arterial and collector roads.**

Response: Please see the revised MCP, showing two potential model home locations, each noting the required setback of 300 feet from Homestead Road.



- 24. Staff has concerns about the protection of public health, safety, and welfare regarding Deviation #4. Address this required finding for the proposed 20-foot excavation setbacks from existing property lines under separate ownership.**

Response: The excavation setback has been revised, increasing the setback to 35-feet.

### **DEVELOPMENT SERVICES**

- 1. Are the subject parcels proposed to be combined?**

Response: During Development Order permitting the entire RPD will be platted into fee simple residential lots, and tracts for buffer, open space and other uses. Or, if phased, future development tracts will be platted as allowed by LDC.

- 2. Please provide a Letter of No Objection from the local fire department (Lehigh Acres Fire Department) in regards to Deviation #1 from LDC Section 10-296(p)(1).**

Response: Please see enclosed letter of no objection from the Lehigh Acres Fire Department.

- 3. Staff has concerns about Deviation #4 from LDC Section 10-329(d)(1)a.3 for the (3) proposed new lakes. Pursuant to this code section, a deviation may be granted to reduce the setback for an excavation from a private property line from the 50-foot requirement, but may not be less than 25 feet for all new excavations for water retention and detention. Stronger justification is needed to support this deviation.**

Response: The excavation setback has been revised, increasing the setback to 35-feet.

- 4. Please provide cross sections showing the proposed lake bank slopes.**

Response: The lake slopes will meet all LDC requirements.

- 5. LDC Sec. 10-256(a)(2)c.1. - A pedestrian way is required along one side of all streets internal to a residential development. At time of development order the applicant must demonstrate compliance with this requirement.**
- 6. LDC Sec. 10-291(2). - Access to Improved Street Required. The plans must show that all development abut and have access to a public or private street designed & constructed in accordance with LDC Sec. 10-296. At time of development order the applicant must demonstrate compliance with this requirement.**
- 7. INFORMATIONAL COMMENT: A development order and associated subdivision plat is required in addition to the approved zoning action for the proposed project.**
- 8. INFORMATIONAL COMMENT: For all lakes deeper than 12 feet, a Deep Lake Management Plan must be submitted and approved prior to development order issuance in accordance with LDC Sec. 10-329(d)(3).**

Response to comments 5-8: Understood.



### ENVIRONMENTAL SCIENCES

1. **LDC Sec.10-329(d)(1)(a) states that the setbacks for an excavation from a private property line may not be less than 25 feet. If the applicant wishes to obtain a setback less than 25 feet, an application for a variance would need to be submitted.**

Response: The excavation setback deviation has been increased to 35 feet.

2. **Where multi-family residential use is abutting a single-family residence, a type B buffer is required.**

Response: No multifamily uses are proposed.

3. **Provide a revised open space design plan. Include the total area of the site and provide the overall open space required as part of the large project for a residential development. The project is a large development and required to provide 40 percent open space overall, with half of that amount as indigenous open space. Additional comments may follow.**

Response: Page 2 of the MCP demonstrates the required and proposed open space, which allows development areas for lots of a certain size and lot coverage to be excluded from open space requirements.

4. **Staff does not understand deviation #4 as the owner of that parcel is not participating in this application for rezoning.**

Response: The excavation setback deviation has been revised to no longer include any off-site property.

5. **Provide an analysis of Lee Plan Objective 25.10, et seq.**

Response: Please see enclosed Request and Compliance Narrative.

6. **Staff have reviewed the FLUCCS map in the environmental report, completed a site inspection of the property and it appears that some of exotic vegetation on site is more than what is shown on the FLUCCS map. Provide additional information to support the exotic descriptor values.**

Response: Please see enclosed FLUCCS map.

7. **Staff reviewed the FLUCCS map, completed a site inspection, and do not agree with all FLUCCS types. Some areas are identified as golf course but could not be confirmed during the inspection. Provide a revised FLUCCS map that demonstrates current site conditions.**

Response: Please see enclosed FLUCCS map.

8. **The applicants FLUCCS map delineated an area that was not included on the MCP for the development. Please revise the inconsistency between both.**



Response: Please see enclosed FLUCCS map.

### **PLANNING**

- 1. The response to Standards 4.1.1 and 4.1.2 only references sewer connections. Revise this to include water and sewer connections, as noted previously in the application.**

Response: Compliance with standards 4.1.1 and 4.1.2 have been revised to include potable water.

- 2. The density table needs to show the existing acreage and units as well as the proposed new units to verify the existing development will not exceed the allowed density based on its acreage. Expand this table to show the existing development's density and the proposed development's density to verify compliance with Policy 1.1.4.**

Response: Allowable densities for the RPD and the land to remain RM-2 are provided in the revised Request and Compliance Narrative.

- 3. The Lee Plan analysis does not include any of the policies for the Lehigh Community Plan Area. Add analyses of the applicable Goals, Objectives, and Policies from Goal 25 to the Lee Plan Analysis.**

Response: Most objectives of Goal 25 do not apply to the proposed RPD. Three policies have been added: 25.8.7, 25.9.2, and 25.10.1.

### **NATURAL RESOURCES**

- 1. Please provide analysis of Lee Plan policies 4.1.3, 61.1.6, 124.1.2, 125.1.3, 126.1.3, 126.1.4.**

Response: The Request and Compliance Narrative has been revised to include the above referenced policies.

- 2. Please provide some analysis on the proposed irrigation source and whether the change in land use will result in a decrease in irrigation demand. If surface water lakes will be utilized as an irrigation source, please detail which aquifer will be utilized to resupply the lakes? Will a new SFWMD Water Use Permit be pursued?**

Response: Please see revised Surface Water Management Narrative.

- 3. Please detail whether a master irrigation system will be proposed and if individual irrigation wells will be prohibited?**

### **DEPARTMENT OF TRANSPORTATION**

- 1. Provide the existing ownership restrictions on Will Flint Boulevard which deny your project access to the existing right-of-way.**



Response: Will Flint Blvd was created through the Cypress Pines Plat (PB35 PG40) with all internal roads being dedicated to the lot owners. The golf course, which is the eastern portion of the proposed RPD, was not part of the plat.

2. Explain why the site cannot access Grant Boulevard. Per 10-285, all Urban development should access alternative accesses. Staff believes there should be fluid traffic through the development to decrease the amount of congestion.

Response: The revised RPD boundary does not abut Grant Blvd.

### **ZONING TRAFIC STUDY**

1. The application mentions the project includes 600 residential units, however only 580 dwelling units were analyzed in the TIS. Please clarify.
2. Since the project's trip generation is more 300 trips per hour, the information of intersection Level of Service (LOS) analysis for the project's entrances and the intersections significant impacted by the project must be provided.
3. What is the build-out year for this project? The LOS analysis for year conditions are existing and build-out year conditions, not five year and 20 year conditions (Table 2A).
4. The project's traffic directional splits entering and exiting the project at the proposed access points (trip distribution) is unrealistic. There is no left-in/right-out at proposed north driveway and no right-in/left-out at south driveway. Please revise.
5. The roadway segments of Homestead Road in Table 1A need to be corrected to North of Site and South of Site. Please revise.
6. The project traffic distributions (percentage) in Table 1A for State Road 82 and Lee Boulevard are not correct. Please revise.
7. The context classification of State Road 82 (west of Homestead Road) is C3R, but the service volumes used in Table 1A for SR 82 is the service volumes of C1 & C2. Please revise.
8. Five years of data used for the calculation of annual growth rate in Table 2A is insufficient for analysis. Staff recommends 10 years of data being used for the calculation.

Response: Please see revised TIS.

### **LEGAL REVIEW**

1. Sec. 34-202(a). Submittal requirements for applications requiring public hearing. (7) Certification of title and encumbrances. - The certification submitted is not a title opinion prepared by a licensed Florida attorney (no greater than 90 days old at the time of the initial application submittal), a certification of title/title certification prepared by a title abstractor or company (no greater than 90 days old at the time of the initial application submittal), or a title insurance policy with appropriate schedules (no greater than five years old at the time of the initial zoning case submittal) and an affidavit of no change covering the period of time between issuance of the policy and the application date, and is not an excepted form of certification of title and encumbrances.
2. The legal description from the title certification should be followed with an "Also Described As" statement and the metes and bounds legal description of the perimeter of the subject property matching the Legal description and accompanying sketch (when different than the description



from the title certification.

3. The boundary survey does not contain the required state plane coordinates, one at the point of beginning (POB) and one at an opposing corner.
4. The boundary survey is not signed by the surveyor.
5. Survey Note 1 on the first page of the Boundary Survey states that the survey was prepared for a title commitment that is not an accepted form for Title Certification.
6. Sec. 34-202(a) Submittal requirements for applications requiring public hearing. (5) Legal description and sketch to accompany legal description. - The subject property is one contiguous parcel, the legal description must specifically describe the entire continuous perimeter boundary of the property subject to the zoning action with accurate bearings and distances for every line. The legal description is not accompanied by a sketch of the subject property.

Response: A new survey and title have been created.

Thank you,

A handwritten signature in blue ink that reads "Jennifer Sapen".

Jennifer Sapen, AICP

Owner

[jennifer@sapenplans.com](mailto:jennifer@sapenplans.com)

**Enclosures:**

1. Application
2. Request and Compliance Narrative
3. Deviations and Justifications
4. Surface Water Management Plan
5. Historical Resources
6. Master Concept Plan
7. Environmental Assessment
8. Historic Flow Ways Map
9. Boundary Survey
10. Sketch and Legal Description
11. Fire Department Letter of No Objection
12. Disclosure of Interest
13. Property Development Regulations
14. Traffic Impact Statement
15. Spyglass v. Lee County
16. Opinion of Title
17. Community Meeting Memo



# APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

**Project Name:** Wildcat RPD

**Request:** Rezone from: RM-2 and AG-2 To: RPD

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

**Bonus Density included?**  NO  YES<sup>1</sup> for: \_\_\_\_\_ Bonus Units

<sup>1</sup> If YES, submit additional fee required by LDC 2-147(A)(3)

**Summary of Project:**

Rezone 139.1 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.

**PART 1  
APPLICANT/AGENT INFORMATION**

**A. Name of Applicant:** Honor Ranch, LLC

Address: 12622 Trade Way Drive #4

City, State, Zip: Bonita Springs, FL 34135

Phone Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

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

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

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

Application is County initiated. Attach BOCC authorization.

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

1. Company Name: Sapen Site Planning, LLC

Contact Person: Jennifer Sapen

Address: P.O. Box 100690

City, State, Zip: Cape Coral, FL 33910

Phone Number: (239)900-3011

Email: jennifer@sapenplans.com

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

LEE COUNTY COMMUNITY DEVELOPMENT  
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902  
PHONE (239) 533-8585

**PART 2  
PROPERTY OWNERSHIP**

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

Name: Honor Ranch, LLC

Address: 12622 Trade Way Drive #4

City, State, Zip: Bonita Springs, FL 34135

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

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

Attach [Disclosure of Interest](#) Form.

**C. Multiple parcels:**

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

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

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

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): 07-11-2023

**PART 3  
PROPERTY INFORMATION**

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

08-45-27-00-00004.0000

09-45-27-00-00003.0010

**B. Street Address of Property: 350 Homestead Rd. S Lehigh Acres, FL 33936**

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

Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

**OR**

Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

**AND**

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

A Boundary survey, tied to the state plane coordinate system.

**OR**

Not required if the property is located within a subdivision platted per F.S. Chapter 177.

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

1.  List of surrounding property owners. [34-202(a)(9)]

2.  Map of surrounding property owners. [34-202(a)(9)]

3.  One set of mailing labels. [34-202(a)(9)]

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

**E. Current Zoning of Property: RM-2 and AG-2**

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

**F. Use(s) of Property:**

1. Current uses of property are: 18-holes Golf Course, 7,768 sf clubhouse, 2,400 sf maintenance shed

2. Intended uses of property are: Residential

**G. Future Land Use Classification (Lee Plan):**

	Acres	% of Total
Urban Community	<u>139.1</u>	<u>100</u>
	Acres	% of Total

**H. Property Dimensions:**

1. Width (average if irregular parcel):	<u>3,865</u>	Feet
2. Depth (average if irregular parcel):	<u>2,662</u>	Feet
3. Total area:		Acres or square feet
4. Frontage on road or street:	<u>2605</u>	Feet on <u>Homestead Rd</u> Street
2 <sup>nd</sup> Frontage on road or street:	<u>344</u>	Feet on <u>Will Flint Blvd</u> Street

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

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

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

**PART 4**  
**TYPES OF LAND AREA ON PROPERTY**

<b>A. Gross Acres (total area within described parcel)</b>		<u>139.1</u>	<b>Acres</b>
1. Submerged land subject to tidal influence		<u>        </u>	Acres
2. a. Preserved freshwater wetlands		<u>        </u>	Acres
b. Impacted wetlands	<u>3.5</u>	<u>        </u>	Acres
c. Preserved saltwater wetlands	<u>        </u>	<u>        </u>	Acres
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		<u>        </u>	Acres
3. R-O-W providing access to non-residential uses		<u>        </u>	Acres
4. Non-residential use areas <sup>(1)(2)</sup>		<u>        </u>	Acres
<b>B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).</b>		<u>3.5</u>	<b>Acres</b>
<b>C. Gross residential acres. (A minus B) <sup>(3)</sup></b>		<u>135.6</u>	<b>Acres</b>
<b>D. Gross residential acres (by Land Use Category)</b>			
1. a. Intensive Development – upland		<u>        </u>	Acres
b. Intensive Development – preserved freshwater wetlands		<u>        </u>	Acres
c. Intensive Development – impacted wetlands		<u>        </u>	Acres
2. a. Central Urban – upland		<u>        </u>	Acres
b. Central Urban – preserved freshwater wetlands		<u>        </u>	Acres
c. Central Urban – impacted wetlands		<u>        </u>	Acres
3. a. Urban Community or Suburban – upland		<u>148.8</u>	Acres
b. Urban Community or Suburban – preserved freshwater wetlands		<u>        </u>	Acres
c. Urban Community or Suburban – impacted wetlands		<u>        </u>	Acres

4.	a.	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	a.	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres
<b>TOTAL (should equal "C" above)</b>			<b><u>139.1</u></b>	<b>Acres</b>

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

**PART 5  
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS**

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

**A. Future Land Use Category: Urban Community**

		<b>Lee Plan Table 1(a)</b>		
		<b>Max. standard density</b>		<b>Units</b>
<b>1. Standard Units</b>				
a.	Total upland acres (from Part 4, D.)	<u>135.6</u>	x <u>10</u> equals	<u>1356</u>
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	<u>0</u>	x _____ equals	<u>          </u>
c.	Total impacted wetlands acres (from Part 4, D.)	<u>3.5</u>	x <u>1/20</u> equals	<u>0.2</u>
d.	<b>Total Allowed Standard Units</b> <sup>(1)</sup>			<b><u>1356</u></b>
<b>2. Bonus Units [2-143]</b>				
a.	Site-built Affordable Housing			<u>          </u>
b.	Transferrable Dwelling Units			<u>          </u>
c.	Sub-total			<u>          </u>
<b>3. Total Permitted Units</b> <sup>(1)</sup>				<b><u>1356</u></b>

Note:

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

**PART 6  
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS  
PRELIMINARY INTENSITY CALCUATIONS**

<b>A. Commercial</b>		<b>Height</b>	<b>Total Floor Area (Square Feet)</b>
1. Medical			
2. General Office			
3. Retail			
4. Other: _____			
5. <b>TOTAL FLOOR AREA</b>			
<b>B. Industrial</b>		<b>Height</b>	<b>Total Floor Area (Square Feet)</b>
1. Under Roof			
2. Not Under Roof			
3. <b>TOTAL FLOOR AREA</b>			
<b>C. Mining</b>		<b>Depth</b>	<b>Total Acres</b>
1. Area to be excavated			
<b>D. Assisted Living Facilities</b>		<b>Height</b>	<b>Total Beds/Units</b>
1. Dependent Living Units			
2. Independent Living Units			
3. <b>TOTAL BEDS/UNITS</b>			
<b>E. Hotels/Motels (Room Size)</b>		<b>Height</b>	<b>Total Rental Units</b>
1. < 425 sq. ft.			
2. 426-725 sq. ft.			
3. 725 < sq. ft.			
4. <b>TOTAL UNITS</b>			

**PART 7  
ACTION REQUESTED**

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
  2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

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

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

- Not Applicable  
 Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

**PART 8  
ENVIRONMENTAL REQUIREMENTS**

- A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)b.iv.]  
See enclosed Topography Map
- 
- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].  
See enclosed environmental analysis
- 
- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:  
See enclosed environmental analysis
- 
- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:  
N/A
- 
- E. Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]
- F. FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.]
- G. Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.]
- H. Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.]

**PART 9  
SANITARY SEWER & POTABLE WATER FACILITIES**

- A. Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:  
N/A
- 
- B. Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
1. Method and degree of treatment:  
N/A
  2. Quality of the effluent:  
N/A

3. Expected life of the facility:

---

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

---

5. Receiving bodies or other means of effluent disposal:

---

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

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

---

2. Current water table conditions:

---

3. Proposed rate of application:

---

4. Back-up system capacity:

---

**PART 10  
ADDITIONAL REQUIREMENTS**

**A. Major Planned Developments:**

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

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

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

**D. Private Recreational Facility Planned Developments (PRFPDs):**

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

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?  
 **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**  
 **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**
- F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)]**
- G. **Flood Hazard:**  
 Not applicable  
 The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.  
 The minimum elevation required for the first habitable floor is \_\_\_\_\_ NAVD (MSL)
- H. **Excavations/Blasting:**  
 No blasting will be used in the excavation of lakes or other site elements.  
 If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. **Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]**  
 Not Applicable  
 Provide a Hazardous materials emergency plan.
- J. **Mobile Home Park: [34-174(h)]**  
 Not Applicable  
 Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**  
 Not Applicable  
 Property is located within \_\_\_\_\_ Airport Noise Zone: **[34-1104]**  
 Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**  
 Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**  
 Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**  
 A Tall Structures Permit is required. **[34-1108]**

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

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

DISCLOSURE OF INTEREST  
AFFIDAVIT

BEFORE ME this day appeared NICK Stefanis, 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 350 Homestead Road S. Lehigh Acres, FL 33936 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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

Nick Stefanis

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 August 19, 2025 (date) by Nick Stefanis (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

STAMP/SEAL

Naomi Holden  
Signature of Notary Public



NAOMI HOLDEN  
Notary Public  
State of Florida  
Comm# HH399433  
Expires 5/17/2027

## Wildcat RPD Request and Compliance Narrative

### OVERVIEW

#### Request

The proposed application seeks to rezone 139.1 acres from RM-2 and AG-2 to RPD, to allow a maximum of 600 dwelling units, consisting of single family detached and two-family attached units. The eastern +/- 99 acres of the proposed RPD is currently the location of the Majestic Golf Club that was closed the end of 2024 consisting of an 18-hole public course with a +/- 8,000 sf clubhouse and +/- 2,400 sf maintenance shed the western +/- 40 acres is vacant, undeveloped agriculturally zoned property. The Existing and proposed zoning districts are as follows:

<b>Zoning Districts Table</b>	
Existing	RM-2: 99.3 acres & AG-2: 39.8 acres
Proposed	RPD: 148.8 acres

#### Location and Surrounding Uses

The subject site is located on the west side of Homestead Road, approximately a quarter mile north of Milwaukee Blvd, and is within the Urban Community future land use designation. Surrounding Future Land Use, zoning and current uses are as follows:

<b>Surrounding Property Table</b>			
	Future Land Use	Zoning	Use
North	Urban Community	RS-1, AG-2	LAMSID canal & single family
East	Urban Community	AG-2, MPD	Vacant
South	Urban Community	MPD	LAMSID canal & single family
West	Urban Community	RS-1	LAMSID canal & single family



A 100-foot wide LAMSID canal abuts the property's northern, western and southern boundaries, with existing single family residential on the opposite side of the canal. The western and northern boundaries consist of single family Lehigh Acres lots, with roughly half of them developed with homes. A portion of the northern boundary near Homestead Road abuts two large agriculture lots with single family uses.

Beyond the LAMSID canal along the southern boundary, a new subdivision is under construction: Lennar at Savannah Lakes. Lot sizes within Savannah Lakes are platted at 40-foot and 50-foot wide, and 130' deep. Please see

the Compatibility section below for further information on Savannah Lakes, and the enclosed Savannah Lakes North Phase 1 Plat.

The eastern property line abuts Homestead Road, with an approved MPD on the eastern side of Homestead Road for most of the road frontage. AG-2 zoning has been retained for the remaining northern segment along the east side of Homestead Road frontage.

Sandwiched between the subject site are the existing residential units of the Cypress Pines and Kings Green subdivisions. Residential product types include single family detached, two-family attached, and 4-plex multi-family in the RM-2 zoning district. Below are examples of each product type, images taken from Lee County Property Appraiser:



*Kings Green 4-plex Multifamily*



*Cypress Pines Two-Family Attached*



*Cypress Pines Single Family*

According to Lee County Property Appraiser information, the +/-48-acre subdivision began in the early 1980's and was developed with single family and two-family attached through the mid 1990's. A second wave of vertical construction occurred in the early to mid 2000's with the development of twenty- four 4-plex condominium buildings and additional two-family attached buildings. A +/- 4-acre tract remains undeveloped in the condominium parcel on Petrucka Circle, owned by the HOA, Kings Green at Majestic Phase 2. Utility connections for the undeveloped portion have been constructed under DOS 2001-00155, which permitted 140 multifamily units.

Over half of the community's existing density is derived from two-story multifamily units. The existing and permitted (but not yet constructed) density is as follows:

<b>Cypress Pines and Kings Green Density and Product Mix</b>		
Residential Type	Density	Percentage
Single Family	39 units (7 are vacant)	16%
Two-Family Attached	64 units	26%
Multi-family (existing)	96 units	58%
Multi-family (undeveloped)*	44 units	
Total:	243 units	

\*permitted under DOS 2001-00155

If the existing residential area is developed according to the approved Development Order, it will utilize less than half of the allowable density by the Future Land Use.

<b>Cypress Pines and Keys Green Allowable Density</b>	
+/- 57.4 acres Urban Community 10 du/ac (Includes 9.7 acres of new lakes)	574 allowable units

According to the Development Order Plans, the single family/two-family area is +/- 33.7 acres. The multifamily is 14 acres with 6.62 acres of open space. With 47% open space, the multifamily development meets open space requirements without the golf course property.

## **Water Management**

The Master Concept Plan shows three water management features:

- 1) On-site lakes
- 2) On-site detention
- 3) Off-site lakes

Three on-site lakes and multiple detention areas provide water management for the proposed RPD. Existing lakes within the golf course will be filled or expanded as shown on the Master Concept Plan. Currently, water management for the existing homes and roads is provided by the lakes on the golf course property. To replace that water management need, 9.7 acres of the golf course have been excluded from the RPD zoning for the construction of two lakes. This 9.7 acres will remain RM-2 zoning. The proposed water management design, including the two RM-2 lakes, is under review by SFWMD.

## **Buffers**

The proposed buffers meet or exceed the requirement of LDC Section 10-416. The proposed residential uses are designated SF-R per LDC 10-416(d)(2), which requires no buffer against the same use. The proposed RPD exceeds the LDC by providing two buffers where abutting existing residential (and where the existing residential is separated by a LAMSID canal):

- The perimeter of the project proposes a Type A Buffer, which is 5' wide and consists of 4 trees per 100 linear feet. No buffer is required by LDC.
- A greater buffer is proposed on the interior of the project, where the proposed RPD abuts the existing homes in the Cypress Pines subdivision. In this area, a 15-foot wide Type D buffer is

proposed, consisting of a double hedge row and 5 trees per 100 linear feet. Additionally, as shown on the MCP and noted in the legend, the site has been designed to retain existing vegetation where possible. Detention areas have also been placed strategically to create greater separation to the existing units. No buffer is required by LDC.

- The buffer along Homestead Road meets the requirements of the LDC with a Type D buffer.

## Property Development Regulations and Compatibility

As proposed, the RPD is compatible with existing surrounding uses. The buffers outlined above meet or exceed the LDC. The residential types are consistent with the abutting and nearby residential uses, and the property development regulations are in-line with the current development trends. Approved in 2007, the Savannah Lakes MPD south of the subject site exhibits near duplicate lot sizes, setbacks, building heights and lot coverages:

<b>Savannah Lakes and Proposed RPD Property Development Regulation Comparison</b>						
	Savannah Lakes SF1	Wildcat SF1	Savannah Lakes SF2	Wildcat SF2	Savannah Lakes Two-Fam	Wildcat Two-Fam
Minimum Lot Area	6,000 sf	6,500 sf	5,000 sf	4,680 sf	2,000	3,750 sf
Minimum Lot size	60' x 100'	40' x 130'	40' x 125'	40' x 117'	25' x 80'	30' x 125'
Front Setback	20'	20'	20'	20'	20'	20'
Side Setback	5'	5'	5'	5'	N/A	5'
Rear Setback	5'	10'	5'	10'	5'	10'
Waterbody Setback	10'	20'	10'	20'	10'	20'
Maximum Building Height	35'	35'	35'	35'	35'	35'
Maximum Lot Coverage	60%	45%	60%	60%	60%	1 = 45% 2 = 60%

## Access

Two vehicular access points are proposed on Homestead Road, with no access proposed to Will Flint Boulevard due to existing ownership restrictions. As a Future Urban Area in the Urban Community Future Land Use, the intersection separations of the proposed Homestead Road access points exceed the minimum separation of 440' for a Principal Arterial required by LDC 10-285. As the MCP shows, the proposed access points align with two of the approved access points for Homestead 30 MPD.

## Open Space and Indigenous Preserve

The proposed development meets the open space and indigenous preserve requirements. As page 2 of the MCP calculates, only 36.5 acres of the RPD requires open space. Allowed by LDC 10-415(a), single family lots 6500 sf or greater, and two-family attached lots 3,750 sf or greater, do not trigger any open space requirements. The smaller lots requiring open space are located away from the interior residential units of Cypress Pines, along Homestead Road, and in the western portion of the project and abutting Savannah Lakes.

The indigenous preserve is nearly 5-acres, approximately 675' wide and 315' deep, allowing a 150% incentive credit by LDC Section 415(b)(3)(a). As shown by FLUCFCS Map within the enclosed Environmental Assessment, the vegetation in the proposed indigenous preserve is code 411 E1, Pine Flatwood with 1-24% exotics. As required by LDC, the exotic vegetation will be removed at the time of Development Order, allowing the native Pine Flatwood community to self-seed in the areas where exotics were removed.

### **Resolution Z-81-129**

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In 1981, the golf course and the residential area for Cypress Pines and Kings Green subdivisions were zoned from AG to RM-2. Unlike the accepted practices today, a zoning resolution was approved by the Board of County Commissioners in conjunction with the zoning approval; Resolution Z-81-129. The resolution granted approval for the golf course and its facilities, and limited the project to 400 units.

One year later, the practice of attaching special conditions and stipulations to conventionally zoned properties was deemed invalid through Lee County judgement by the twentieth circuit court in Spyglass at San Carlos Bay vs. Lee County, ordered January 28<sup>th</sup>, 1982. As such, resolution Z-81-129 is invalid.

Regardless of the legal appropriateness of a 400-unit density cap, it is interesting to note the similarity of the allowable density by FLU for the existing residential area of 477 units and the 400-unit density cap conditioned in resolution Z-81-129. Its also obvious the 400-unit density cap was not intended to be pro-rated across any potential future development of the golf course as well as the Cypress Pines/ Kings Green subdivisions account for +/-30% of the 1981 rezoning, the other 70% as golf course. Applying a pro-rate of 30% to a 400-unit density cap is only 120 units. The subdivisions have nearly 200 existing units.

As a remedy, the applicant proposes the following condition.

- Prior to Development Order approval, the subject property shall be legally described and removed from resolution Z-81-129 through an administrative amendment.

## **COMPREHENSIVE PLAN COMPLIANCE**

### **POLICY 1.1.4**

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*The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public*

*services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. 94-30, 02-02, 09-06, 10-10, 10-33, 16-07, 21-09)*

#### **Compliance Policy 1.1.4**

Consistent with Policy 1.1.4, the proposed residential density of 600 units is less than the allowable density as shown in the table below.

<b>Allowable Density Table</b>			
Land Use	Size	Rate	Allowed Units
Urban Community & Uplands	135.6 ac	10 du/ac	1356
Impacted Wetlands	3.5 ac	1du/20ac	0
Total Allowable Density:			1356

## **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.*

### **POLICY 2.2.1**

*Rezoning and DRI proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.*

### **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.*

#### **Compliance – Objective 2.2, Policy 2.2.1 & 5.1.3**

In line with Objective 2.2 and Policy 2.2.1, the existing road network, proposed central sewer and waterlines, and community facilities in the area adequately serve the subject property. The subject property is located within the Florida Governmental Utility Authority (FGUA) service area. FGUA

presently has sufficient capacity to provide potable water and wastewater disposal service to the project, please see the letters of availability.

The proposed RPD is located near the following goods and services:

- Within 7 miles of the proposed development there are 3 fire stations: Lehigh Acres Fire Department Station #105 (About 2 miles), Lehigh Acres Fire Department Station #102 (2.06 miles), and Lehigh Acres Fire Department Station #104 (about 6.5 miles).
- Within 7 miles of the proposed development there are 6 elementary schools: Mirror Lakes Elementary School (less than a mile), Amanecer Elementary School (1.91 miles), Veteran Parks Academy for the Arts (1.96 miles), G. Weaver Hipps Elementary School (2.98 miles), Lehigh Acres Elementary School (2.98 miles), and Hans Marsh Elementary School (6.29 miles)
- Within 9 miles there are 5 middles schools: Lehigh Acres Middle School (1.91 miles), Veteran Parks Academy of the Arts (1.96 miles), Lemuel Teal Middle School (1.96 miles), Hans Marsh Middle School (6.29 miles), and Varsity Lakes Middle School (8.53 miles).
- Within 9 miles there are 5 high schools: East Lee County high school (2.42 miles), Donna J. Beasely Technical School (4.59 miles), Palm Acres Charter High School (5.36 miles), Lehigh Senior High School (8.5 miles), and Varsity Lakes High School (8.53 miles).
- HCA Florida Lehigh Hospital is located 3.75 miles from the proposed development.
- Lee Tran bus stop located 2.79 miles from the proposed development at Plaza Dr. @ Homestead Rd. Stop ID: 10971

The proposed project will also have access to other public facilities such as: Veterans Park (located a mile and a half north of the property), Lehigh Resort Club (4.86 miles northeast of the property), and East County Regional Library (8.53 miles northwest of property).

### **STANDARD 4.1.1**

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*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).*

### **STANDARD 4.1.2**

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*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.*

### **STANDARD 4.1.3**

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*1. Any development that requires a development order, on a property that is adjacent to public reuse infrastructure with sufficient capacity, must connect to the reuse system for irrigation needs.*

2. Any new development that, at build-out, has an anticipated irrigation demand of 50,000 gallons per day, or more, using the Blaney-Criddle method, must connect to a public reuse system for irrigation needs when sufficient capacity and adequate infrastructure is within ¼ mile from any part of the development.
3. If there is not sufficient capacity or adequate infrastructure within ¼ mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.
4. If a development has been rejected for reuse service, the proposed source of irrigation water must be identified consistent with Policy 61.1.6.

#### **Compliance Standards 4.1.1, 4.1.2, & 4.1.3**

The proposed development will connect to a sanitary sewer and potable water system and capacity exists for the proposed development. Please see enclosed letter of availability. A separate well is proposed for the existing development and proposed development to be used for irrigating the common areas which will not exceed 50,000 gallons per day. Each lot owner is responsible for their own irrigation source. Per the Barney-Criddle method the allotted irrigation for the ±4.0 acres of landscape the annual demand is 5.14MG, total maximum monthly demand is 0.69 mg which equates to approximately 23,000 GPD.

#### **STANDARD 4.1.4**

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*In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.*

#### **OBJECTIVE 125.1**

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*Maintain high water quality, meeting or exceeding state and federal water quality standards.*

#### **Compliance Standard 4.1.4 and Objective 125.1**

The property operates under SFWMD Permit #36-003-S and will seek future drainage approvals from SFWMD and LAMSID. Please see enclosed Surface Water Management Plan for more information.

#### **POLICY 5.1.2**

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*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.*

#### **Compliance**

As demonstrated by the enclosed boundary survey, soils, quadrangle map, and FLUCFCS map, the proposed development does not encroach on to existing physical restraints or hazards. The property is in Flood Zone X, an area of minimal flood hazard.

#### **POLICY 5.1.5**

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*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.*

#### **Compliance Policy 5.1.5**

The proposed RPD protects existing and future residential areas. With only single family detached and two-family attached dwelling types proposed, no buffers are required where the proposed RPD abuts existing single family. As outlined above in the Buffers section of this report, the RPD exceeds LDC requirements by proposing two types of buffers.

The proposed uses are compatible with the existing single family. The existing homes along the old golf course abut a more intense multi-family residential use on the opposite side of the street than the uses proposed by this RPD. The lot sizes and other development regulations are consistent with the approvals of the abutting Savannah Lakes development.

Implementation of this RPD would eliminate the multifamily and townhouse uses allowed by the current zoning district.

### **Policy 25.8.7**

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*New single-family model homes are prohibited within 300 feet of arterial and collector roads.*

#### **Compliance Policy 25.8.7**

As shown on the MCP, model homes will be required to be set back 300' from Homestead Rd.

### **Policy 25.9.2**

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*Direct new development and redevelopment in Lehigh Acres to areas that can be reasonably expected to receive public services and infrastructure during the planning horizon.*

#### **Compliance Policy 25.9.2**

Public services, infrastructure, and utility capacity is in place for the proposed RPD.

### **Policy 25.10.1**

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*Lee County will encourage on-site preservation of indigenous plant communities and listed species habitat. Any required mitigation will be of similar habitat, and provided, whenever possible, within Lehigh Acres Community Plan area, Development must also be consistent with Goal 77 and Objective 77.3. (Ord. No. 10-16, 18-18)*

#### **Compliance Policy 25.10.1**

As shown on the MCP, a 4.9-acre indigenous preserve is proposed on the project's western edge.

### **Policy 25.10.1**

---

*Lee County will encourage on-site preservation of indigenous plant communities and listed species habitat. Any required mitigation will be of similar habitat, and provided, whenever possible, within the Lehigh Acres Community Plan area. Development must also be consistent with Goal 77 and Objective 77.3.*

### **Policy 61.1.6**

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*When and where available, reuse water should be the first option for meeting irrigation needs of a development. Where reuse water is not available, surface water or low quality groundwater should be utilized for irrigation. All other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting the irrigation needs of a development. New developments will coordinate with County staff regarding the source of irrigation water.*

#### **Compliance policy 61.1.6**

A separate well is proposed for the existing development and proposed development to be used for irrigating the common areas meeting the SFWMD water use permit criteria. Each lot owner is responsible for their own irrigation source.

### **GOAL 135**

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*MEETING HOUSING NEEDS. To provide decent, safe, and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the county.*

### **POLICY 124.1.2**

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*The County's wetlands protection regulations will be consistent with the following:*

- 1. The County will not undertake an independent review at the development order stage of the impacts to wetlands resulting from development in wetlands that is specifically authorized by a DEP or SFWMD dredge and fill permit or exemption.*
- 2. No development in wetlands regulated by the State of Florida may be commenced without the appropriate state agency permit or authorization. Development orders and development permits authorizing development within wetlands or lands located within the Wetlands future land use category may be issued subject to a condition that construction may not commence until issuance of the required state permits.*
- 3. Lee County will incorporate the terms and conditions of state permits into County permits and will prosecute violations of state regulations and permit conditions through its code enforcement procedures.*
- 4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.*
- 5. Mitigation banks and the issuance and use of mitigation bank credits will be permitted to the extent authorized by applicable state agencies.*
- 6. The density on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit will be calculated at a density of one dwelling unit per 20 acres. Nonresidential uses on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit must be consistent with the non-residential uses permitted in the immediately adjacent, least intense, upland future land use category.*

**Compliance 124.1.2**

The allowable density calculations include a limitation of 1 dwelling unit per 20 impacted wetland areas.

**POLICY 125.1.3**

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*The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems.*

**Compliance 125.1.3**

Retention or detention areas will meet or exceed Lee County and SFWMD criteria.

**POLICY 126.1.3**

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*Freshwater resources will be managed in order to maintain adequate freshwater supplies during dry periods and to conserve water.*

**Compliance 126.1.3**

The proposed design will incorporate elements and operational practices that protect, conserve, and efficiently manage freshwater resources. The project will utilize low water demand landscaping and Florida Friendly plant species. The project does not increase strain on freshwater supplies and includes measures that support water conservation during both normal and dry-season conditions. The stormwater system will be designed to promote infiltration, reduce runoff, and maintain on-site hydrologic function, thereby contributing to groundwater recharge and reducing dependence on potable water for irrigation and landscape needs by utilizing irrigation well meeting the SFWMD guidelines as well as LAMSID requirements.

**POLICY 126.1.4**

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*Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions.*

**Compliance 126.1.4**

The proposed project does not alter, change or impact any of the existing surface water flows, groundwater levels or lake levels. The proposed project will be designed to contain and facilitate stormwater within the lakes located within the project limits. The lakes act as a form of nutrient removal meeting the SFWMD and LAMSID stormwater requirements prior to discharging to the existing LAMSID canals outside the project limits and therefore will maintain existing surface water flows after nutrient removal standards are met.

**POLICY 135.1.9**

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*The county will ensure a mix of residential types and designs on a countywide basis by providing for a wide variety of allowable housing densities and types through the planned development process and a sufficiently flexible Future Land Use Map.*

**Policy 158.1.9**

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*Lee County, in response to current and projected needs of Lee County residents, will encourage a diverse mix of housing types, sizes, prices, and rents by maintaining mixed use land use categories in the Future Land Use Element.*

**Compliance Goal 135, Policy 135.1.9 and Policy 158.1.9**

The proposed development will provide decent, safe, and sanitary housing in a suitable neighborhood to help meet the needs of the present and future residents of the County. Homes will be built to meet all building and zoning codes established in the LDC, ensuring safe, decent, and sanitary structures.

**POLICY 77.3.2**

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*Open space areas must be designed with adequate widths to preserve and allow the continued growth and viability of existing native trees.*

**POLICY 77.3.4**

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*The county encourages new developments to incorporate large, contiguous open space areas in the development design.*

**POLICY 77.3.5**

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*Proposed planned developments must submit an open space design plan with an assessment of the existing native plant communities and native trees. The open space design plan must delineate the indigenous preserves and/or native tree preservation areas.*

**POLICY 123.1.1**

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*Maintain standards for development, mitigation, and conservation that will protect and integrate wetlands and Rare and Unique upland habitats as defined in this plan.*

**Compliance – Policies 77.3.2, 77.3.4, 77.3.5 & Policy 123.1.1,**

The Environmental Assessment outlines the existing native plant communities, and the Master Concept Plan provides an open space design plan that delineates the proposed indigenous preserves. The 4.9 acres of open space preserve area is large enough and wide enough for continued growth and viability of the existing and future vegetation, qualifying for the indigenous preserve incentive credits allowed by LDC 10-415(b)(3) due to the preserve's size and width.

**LAND DEVELOPMENT CODE COMPLIANCE**

**LDC 34-145(D)(4)a.1.**

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- a) Complies with Lee Plan  
**Compliance**  
 As outlined above, the proposed RPD is consistent with the Lee Plan.
- b) Meets this Code and other applicable County regulations or qualifies for deviations  
**Compliance**

The proposed development meets the LDC requirements, with the exception of the proposed deviations. The justifications for the proposed deviations demonstrate a lack of detriment to public, safety, health, or welfare through approval of the deviations, and outline how approval of the deviations is a benefit to the proposed development.

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

**Compliance**

As outlined above in the compatibility section on page 3 and compliance with policy 5.1.5 on Page 7, the proposed RPD is compatible with the existing and planned uses in the area through property development regulations, buffering, and limiting residential types to only single family and two-family attached.

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

**Compliance**

As outlined in the access section above on page 4, the two proposed Homestead Road access points meet the requirements of the LDC and will provide sufficient access to support the proposed residential units. Site related improvements such as turn lanes will be provided at time of Development Order.

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

**Compliance**

At current levels, Homestead Road has the capacity to maintain an acceptable Level of Service with or without the added trips from the subject property. Please see enclosed Traffic Impact Statement for further information.

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

**Compliance**

No environmentally critical or sensitive areas exist on the subject site. As outlined in the Open Space and Indigenous Preserve section above on page 4, the proposed indigenous area meets the requirements of the LDC and will provide nearly 5-acres natural habitat in a single contiguous parcel.

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

**Compliance**

As outlined above and with the letters of availability, the proposed RPD will be served by public services.

## **Wildcat RPD Deviations and Justifications**

### **#1 - Deviation from LDC Section 10-296(p)(1) to eliminate the requirement that a dead-end street be closed at one end by a circular turnaround, to allow an alternative turnaround on the MCP.**

Justification: This deviation request applies to three locations on the MCP. In each instance the right of way area for the proposed dead end is approximately 8300 square feet smaller than a cul-de-sac would be in the same situation. When multiplied by two locations the proposed design results in 0.6 acres of land that can be more effectively and efficiently used for purposes to enhance the overall development such as project amenities, landscaping, open space and water management lakes which would otherwise be encumbered by a road right of way and only service a few residences.

According to the Florida Fire Prevention Code, Chapter 18.2.3.5.4 regarding dead-ends, only dead-end access roads in excess of 150 feet in length are required to provide approved provisions for fire apparatus to turnaround. In all instances of this request the dead-end roadways are less than 150'.

Typically fire trucks pull to a fire hydrant and service the emergency by foot. As a condition of this deviation request, the applicant agrees to prohibit fire hydrants on the dead-end streets. By locating fire hydrants only on the main streets, the fire trucks will stop at the hydrant and not enter the dead end.

By limiting all dead-end streets to a maximum of 150' and prohibiting fire hydrants on the dead ends the proposed deviation will not create a detriment to the public health, safety, or welfare.

### **#2 - Deviation from LDC Section 10-329(d)(1)a.3 which requires excavation setback of 50 feet of any private property line under separate ownership, to allow for a 35' excavation setback.**

Justification: This deviation applies to two locations on the MCP, where a proposed lake abuts existing single-family lots. In this location The proposed excavation setback of 35' will ensure no encroachment into the existing lots

Approval of the deviation will benefit existing and proposed properties by providing longer lake views and allowing the water management to function as one cohesive system. Approval of the deviation grants no special rights that aren't standard for a water management system. Development of the RPD will require SFWMD and LAMSID approval, thereby creating no detriment to public safety, health or welfare.

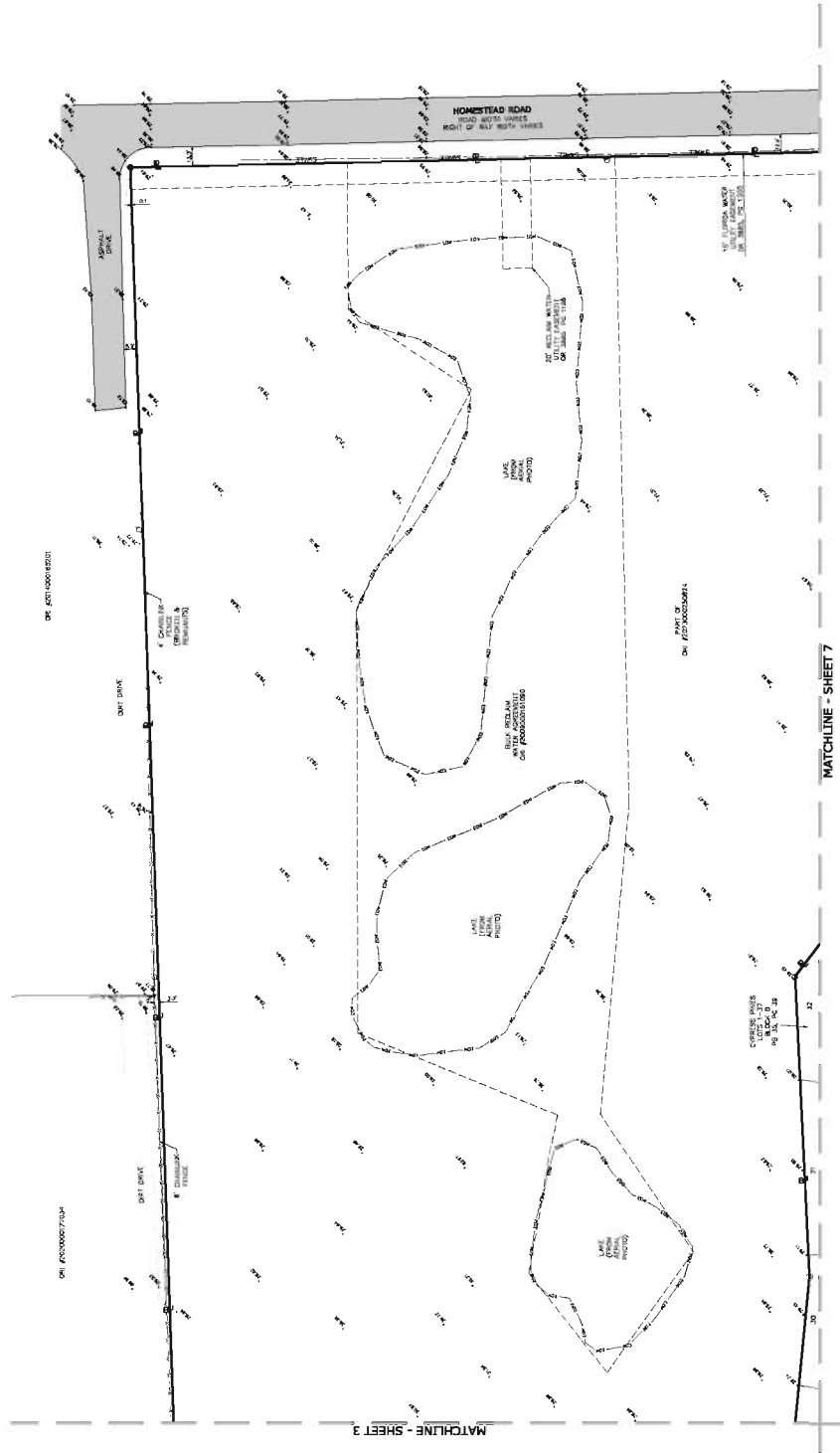






# SURVEY PLAT

OF A PARCEL LYING IN  
SECTION 8 & 9, TOWNSHIP 45 SOUTH,  
RANGE 27 EAST,  
LEE COUNTY, FLORIDA.



SHEET KEY



SEE SHEET 1 FOR BOUNDARY SURVEY, NOTES AND LEGEND.

K. E. Trask, P.A.

Lee County Surveyor  
Lee County, Florida  
1000 Lee County Courthouse  
Tallahassee, Florida 32301

DATE: 08-19-2028

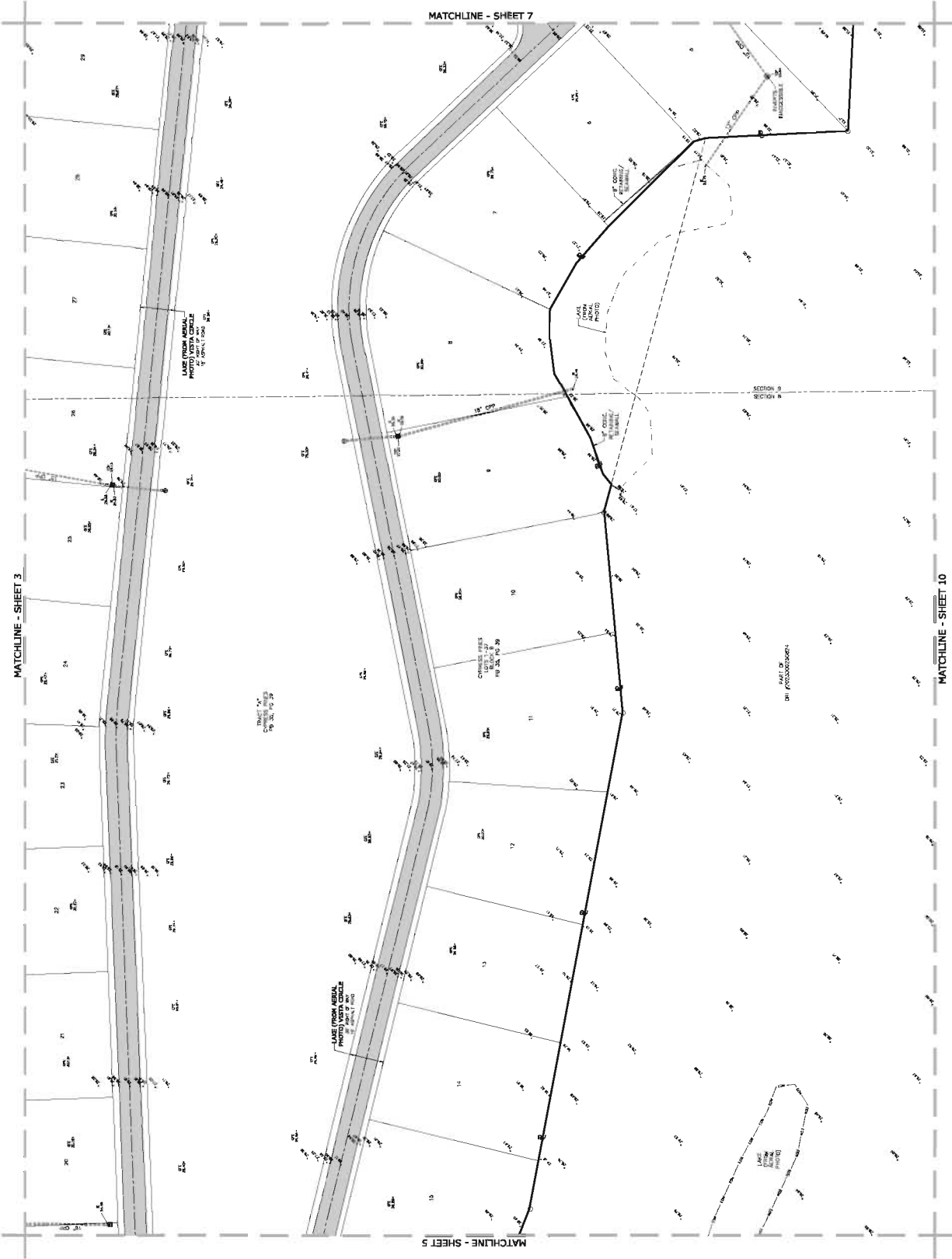
SCALE: AS SHOWN

SHEET: 4 OF 15



# SURVEY PLAT

OF A PARCEL LYING IN  
SECTION 8 & 9, TOWNSHIP 45 SOUTH,  
RANGE 27 EAST,  
LEE COUNTY, FLORIDA.



SEE SHEET 1 FOR BOUNDARY SURVEY, NOTES AND LEGEND.

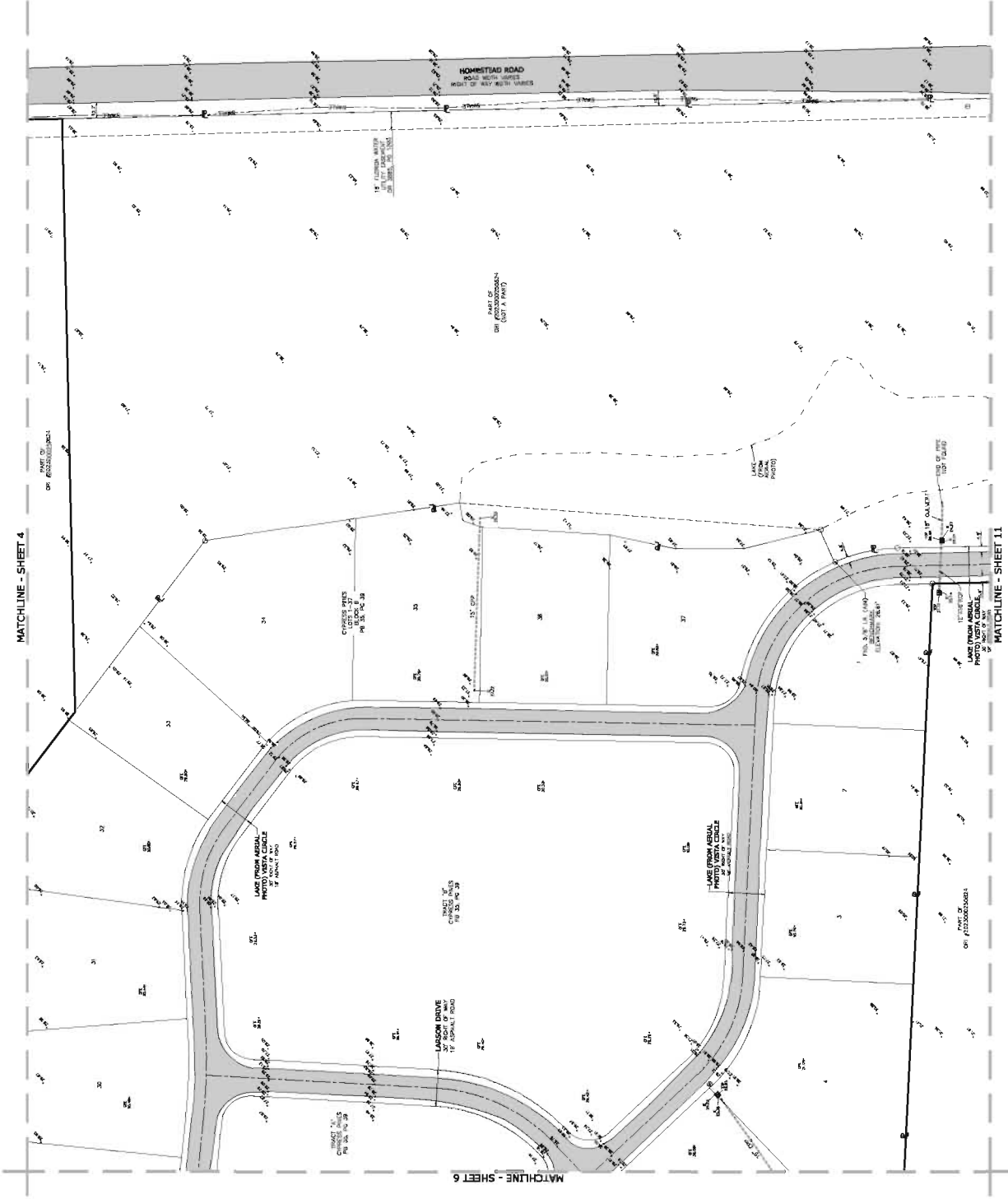
K. E. Trask, P.A.

Lee County Surveyors  
10000 Highway 90, Suite 100  
Fort Lee, Florida 32935  
Phone: 352-241-1000  
Fax: 352-241-1001

DATE	1-8-28	FILE	25-1828	TOWN	45S	RANGE	27E	SHEET	6 OF 15
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# SURVEY PLAT

OF A PARCEL LYING IN  
SECTION 8 & 9, TOWNSHIP 45 SOUTH,  
RANGE 27 EAST,  
LEE COUNTY, FLORIDA.



### SHEET KEY



SEE SHEET 1 FOR BOUNDARY SURVEY, NOTES  
AND LEGEND.

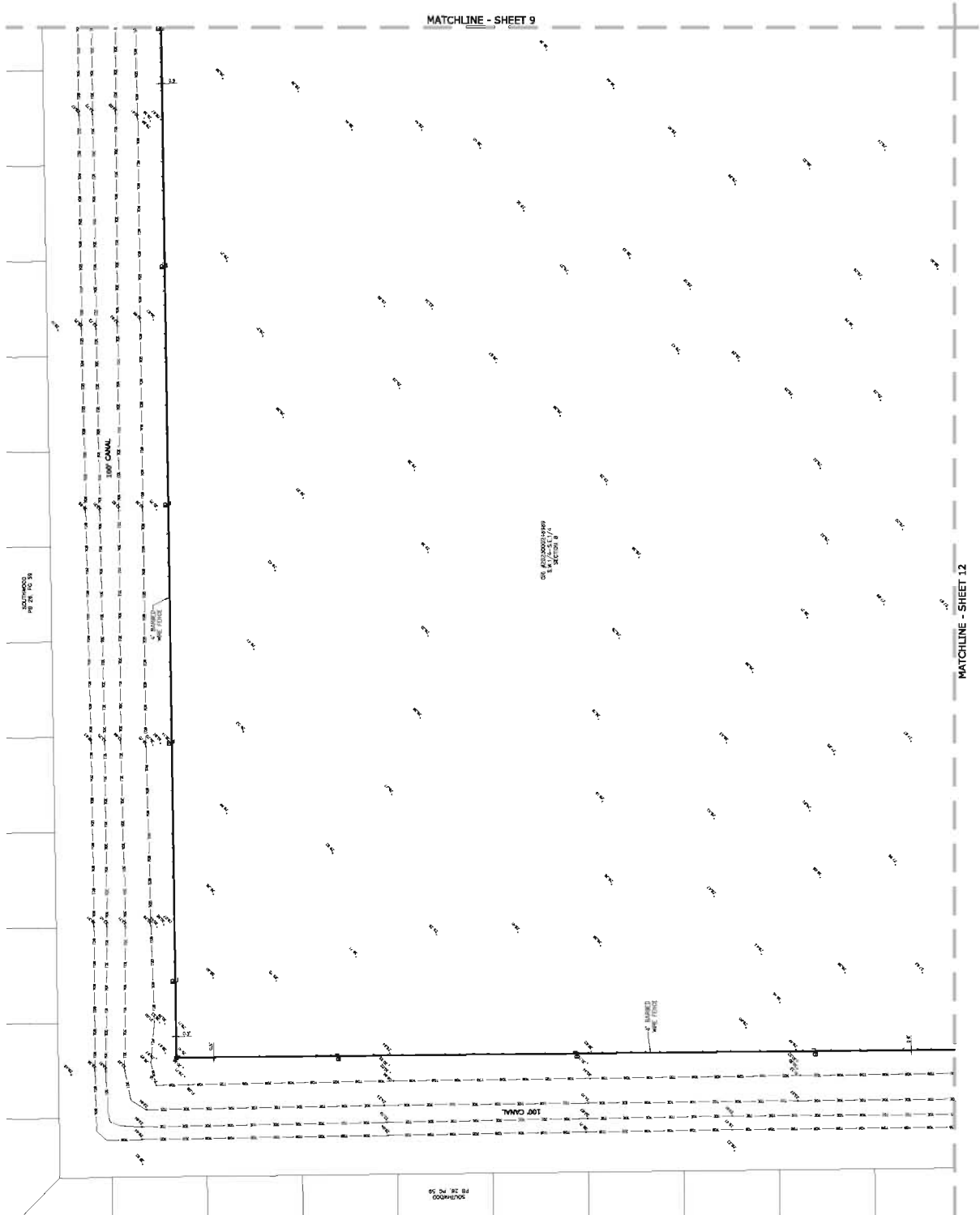
**K. E. TRASK, P. A.**

Lee County Surveyor  
P.O. Box 10000  
Fort Lee, Florida 32938  
Phone: 888-211-1000  
Fax: 888-211-1000

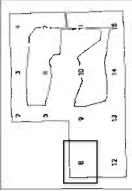
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08-19-08	25-1828	1-1403	7	15

# SURVEY PLAT

OF A PARCEL LYING IN  
SECTION 8 & 9, TOWNSHIP 45 SOUTH,  
RANGE 27 EAST,  
LEE COUNTY, FLORIDA.



### SHEET KEY



SEE SHEET 1 FOR BOUNDARY SURVEY, NOTES AND LEGEND.

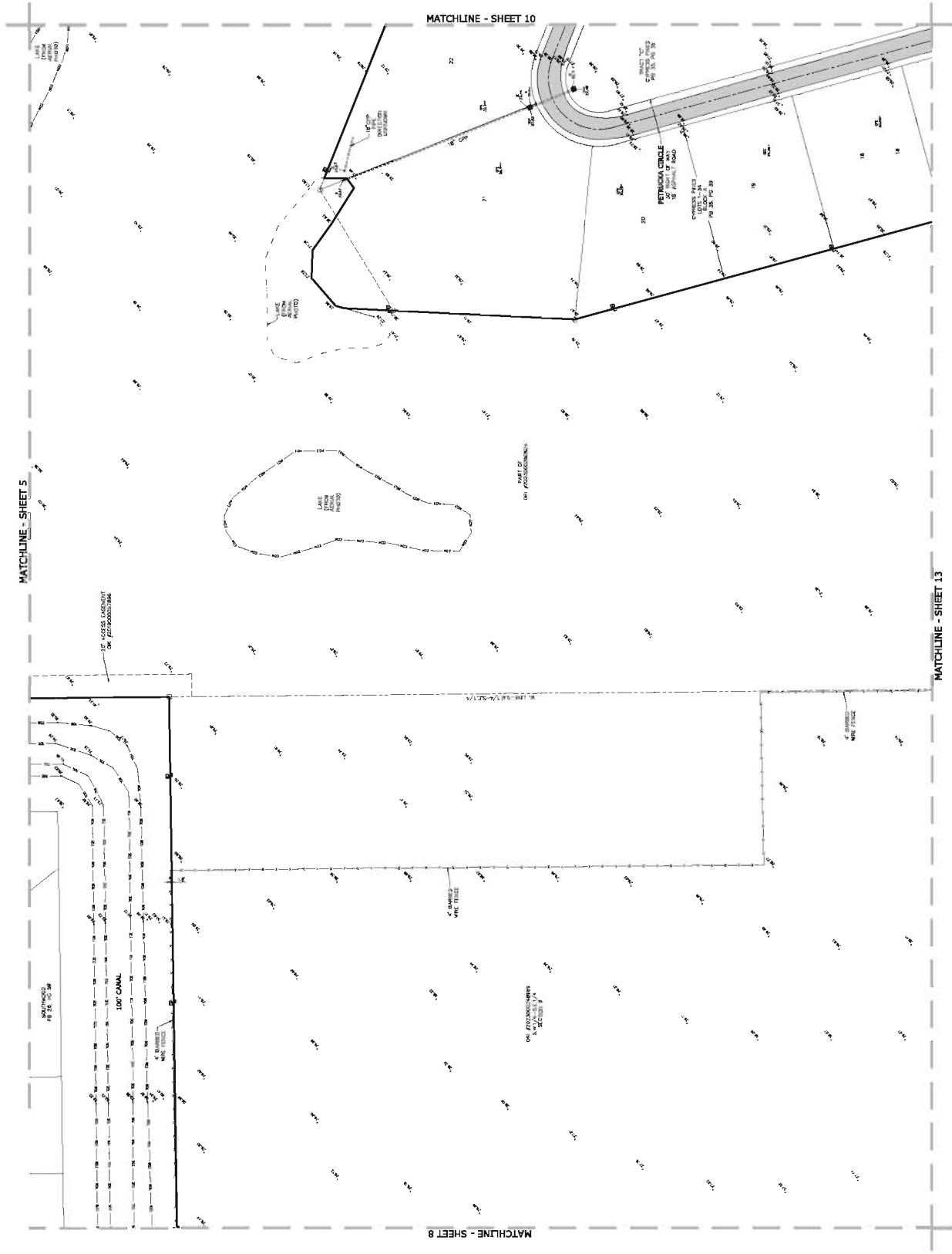
**K. E. Trask, P.A.**

Land Surveyors  
Florida License Numbers No. 16180  
No. 16181  
No. 16182  
No. 16183

DATE	FILE	DATE	FILE	DATE	FILE
1-4-28	25-1828	1-11-10	25-19	8	8 OF 15

# SURVEY PLAT

OF A PARCEL LYING IN SECTION 8 & 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA.



SEE SHEET 1 FOR BOUNDARY SURVEY, NOTES AND LEGEND.

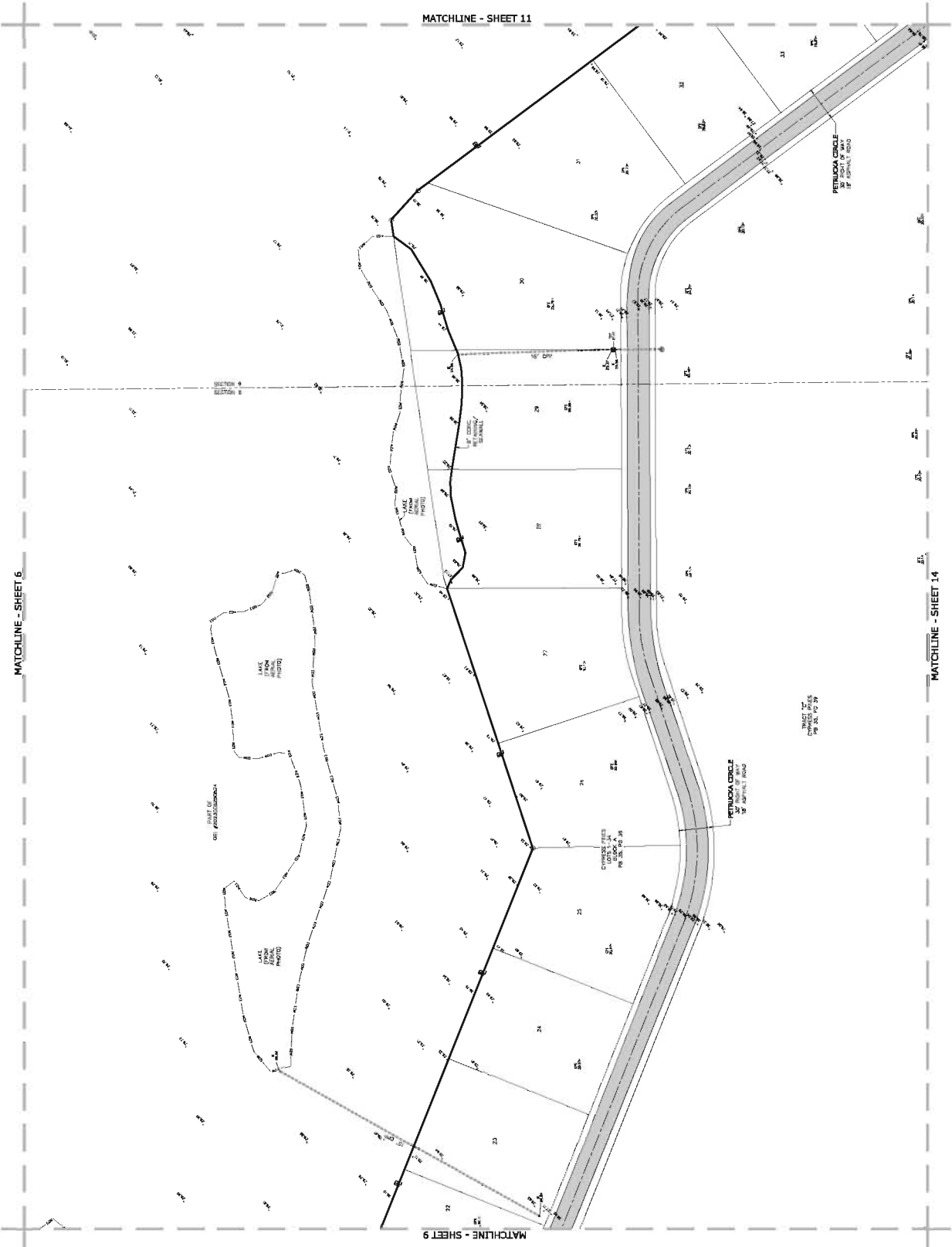
**K. E. Trask, P.A.**

Lee County Surveyors  
Florida State Bar No. 16840  
Lee County, Florida  
1001 South 11th Street  
Tallahassee, Florida 32309

DATE	1-4-2008	FILE	20-1028	SCALE	1"=40'	SHEET	9	OF	15
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# SURVEY PLAT

OF A PARCEL LYING IN  
SECTION 8 & 9, TOWNSHIP 45 SOUTH,  
RANGE 27 EAST,  
LEE COUNTY, FLORIDA



SEE SHEET 1 FOR BOUNDARY SURVEY, NOTES AND LEGEND.

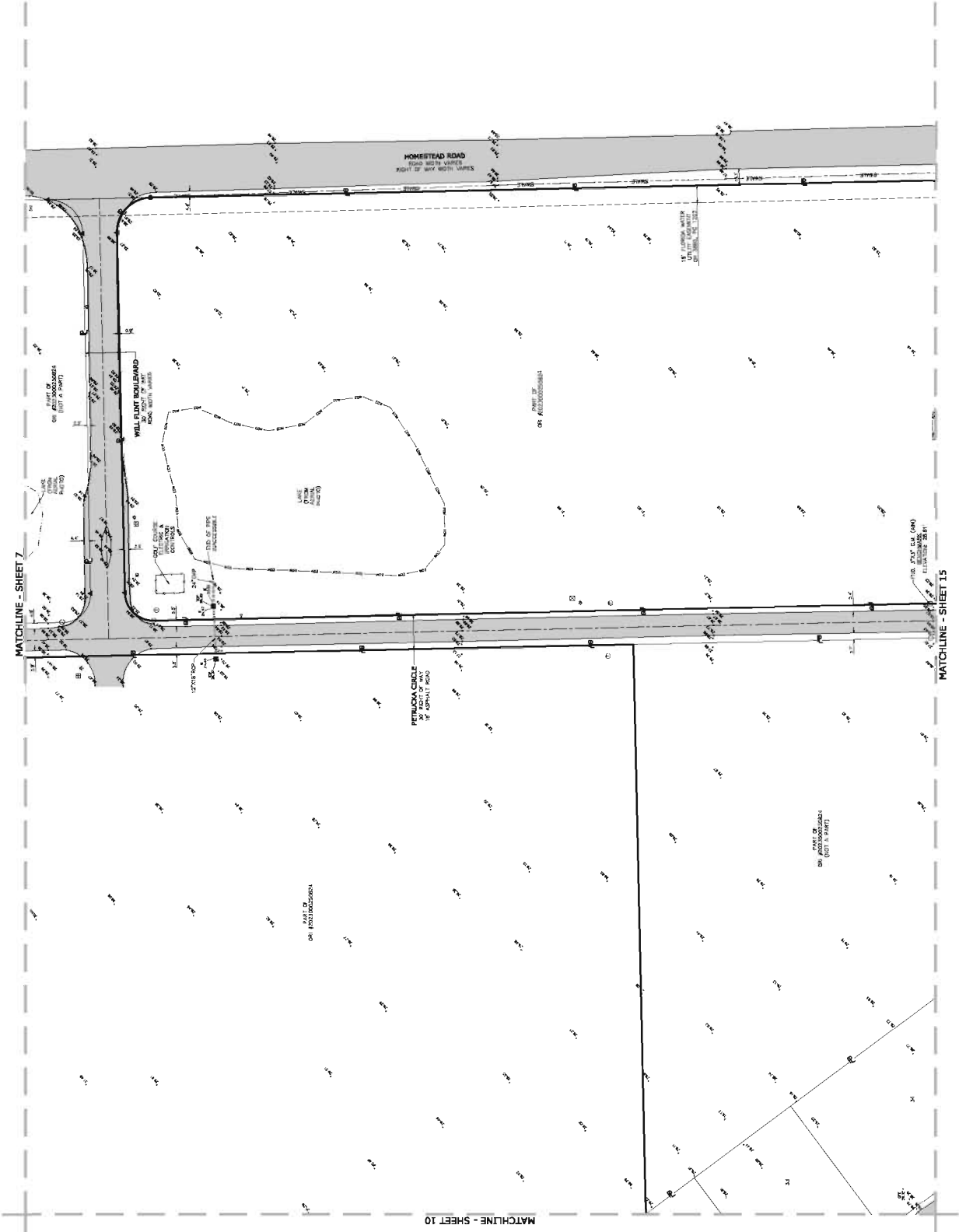
**K. E. Trask, P. A.**

Lee County Surveyor  
P.O. Box 1000  
Tallahassee, Florida 32304

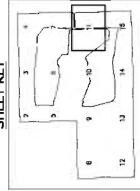
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08-19-08	25-1028	1-10	10 of 15

# SURVEY PLAT

OF A PARCEL LYING IN  
SECTION 8 & 9, TOWNSHIP 45 SOUTH,  
RANGE 27 EAST,  
LEE COUNTY, FLORIDA.



## SHEET KEY



SEE SHEET 1 FOR BOUNDARY SURVEY, NOTES  
AND LEGEND.

**K. E. Trask, P.A.**

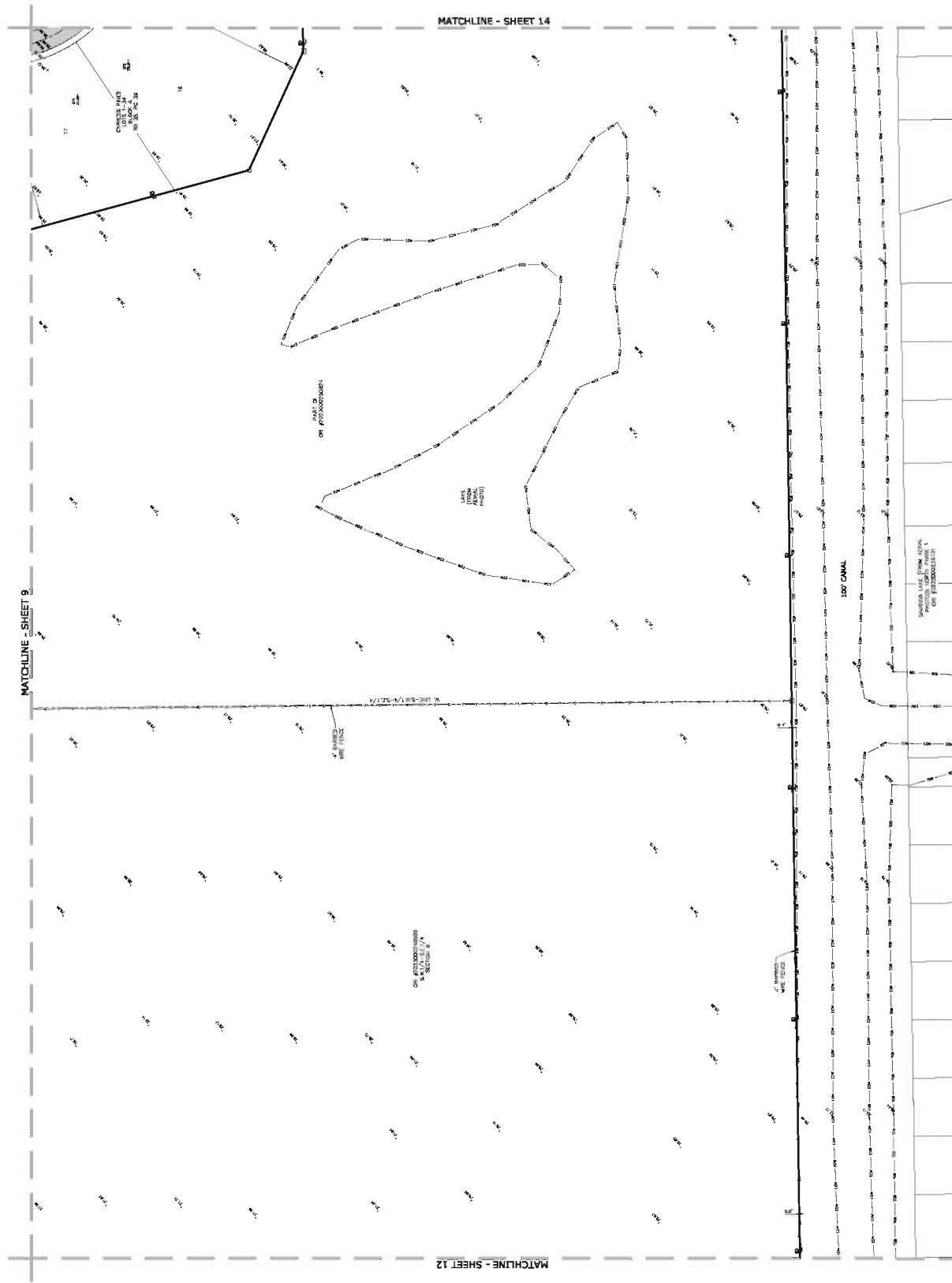
Lee County Surveyor  
1000 Shiloh, Lehigh Ave, Lehigh  
Lee County, Florida 33906  
Phone: 888-744-7444  
Fax: 888-744-7444

DATE	FILE	CAD	PLT	PAGE
11-2-28	25-1828	1.dwg	25-18	11 of 15



# SURVEY PLAT

OF A PARCEL LYING IN  
SECTION 8 & 9, TOWNSHIP 45 SOUTH,  
RANGE 27 EAST,  
LEE COUNTY, FLORIDA.



SEE SHEET 1 FOR BOUNDARY SURVEY, NOTES AND LEGEND.

**K. E. Trask, P.A.**  
Land Surveyors

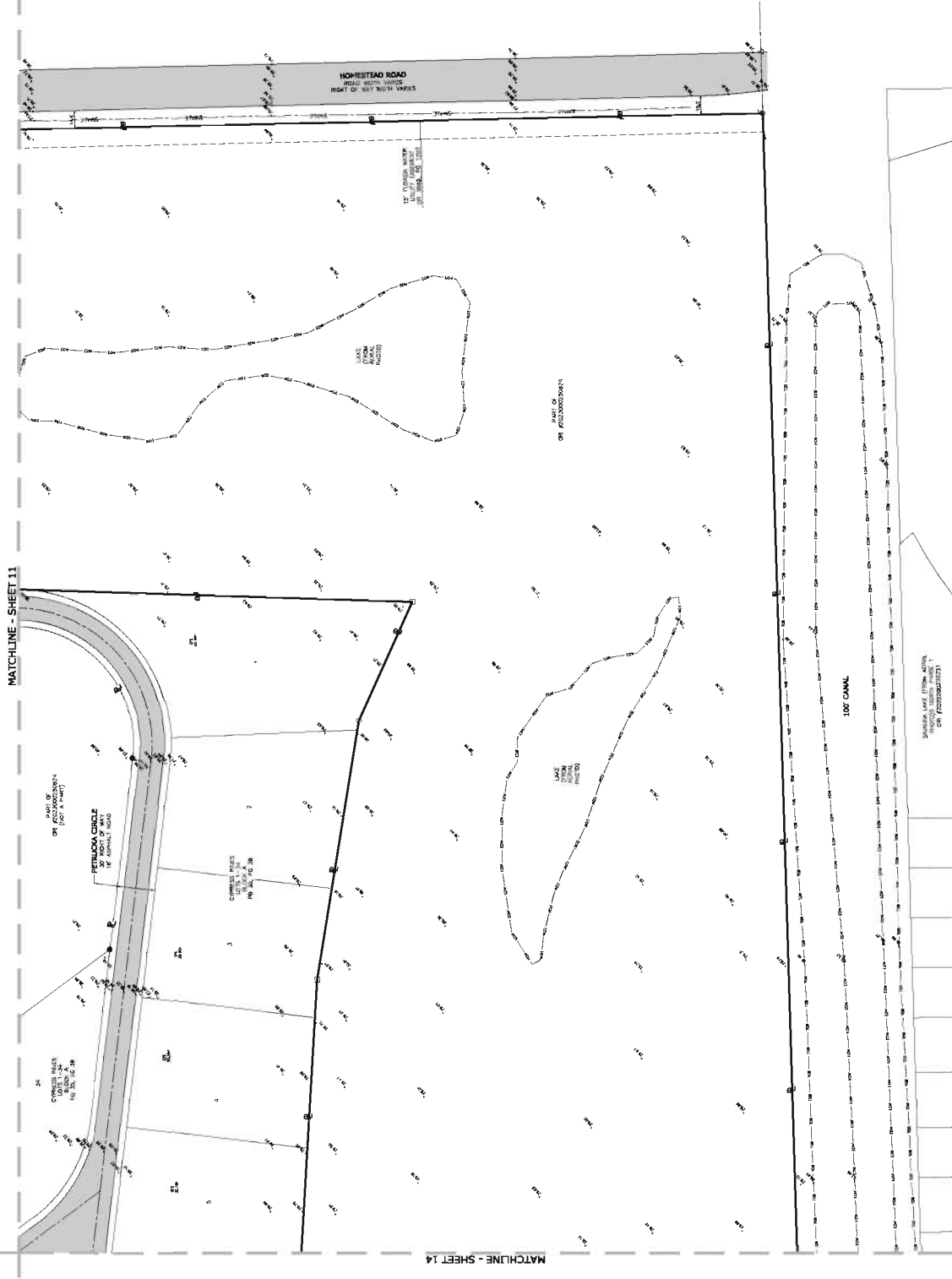
Florida License No. 12436  
Lee County, Florida  
Exp. 05-15-2028

DATE	1-2-28	FILE	25-1-828	SCALE	1"=15'	SHEET	13 OF 15
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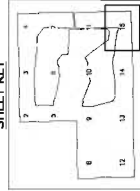


# SURVEY PLAT

OF A PARCEL LYING IN  
SECTION 8 & 9, TOWNSHIP 45 SOUTH,  
RANGE 27 EAST,  
LEE COUNTY, FLORIDA.



SHEET KEY



SEE SHEET 1 FOR BOUNDARY SURVEY, NOTES AND LEGEND.

**K. E. Trask, P.A.**

Lee County  
Trask, Sherman, Johnson & Leake  
1000 South Broadway, Suite 2000  
Fort Myers, Florida 33901

DATE	FILE	DATE	FILE	DATE	FILE
08-19-08	25-11-08	1-17	25-11	15 of 15	

# K.E. TRASK, P.A.

## LAND SURVEYORS

A PARCEL LYING IN  
SECTION 8 & 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST,  
LEE COUNTY, FLORIDA.

(WILDCAT)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 8 & 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST, BEING, 1) PARCEL "J", SOUTHWOOD, UNIT 24, PLAT BOOK 26, PAGE 59, AND AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2023000249635, 2) THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2023000248989, AND 3) PART OF THE PARCEL AS DESCRIBED OFFICIAL RECORDS INSTRUMENT 2023000250824, WHICH IS LESS AND EXCEPT ALL LOTS, TRACTS AND ROAD RIGHT OF WAYS AS SHOWN ON THE RECORD PLAT OF CYPRESS PINES, PLAT BOOK 35, PAGE 39, LEE COUNTY PUBLIC RECORDS, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE S.89°09'26"W. ALONG THE SOUTH LINE OF SAID SECTION 8 FOR 2665.66 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N.00°36'31"W. FOR 1328.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N.89°08'51"E. FOR 1334.28 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N.00°36'26"W. FOR 561.09 FEET TO THE SOUTHERLY BOUNDARY LINE OF PARCEL J, SOUTHWOOD, UNIT 24, AS SHOWN IN PLAT BOOK 26, PAGE 59, SAID PUBLIC RECORDS; THENCE S.89°05'03"W. ALONG SAID SOUTHERLY LINE FOR 225.14 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING S.44°14'18"W. AND LENGTH OF 35.26 FEET; THENCE ALONG SAID CURVE, AND SAID SOUTHERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 89°41'29" FOR AN ARC LENGTH OF 39.14 FEET TO THE WESTERLY LINE OF SAID PARCEL J, BEING THE EASTERLY RIGHT OF WAY LINE RANIER AVENUE, A 60.00 FOOT RIGHT OF WAY; THENCE N.00°36'26"W. ALONG SAID RIGHT OF WAY LINE, AND SAID BOUNDARY LINE, FOR 156.00 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID PARCEL J, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING S.45°45'42"E. AND LENGTH OF 35.45 FEET; THENCE ALONG SAID CURVE, AND SAID NORTHERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 90°18'31" FOR AN ARC LENGTH OF 39.40 FEET; THENCE N.89°05'03"E. ALONG SAID NORTHERLY BOUNDARY LINE FOR 224.87 FEET; THENCE N.00°36'26"W. FOR 663.20 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N.89°08'31"E. ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 8 FOR 1335.34 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N.88°01'44"E. ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 9 FOR 1193.02 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD; THENCE S.01°15'24"E. ALONG SAID RIGHT OF WAY LINE FOR 500.50 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S.88°44'36"W. FOR 490.37 FEET TO THE BOUNDARY LINE OF CYPRESS PINES, AS SHOWN IN PLAT BOOK 35, PAGE 39, SAID PUBLIC RECORDS; THENCE ALONG SAID BOUNDARY LINE FOR THE FOLLOWING TWELVE (11) CALLS; THENCE N.52°44'57"W. FOR 93.39 FEET; THENCE S.87°15'03"W. FOR 205.53 FEET; THENCE N.84°27'00"W. FOR 715.01 FEET; THENCE S.87°45'03"W. FOR 678.04 FEET; THENCE S.01°14'57"E. FOR 421.64 FEET; THENCE N.88°45'03"E. FOR 62.60 FEET; THENCE S.68°23'50"E. FOR 192.46 FEET; THENCE S.79°23'50"E. FOR 442.56 FEET; THENCE N.84°45'03"E. FOR 176.68 FEET; THENCE S.74°46'24"E. FOR 24.25 FEET TO THE EDGE OF A GOLF COURSE LAKE; THENCE ALONG SAID BOUNDARY, MEANDER NORTHERLY, EASTERLY, AND SOUTHERLY ALONG SAID LAKE FOR THE FOLLOWING TEN (10) CALLS: THENCE N.50°52'45"E. FOR 11.75 FEET; THENCE N.71°00'31"E. FOR 33.27 FEET; THENCE N.61°06'10"E. FOR 41.09 FEET; THENCE N.59°57'24"E. FOR 23.53 FEET; THENCE N.82°46'00"E. FOR 36.63 FEET; THENCE S.87°14'31"E. FOR 20.19 FEET; THENCE S.60°29'05"E. FOR 46.22 FEET; THENCE S.48°53'15"E. FOR 43.12 FEET; THENCE S.44°53'09"E. FOR 105.04 FEET; THENCE S.15°36'12"E. FOR 10.90 FEET TO THE END OF SAID MEANDER; THENCE S.02°56'00"E. ALONG SAID BOUNDARY LINE, FOR 124.70 FEET; THENCE S.87°14'57"E. ALONG SAID BOUNDARY LINE, FOR 580.69 FEET; THENCE S.01°15'24"E. ALONG SAID BOUNDARY LINE, AND THE WESTERLY RIGHT OF WAY LINE OF LAKE VISTA CIRCLE AND PETRUCKA CIRCLE, FOR 579.93 FEET; THENCE LEAVING SAID BOUNDARY LINE AND SAID RIGHT OF WAY LINE, S.88°44'36"W. FOR 498.68 FEET TO SAID BOUNDARY LINE OF CYPRESS PINES; THENCE N.36°43'56"W. ALONG SAID BOUNDARY LINE FOR 244.16 FEET; THENCE N.47°39'00"W. ALONG SAID BOUNDARY LINE, FOR 35.00 FEET; THENCE S.81°40'38"W. ALONG SAID BOUNDARY LINE FOR 14.85 FEET TO THE EDGE OF A GOLF COURSE LAKE; THENCE ALONG SAID BOUNDARY, MEANDER SOUTHERLY, WESTERLY, AND NORTHERLY ALONG SAID LAKE FOR THE FOLLOWING NINETEEN (19) CALLS: THENCE S.36°01'20"W. FOR 19.20 FEET; THENCE S.58°31'04"W. FOR 33.06 FEET; THENCE S.67°33'28"W. FOR 22.08 FEET; THENCE S.73°07'47"W. FOR 23.67 FEET; THENCE S.67°34'58"W. FOR 19.34 FEET; THENCE S.67°34'58"W. FOR 3.55 FEET; THENCE S.78°02'14"W. FOR 13.16 FEET; THENCE S.85°47'57"W.

SHEET 1 OF 7

12345 BLASINGIM ROAD • FORT MYERS, FL 33966

**K.E. TRASK, P.A.**  
**LAND SURVEYORS**

(WILDCAT – CONTINUED)

FOR 11.91 FEET; THENCE N.88°56'16"W. FOR 18.27 FEET; THENCE N.82°38'13"W. FOR 19.58 FEET; THENCE N.81°02'35"W. FOR 39.32 FEET; THENCE N.82°05'57"W. FOR 11.31 FEET; THENCE S.87°34'45"W. FOR 13.12 FEET; THENCE S.78°33'52"W. FOR 20.78 FEET; THENCE S.73°57'30"W. FOR 10.39 FEET; THENCE S.73°08'01"W. FOR 19.96 FEET; THENCE N.79°32'26"W. FOR 13.33 FEET; THENCE N.45°36'31"W. FOR 14.65 FEET; THENCE N.67°24'08"W. FOR 8.81 FEET TO END OF SAID MEANDER; THENCE S.71°45'03"W. ALONG SAID BOUNDARY LINE FOR 240.98 FEET; THENCE N.68°14'58"W. ALONG SAID BOUNDARY LINE FOR 506.53 FEET TO THE EDGE OF A GOLF COURSE LAKE; THENCE ALONG SAID BOUNDARY, MEANDER SOUTHERLY AND WESTERLY ALONG SAID LAKE FOR THE FOLLOWING SEVEN (7) CALLS: THENCE S.00°47'54"W. FOR 20.10 FEET; THENCE S.54°04'58"W. FOR 10.32 FEET; THENCE N.58°06'53"W. FOR 37.46 FEET; THENCE N.54°13'33"W. FOR 28.39 FEET; THENCE N.87°43'16"W. FOR 24.76 FEET; THENCE S.48°56'53"W. FOR 32.37 FEET; THENCE S.15°56'55"W. FOR 7.81 FEET TO THE END OF SAID MEANDER; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING TEN (10) CALLS: THENCE S.02°45'03"W. FOR 203.62 FEET; THENCE S.15°14'57"E. FOR 521.00 FEET; THENCE S.65°19'36"E. FOR 112.74 FEET; THENCE N.88°36'46"E. FOR 346.39 FEET; THENCE N.82°37'34"E. FOR 467.55 FEET; THENCE S.77°13'52"E. FOR 276.61 FEET; THENCE S.86°40'58"E. FOR 221.59 FEET; THENCE S.80°52'27"E. FOR 211.40 FEET; THENCE S.65°52'21"E. FOR 105.00 FEET; THENCE N.01°48'45"E. FOR 322.42 FEET; THENCE N.01°15'14"W. ALONG SAID BOUNDARY AND THE EASTERLY RIGHT OF WAY LINE OF SAID PETRUCKA CIRCLE, FOR 678.21 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING N.43°44'46"E. AND LENGTH OF 35.36 FEET; THENCE ALONG SAID CURVE AND SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC LENGTH OF 39.27 FEET; THENCE N.88°44'46"E. ALONG THE RIGHT OF WAY LINE OF WILL FLINT BOULEVARD, FOR 315.05 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING S.46°15'24"E. AND LENGTH OF 42.43 FEET; THENCE ALONG SAID CURVE AND SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 89°59'40" FOR AN ARC LENGTH OF 47.12 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD; THENCE S.01°15'24"E. ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 1285.88 FEET TO THE SOUTH LINE OF SAID SECTION 9; THENCE S.88°16'07"W. ALONG SAID SECTION LINE FOR 1227.03 FEET THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6083995.09 SQUARE FEET OR 139.67 ACRES, MORE OR LESS.

BEARINGS ARE PLANE COORDINATE FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983/1990, THE SOUTH LINE OF SECTION 8 AS BEARING S.89°09'26"W.

K.E. TRASK, P.A.  
 FLORIDA LICENSED BUSINESS LB8450

DECEMBER 8, 2025

Kenneth E. Trask  
 PLS4684 State of Florida

Digitally signed by Kenneth E.  
 Trask PLS4684 State of Florida  
 Date: 2025.12.09 08:45:51  
 -05'00'

KENNETH E. TRASK  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA LICENSE LS4684



MATCHLINE - SHEET 5

MATCHLINE - SHEET 6

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N00°36'26"W	156.00'
L2	N89°08'31"E	1335.34'
L3	N52°44'57"W	93.39'
L4	S87°15'03"W	203.53'
L5	N84°27'00"W	715.01'
L6	N88°45'03"E	82.60'
L7	S88°23'50"E	182.48'
L8	N84°45'03"E	178.68'
L9	S74°46'24"E	24.25'
L10	N50°52'46"E	11.75'
L11	N71°00'31"E	33.27'
L12	N81°06'10"E	41.09'
L13	N59°57'24"E	23.53'
L14	N82°48'00"E	36.63'
L15	S87°14'31"E	20.19'
L16	S80°29'05"E	48.22'
L17	S48°53'15"E	43.12'
L18	S44°53'09"E	103.04'
L19	S15°36'12"E	10.90'
L20	S02°56'00"E	124.70'
L21	S01°15'24"E	579.93'
L22	N36°43'56"W	244.16'
L23	N47°39'00"W	35.00'
L24	S81°40'38"W	14.85'
L25	S36°01'20"W	19.20'
L26	S56°31'04"W	33.06'
L27	S67°33'28"W	22.08'
L28	S73°07'47"W	23.87'
L29	S67°34'58"W	19.34'
L30	S67°34'58"W	3.55'
L31	S78°02'14"W	13.16'
L32	S85°47'57"W	11.91'
L33	N88°56'16"W	18.27'
L34	N82°38'13"W	19.58'
L35	N81°02'36"W	39.32'
L36	N82°05'57"W	11.31'
L37	S87°34'45"W	13.12'
L38	S76°33'52"W	20.78'
L39	S73°57'30"W	10.39'
L40	S73°09'01"W	19.86'
L41	N79°32'26"W	13.33'
L42	N45°36'31"W	14.65'
L43	N67°24'08"W	8.81'
L44	S00°47'54"W	20.10'
L45	S54°04'58"W	10.32'
L46	N58°06'53"W	37.46'
L47	N54°13'33"W	28.39'
L48	N87°43'16"W	24.78'
L49	S48°56'53"W	32.37'
L50	S15°56'55"W	7.81'
L51	S02°45'03"W	203.62'
L52	S66°19'36"E	112.74'
L53	S77°13'52"E	278.61'
L54	S65°52'21"E	105.00'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD L.	CHORD B.	DELTA ANGLE
C1	25.00'	39.14'	35.26'	S44°14'18"W	89°41'28"
C2	25.00'	39.40'	35.45'	S45°45'42"E	90°18'31"
C3	25.00'	39.27'	35.38'	N47°44'48"E	90°00'00"
C4	30.00'	47.12'	42.43'	S46°15'24"E	88°59'40"

**LEGEND**

- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- P.O.B. POINT OF BEGINNING
- OR OFFICIAL RECORDS BOOK
- ORI OFFICIAL RECORDS INSTRUMENT
- PB PLAT BOOK
- PC PAGE
- N: NORTH COORDINATE
- E: EAST COORDINATE

ORI #2023000250824  
LESS & EXCEPT  
LOTS 1-34, BLOCK A  
& LOTS 1-37, BLOCK B  
CYPRESS PINES  
PB 35, PG 39

CYPRESS PINES  
LOTS 1-34  
BLOCK A  
PB 35, PG 40

**SUBJECT PARCEL**  
6083995.09 SQUARE FEET  
OR 139.67 ACRES,  
MORE OR LESS.

ORI #2023000250824  
LESS & EXCEPT  
LOTS 1-34, BLOCK A  
& LOTS 1-37, BLOCK B  
CYPRESS PINES  
PB 35, PG 39

P.O.B.  
S.E. CORNER  
S.E. 1/4  
SECTION 8  
N: 813139.62  
E: 777386.28

S. LINE OF SECTION 8  
S88°09'26"W 2665.66'

S. LINE OF SECTION 9  
S88°16'09"W  
1227.03'

100' CANAL

SAVANNA LAKES NORTH PHASE 1  
ORI #2022000236731

**SKETCH TO ACCOMPANY DESCRIPTION**  
OF A PARCEL LYING IN  
SECTION 8 & 9, TOWNSHIP 45 SOUTH,  
RANGE 27 EAST,  
LEE COUNTY, FLORIDA.

THIS IS NOT A BOUNDARY SURVEY

Kenneth E. Trask  
PLS4684 State of Florida

Digitally signed by Kenneth E. Trask  
PLS4684 State of Florida  
Date: 2025.12.09 06:45:16 -0500

KENNETH E. TRASK  
PROFESSIONAL LAND SURVEYOR  
FLORIDA LICENSE NO. LS4684

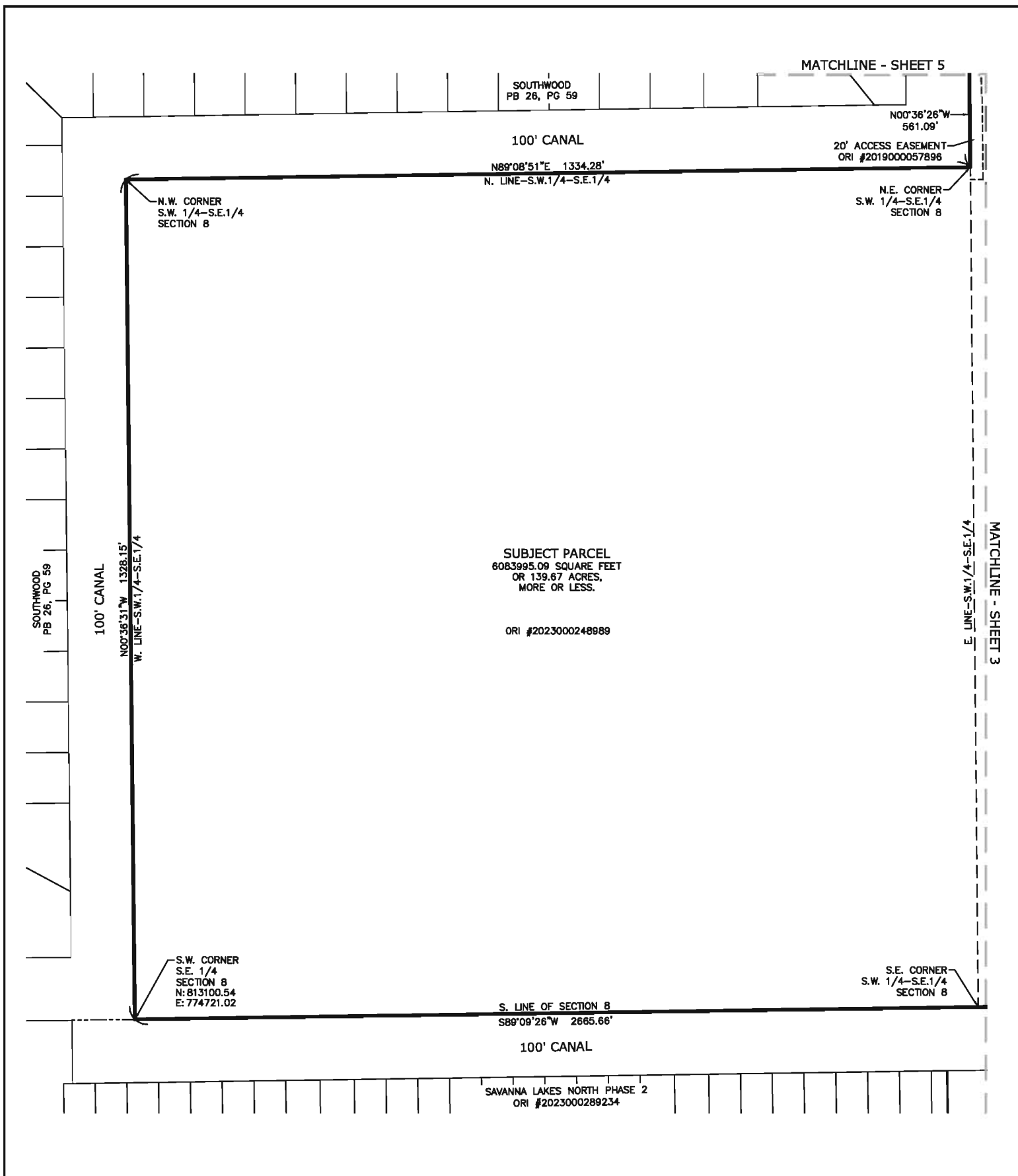
DATE

**K.E. Trask, P.A.**

Land Surveyors

Florida Licensed Business No. LB8450  
12345 Blazingm Road  
Fort Myers, Florida 33966  
(238) 980-1495

date	dwg	scale	job#	sheet
12-8-25	25-18SK	1"=200'	25-18	3 OF 7



**SKETCH TO ACCOMPANY DESCRIPTION**

OF A PARCEL LYING IN SECTION 8 & 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA.



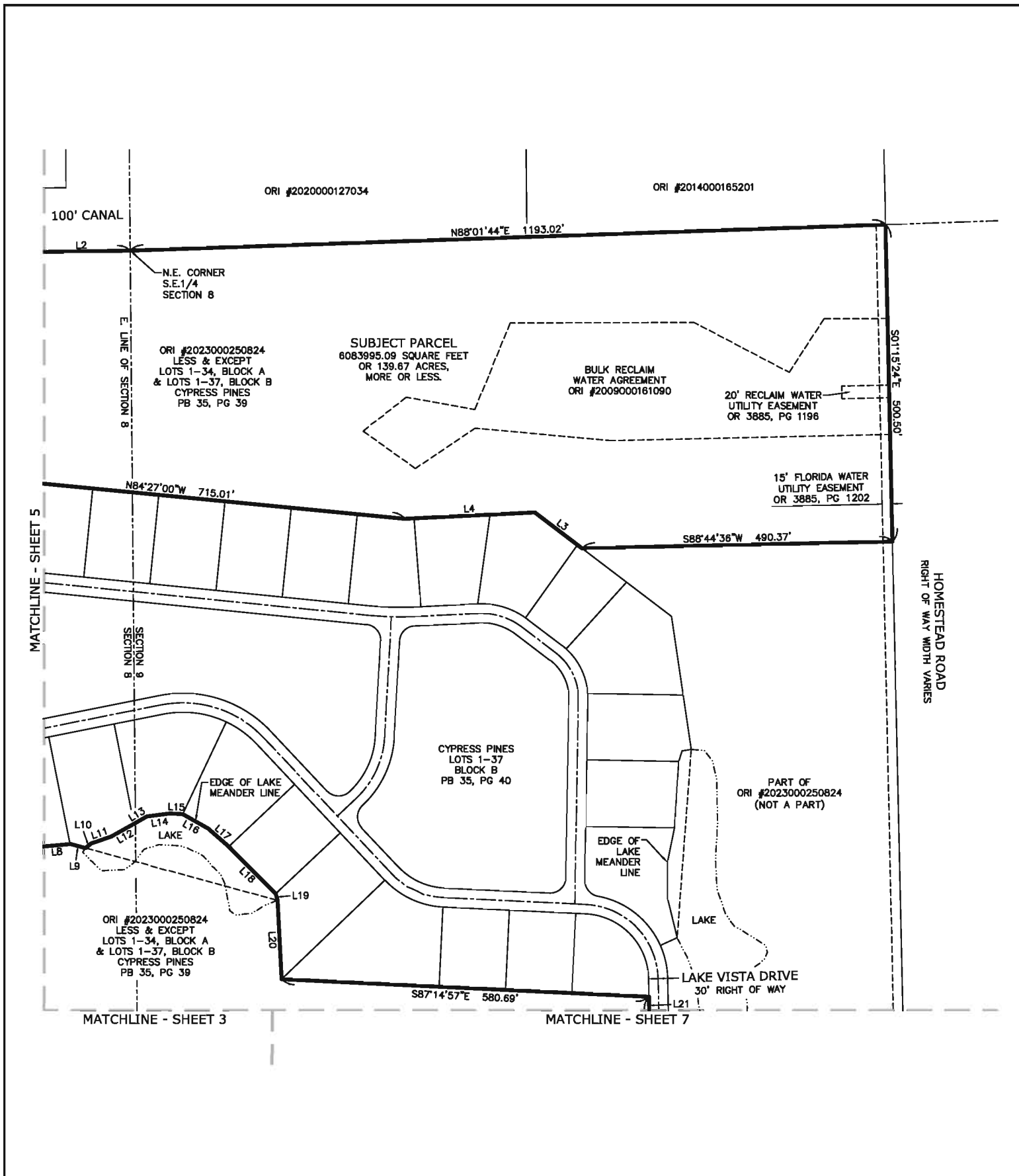
**K.E. Trask, P.A.**

Land Surveyors

Florida Licensed Business No. LBB450  
12345 Blasingm Road  
Fort Myers, Florida 33966  
(239) 980-1495

date	dwg	scale	job#	sheet
12-8-25	25-1BSK	1"=200'	25-18	4 OF 7





**SKETCH TO ACCOMPANY DESCRIPTION**

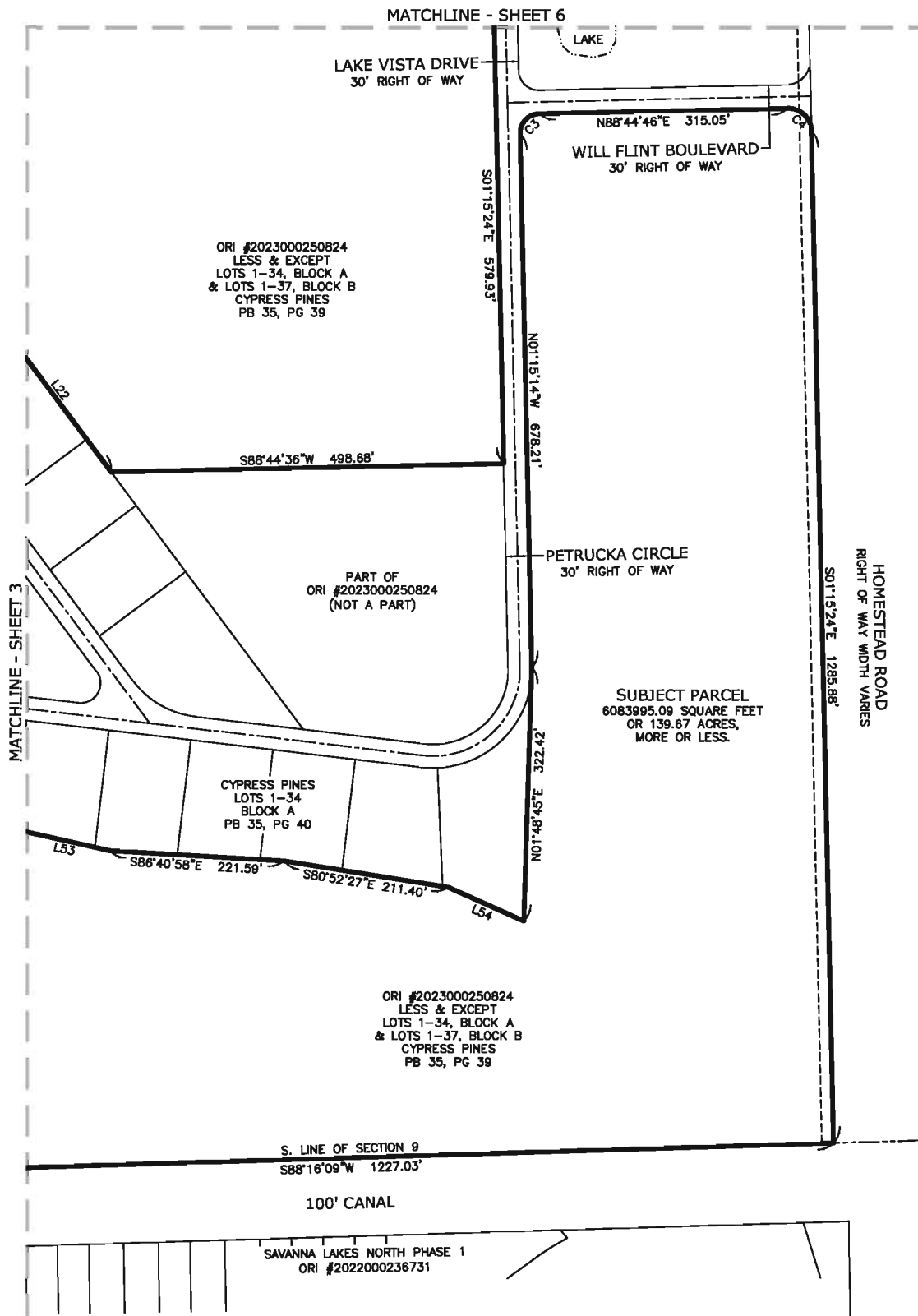
OF A PARCEL LYING IN SECTION 8 & 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA.



**K.E. Trask, P.A.**  
Land Surveyors

Florida Licensed Business No. LB8450  
12345 Blasingm Road  
Fort Myers, Florida 33966  
(239) 980-1495

date	dwg	scale	job#	sheet
12-8-25	25-18SK	1"=200'	25-18	6 of 7



**SKETCH TO ACCOMPANY DESCRIPTION**

OF A PARCEL LYING IN SECTION 8 & 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA.



**K.E. Trask, P.A.**

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Florida Licensed Business No. LB8450  
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Fort Myers, Florida 33966  
(239) 980-1495

date	dwg	scale	job#	sheet
12-8-25	25-1BSK	1"=200'	25-18	7 OF 7

## Wildcat RPD Property Development Regulations

	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Max. Height	Max. Lot Coverage
Single Family 1	6,500 sf	40'	130'	35'	45%
Single Family 2	4,680 sf	40'	117'	35'	60%
Two-Family Attached 1	3,750 sf	30'	125'	35'	45%
Two-Family Attached 2	3,510 sf	30'	117'	35'	60%
Amenity	10,000 sf	100'	100'	35'	60%

Minimum:	Road Setback (Public / Private Roads)	Perimeter Setback	Side Setback	Rear Setback	Water Setback	Accessory Setback
Single Family 1 & 2	30'/20'	15'	5'	10'	20'	Per LDC
Two-Family Attached 1 & 2	30'/20'		0'/5'(1)	10'	20'	
Amenity	30'/20'		10'	10'	20'	

**Notes:**

- 1) Zero-foot setback applies to internal lot line

**DCI2025-00008 Lee County DigEplan Additional Info Dated 02-16-2026**

---

**From:** Matthew Brennan <matthew.brennan@lehighfd.com>

**Sent:** Thursday, July 24, 2025 12:26 PM

**To:** Jennifer Sapen <jennifer@sapenplans.com>

**Cc:** Chloe Sapen <chloe@sapenplans.com>

**Subject:** Re: Letter of no objection DCI2025-00008

Good afternoon Ms. Sapen,

Please accept this email as a letter of no objection for the omission of a turnaround in the specified area of the proposed project. The Florida Fire Prevention Code , NFPA 1 - Chapter 18.2.3.5.4 requires an approved turn-around for dead-end roads longer than 150 ft. Based on the documentation and justifications provided via email, the requested dead-end road measures below the 150' threshold and will not require an approved turn-around feature. This will inherently be subject to field inspection and compliance during the site development phase. If you have any additional questions, please feel free to contact me.

Sincerely,  
Matthew Brennan  
Fire Marshal  
239-887-9459

---

**From:** Jennifer Saperen <[jennifer@saperenplans.com](mailto:jennifer@saperenplans.com)>  
**Sent:** Monday, July 21, 2025 4:09 PM  
**To:** Matthew Brennan <[matthew.brennan@lehhighfd.com](mailto:matthew.brennan@lehhighfd.com)>  
**Cc:** Chloe Saperen <[chloe@saperenplans.com](mailto:chloe@saperenplans.com)>  
**Subject:** RE: Letter of no objection DCI2025-00008

Thank you Marshal Brennan. I added a scale to the dead-end detail on the attached pdf. Also, in case it's helpful, I've pasted the justification language from our application below.

*Justification: This deviation request applies to four locations on the MCP. In each instance the right of way area for the proposed dead end is approximately 8300 square feet smaller than a cul-de-sac would be in the same situation. When multiplied by two locations the proposed design results in 0.8 acres of land that can be more effectively and efficiently used for purposes to enhance the overall development such as project amenities, landscaping, open space and water management lakes which would otherwise be encumbered by a road right of way and only service a few residences.*

*According to the Florida Fire Prevention Code, Chapter 18.2.3.5.4 regarding dead-ends, only dead-end access roads in excess of 150 feet in length are required to provide approved provisions for fire apparatus to turnaround. In all instances of this request the dead-end roadways are less than 150'.*

*Typically fire trucks pull to a fire hydrant and service the emergency by foot. As a condition of this deviation request, the applicant agrees to prohibit fire hydrants on the dead-end streets. By locating fire hydrants only on the main streets, the fire trucks will stop at the hydrant and not enter the dead end.*

*By limiting all dead-end streets to a maximum of 150' and prohibiting fire hydrants on the dead ends the proposed deviation will not create a detriment to the public health, safety, or welfare.*

## Jennifer Saperen, AICP

Owner, Saperen Site Planning, LLC.  
P.O. Box 100690  
Cape Coral, FL 33910  
**Phone:** (239) 900-3011  
**Email:** [jennifer@saperenplans.com](mailto:jennifer@saperenplans.com)



---

**From:** Matthew Brennan <[matthew.brennan@lehhighfd.com](mailto:matthew.brennan@lehhighfd.com)>  
**Sent:** Friday, July 18, 2025 2:25 PM  
**To:** Jennifer Saperen <[jennifer@saperenplans.com](mailto:jennifer@saperenplans.com)>  
**Subject:** re: Letter of no objection DCI2025-00008

Good afternoon Ms. Saperen,

We have received your request for a letter of no objection. Can you please provide a scale to the documents provided to verify the measurements? Judging by what was provided, it does not appear that issuing one will be any issue once the information is reviewed. If you have any additional questions, please feel free to contact me.

Sincerely,

Matthew Brennan

Fire Marshal

Lehigh Acres Fire District

239-887-9459

**From:** [Halvorsen, Alyssa](#)  
**To:** [Jennifer Saper](#)  
**Subject:** RE: Master Site File Information request  
**Date:** Thursday, July 17, 2025 11:55:13 AM  
**Attachments:** [Image001.png](#)  
[Image005.png](#)  
[Image003.png](#)  
[APE Search Map.pdf](#)

---

Good afternoon,

I have completed a search of the area that you specified. There are no previously recorded resources within the search area. I have attached a map for your reference. Please let me know if you have any questions. Have a wonderful 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.**

### **Alyssa Halvorsen**

Historical Data Analyst, Florida Master Site File

Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State

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**From:** Jennifer Saper <[jennifer@saperplans.com](mailto:jennifer@saperplans.com)>  
**Sent:** Wednesday, July 16, 2025 5:19 PM  
**To:** FMSFILE <[FMSFILE@dos.fl.gov](mailto:FMSFILE@dos.fl.gov)>  
**Cc:** Chloe Saper <[chloe@saperplans.com](mailto:chloe@saperplans.com)>  
**Subject:** Master Site File Information request

**EMAIL RECEIVED FROM EXTERNAL SOURCE**

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

I am requesting archaeological information for +/-150 acres in Lee County, Florida. The land includes two STRAP numbers, in two different sections:

- 09-45-27-00-00003.0010
- 08-45-27-00-00004.0000

Property appraiser information and aerial location map attached.

Thank you,

**Jennifer Sapeen, AICP**

Owner, Sapeen Site Planning, LLC.

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Approved by Council 02-18-2015

Approved by Council 02-18-2015



## **SURFACE WATER MANAGEMENT SYSTEM**

**WILDCAT RPD  
RPD REZONING  
±148.9 ACRES  
STRAP #'s: 09-45-27-00-00003.0010 and 08-45-27-00-00004.0000  
Fort Myers, FL 33936**

The Wildcat RPD property currently includes an existing 18-hole golf course spanning 108.76 acres, and a vacant 40.14-acre parcel zoned for agriculture. Both areas are planned for redevelopment into a residential subdivision. Per the Cypress Pines plat recorded in PB 35 Page 39, the subject property is bisected by Will Flint Blvd along Homestead Rd. Will Flint Blvd is not within the subject property and does not permit access to the subject development; ingress and egress will be provided independently of Will Flint Blvd. Additionally, the site encompasses Cypress Pines, a 47.14-acre residential community that shares the property with the golf course. The existing residential area and golf course utilize a common water management system, with most drainage infrastructure located on the golf course. This system operates under South Florida Water Management District (SFWMD) Permit #36-00303-S, issued in 1982, and discharges along the southern boundary into the Panther Canal, which is part of the Lehigh Acres Municipal Services Improvement District (LAMSID) drainage network. Although the existing 108.76 golf course and 40.14-acre Cypress Pines community currently share a drainage system, the applicant is proposing to create two separate drainage basins, one for the existing development and one for the new development.

As part of the redevelopment, new lakes and dry detention areas will be constructed to provide stormwater management for the entire 196-acre site. Drainage swales and pipes will be installed to manage runoff from both existing and future homes and roads, and to interconnect the lakes. Although the discharge point may change, the new stormwater system will still connect to the LAMSID drainage network. The applicant will seek drainage approvals from both SFWMD and LAMSID.

To ensure the maintenance drainage features, the developer will create a Property Owners Association which will be responsible for the maintenance of all common areas including the drainage swales, retention areas, and lakes.

The prior golf course previously used reuse for irrigation. The proposed residential community will use less water for irrigation than the golf course; however, at the time of this submittal it is unsure if the Florida Government Utility Authority (FGUA) can accommodate reuse for the residential community. A master irrigation system will be installed in lieu of individual wells. If



reuse is unavailable or not feasible, the applicant will be applying for a water use permit from SFWMD for irrigation of common areas. The anticipated aquifer would be the Sandstone or the Mid Hawthorne Aquifer.

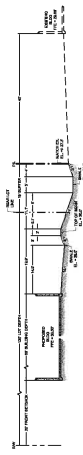
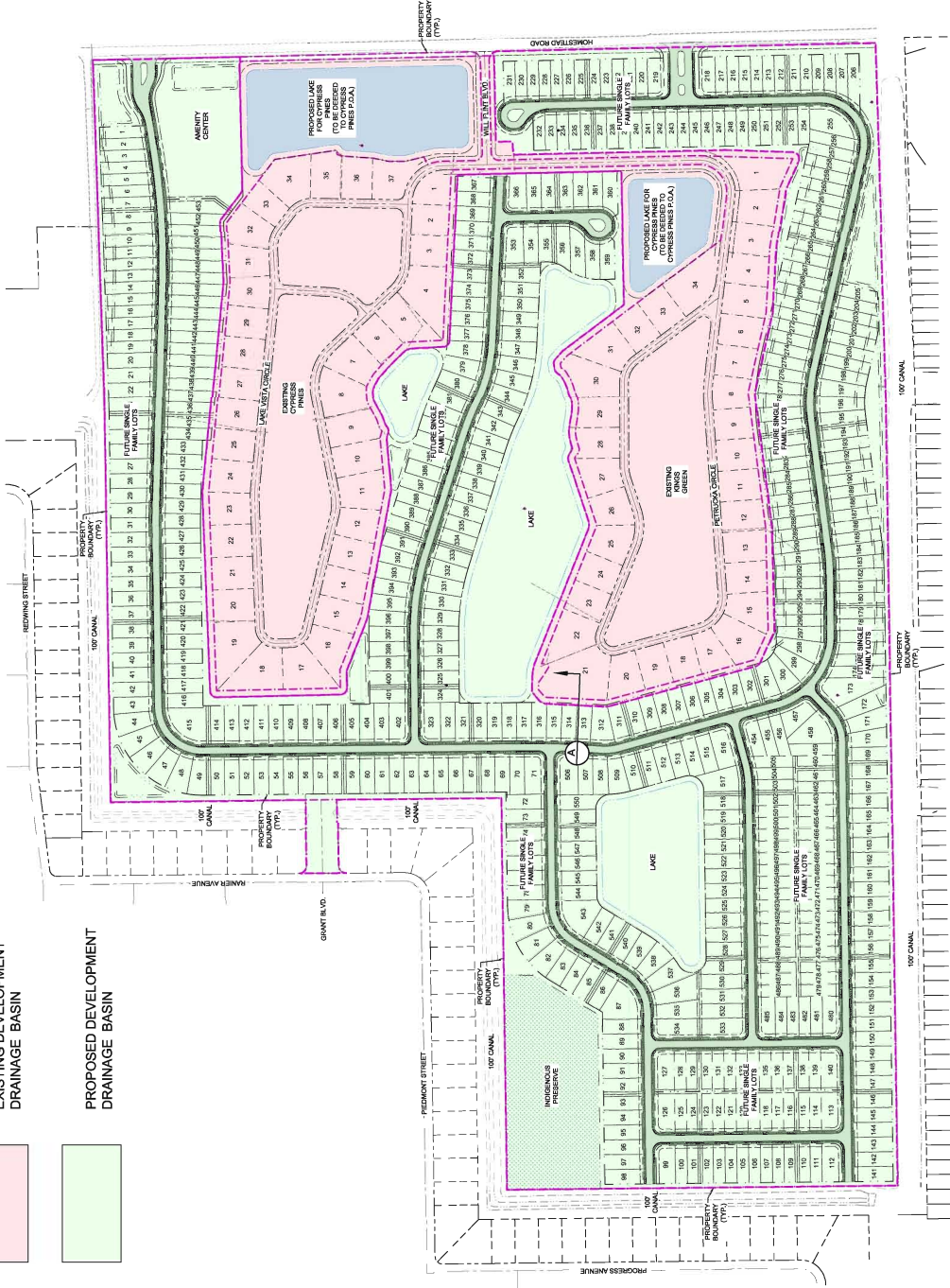
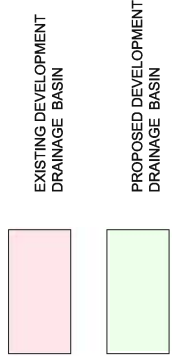
Permissible peak discharge rates will be determined in accordance with the design standards set by SFWMD and LAMSID.

The site is not affected by offsite floodways, lies outside the floodplain, and does not receive external stormwater flows.

# WILDCAT / MAJESTIC GOLF CLUB

LOCATED IN SECTION 8 & 9, TOWNSHIP 45-S, RANGE 27-E, LEE COUNTY, FLORIDA

## DRAINAGE EXHIBIT



## **WILDCAT RPD**

### **UPDATED ENVIRONMENTAL ASSESSMENT & CURSORY SPECIES SURVEY REPORT**

*Lee County STRAP #'s: 09-45-27-00-00003.0010, 08-45-27-00-00004.0000, & 08-45-27-24-00000.J000*

*October 2024, November 2024  
September 2025, & Updated December 2025*

**Prepared For:**

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## Introduction

An updated environmental assessment and cursory species survey was conducted on the Wildcat RPD property on December 17, 2025; the initial preliminary assessment was conducted on October 2, 2024 and has been updated several times since. The 139.05± acre site is located in Section 8, Township 45S, and Range 27E, of Lee County, Florida. More specifically, the site is located west of Homestead Road South, north and west of Milwaukee Boulevard, behind the old Majestic Golf Club, in Lehigh Acres, Florida. Please see the attached Project Location Map (Exhibit A).

The purpose of this assessment was to identify the potential for either U.S. Army Corps of Engineers (ACOE) Department of Environmental Protection (DEP), and/or South Florida Water Management District (SFWMD) jurisdictional wetlands. The site was also assessed to determine the potential of listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Listed (endangered, threatened, etc.) species are regulated by the US Fish & Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). Specific attention was paid toward that of locating any gopher tortoise (*Gopherus polyphemus*) and/or burrowing owl (*Athene cunicularia floridana*) burrows, as well as locating any potential fox squirrel (*Sciurus niger*) nests, Florida bonneted bat (*Eumops floridanus*) or red-cockaded woodpecker (*Leuconotopicus borealis*) cavity trees, and any Audubon's crested caracara (*Caracara plancus audubonii*) or bald eagle (*Haliaeetus leucocephalus*) nests.

The project's surrounding land uses are a mixture of residential homes, abandoned golf course, undeveloped vacant land, and forested land. The survey was conducted throughout the morning; the temperatures were in the low-mid 80's, with light breezes, and mostly sunny skies.

## Background

The ACOE, DEP, and the SFWMD are the agencies that regulate development activities in wetlands. To be considered wetlands by the ACOE, DEP, and/or SFWMD, the area should exhibit wetland hydrology, contain wetland vegetation, and have hydric soils. For an area to be considered wetlands, a site should have hydric soils, wetland hydrology, and wetland vegetation present. The property was reviewed for indicators of these parameters.

Hydric soils are identified by certain characteristics that are unique to wetland soils. Wetland hydrology is normally present if the soil is saturated or inundated for a period of time; typically from May through November; the rainy season in Southwest Florida. In the absence of visual signs of saturation or inundation, the regulatory agencies typically use hydrologic indicators such as adventitious rooting, lichen lines, or algal matting as method of guidance. If the majority of the shrubs/plants that are present are those that are adapted to saturated soil conditions, it's likely wetland vegetation.

The FWS and FWC are the primary agencies that review potential impacts to listed species. The FWS reviews potential impacts and provides comments to the ACOE and DEP during the permitting process, while the FWC provides comments to the SFWMD. In general, the wildlife agency concerns need to be addressed in order for the permits to be authorized by the ACOE, DEP, and/or the SFWMD.

## **Cursory Survey Methodology**

The cursory protected species survey methodology consisted of overlapping parallel transects performed for all FLUCFCS communities on-site. The frequency of transects performed in these habitats were conducted in wide-spaced meandering transects. This method is comprised of a several step process; the vegetation communities or land-uses on the study area are delineated on an aerial photograph using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, these FLUCFCS codes are cross-referenced with the County's Protected Species List. With a list of the potential listed plants and animals, each FLUCFCS community is searched in the field for these species.

A cursory pedestrian survey is conducted using wide parallel belt transects, distances vary, depending upon both the thickness of vegetation and visibility, as a means of searching for plants and animals. In addition, periodic "stop-look-listen" and quiet stalking methods are conducted for animals. Signs or sightings of these species are then recorded. The table at end of the report lists the FLUCFCS communities found on the parcel and the corresponding species which have a probability of occurring in them.

## **Existing Site Conditions**

*Boundary* – The project boundary was obtained from Quattrone & Associates and is assumed to be approximately 139.05± acres.

*Soils* - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Myakka fine sand (NRCS #11; non-hydric), Immokalee sand (NRCS #28; non-hydric), Oldsmar sand (NRCS #33; non-hydric), Wabasso sand (NRCS #35; non-hydric), Felda fine sand, depressionnal (NRCS #49; hydric), and Myakka fine sand, depressionnal (NRCS #53; hydric) soils. Myakka fine sand, Immokalee sand and Wabasso sand soils are considered non-hydric at both the local and national levels. Please see the attached NRCS Soils Map (Exhibit D).

*Vegetation Descriptions* – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. During the initial site assessment, we identified approximately 6.63± acres of "other surface water" communities on-site; however, we did identify approximately 3.52± acres of freshwater marsh wetlands on-site.

While on-site, generalized community delineations are hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

## FLUCFCS Codes & Community Descriptions

### *Uplands*

*The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.*

### **FLUCFCS 182**      **Golf Course – 92.14± Acres**

This golf course community occupies approximately 92.14± acres of the site and includes an abandoned golf course, associated clubhouse, maintenance facilities, sand bunkers, small lakes and various landscape areas. This community would be considered as uplands by regulatory agencies.

### **FLUCFCS 211**      **Improved Pasture – 18.56± Acres**

This upland community type occupies approximately 18.56± acres. The canopy and sub-canopy is mostly open with widely scattered slash pine (*Pinus elliotti*), live oak (*Quercus virginiana*), melaleuca (*Melaleuca quinquenervia*), and earleaf acacia (*Acacia auriculiformis*). Sub-canopy species include cabbage palm (*Sabal palmetto*). The groundcover is dominated by Ground cover is dominated by bahia grass (*Paspalum notatum*) with spiny amaranth (*Amaranthus spinosus*), rosy camphorweed (*Pluchea rosea*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), dollarweed (*Hydrocotyle umbellata*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), tickseed (*Coreopsis floridana*), frog fruit (*Phyla nodiflora*), smutgrass (*Sporobolus sp.*), false buttonweed (*Spermacoce verticillata*), three-awn grass (*Aristida purpurea*), flattop goldenrod (*Euthamia caroliniana*), and other various opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), and peppervine (*Ampelopsis arborea*). This community should be considered uplands by regulatory agencies.

### **FLUCFCS 321 E1**      **Palmetto Prairie (Exotics 1-24%) – 6.61± Acres**

This upland habitat type occupies approximately 6.61± acres of the property. This community contains exotics such as Brazilian pepper (*Schinus terebinthifolius*), melaleuca (*Melaleuca quinquenervia*), and earleaf acacia (*Acacia auriculiformis*) occupying 1-24% of this community. The canopy contains scattered slash pine (*Pinus elliottii*), and cabbage palm (*Sabal palmetto*). The sub-canopy consists of Brazilian pepper (*Schinus terebinthifolius*), tar flower (*Bejaria racemosa*), rusty lyonia (*Lyonia ferruginea*), and winged sumac (*Rhus copallinum*). The ground cover is dominated by saw palmetto (*Serenoa repens*), with goldentop (*Euthamia graminifolia*), pennyroyal (*Piloblephis rigida*), chalky bluestem (*Andropogon capillipes*), white paw paw (*Asimina triloba*), gopher apple (*Ucania michauxii*), caesar weed (*Urena lobata*), broomsedge (*Andropogon virginicus*), and bahia grass (*Paspalum notatum*), with various other opportunistic weedy species. Commonly observed vines include grapevine (*Vitis munsoniana*), and greenbriar (*Smilax spp.*). This community would be considered uplands by regulatory agencies.

### **FLUCFCS 411 E1**      **Pine Flatwoods (Exotics 1-24%) – 7.45± Acres**

This upland habitat type occupies 7.45± acres of the property. This community contains exotics such as Brazilian pepper (*Schinus terebinthifolius*), melaleuca (*Melaleuca quinquenervia*), and earleaf acacia (*Acacia auriculiformis*) occupying 1-24% of this community. The canopy contains slash pine (*Pinus elliottii*) with scattered live oak (*Quercus virginiana*). The sub-canopy also contains cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), tar flower (*Bejaria racemosa*), and rusty lyonia (*Lyonia ferruginea*). The ground cover is dominated by saw palmetto (*Serenoa repens*), with caesar weed (*Urena lobata*), pennyroyal (*Piloblephis rigida*), pawpaw (*Asimina sp.*), false buttonweed (*Spermacoce verticillata*), dog fennel (*Eupatorium capillifolium*), and bahia grass (*Paspalum notatum*), with various other opportunistic weedy species. Commonly observed vines include grapevine (*Vitis munsoniana*), greenbriar (*Smilax spp.*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by the regulatory agencies.

**FLUCFCS 420 E2 Mixed Upland Hardwoods (Exotics 25-49%) – 2.45± Acres**

This upland community type occupies approximately 2.45± acres of the property. This community contains exotics such as Brazilian pepper (*Schinus terebinthifolius melaleuca (Melaleuca quinquenervia)*), and earleaf acacia (*Acacia auriculiformis*) occupying 25-49% of this community. The canopy consists of live oak (*Quercus virginiana*), and slash pine (*Pinus elliottii*). The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), wild coffee (*Psychotria nervosa*), and beauty-berry (*Callicarpa americana*). The groundcover contained Spanish needle (*Bidens alba*), false buttonweed (*Spermacoce floridan*), cogon grass (*Imperata cylindrica*), caesar weed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia artemisiifolia*), broomsedge (*Andropogon virginicus*), and bahia grass (*Paspalum notatum*), with various other opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by the regulatory agencies.

**FLUCFCS 740 Disturbed Lands – 1.69± Acres**

This upland area occupies approximately 1.69± acres of the property. This community is found along the northeast corner of the property. The canopy is mostly open with scattered slash pine (*Pinus elliotti*), live oak (*Quercus virginiana*), and and seaside mahoe (*Thespesia populnea*). The sub-canopy is dominated by Brazilian pepper (*Schinus terebinthifolius*), with scattered and cabbage palm (*Sabal palmetto*). The ground cover includes broomsedge (*Andropogon virginicus*), Spanish needle (*Bidens pilosa*), dog fennel (*Eupatorium capillifolium*), false buttonweed (*Spermacoce verticillata*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), bahia grass (*Paspalum notatum*), St. Augustine grass (*Stenotaphrum secundatum*), and other various opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), and Virginia creeper (*Parthenocissus quinquefolia*). This community would be considered uplands by the regulatory agencies.

*Wetlands*

*The following community areas have been designated as wetland habitats. Wetlands are any areas that under normal circumstances have hydrophytic vegetation, hydric soils, and wetland hydrology.*

**FLUCFCS 641 E2 Freshwater Marsh (Exotics 25-49%) – 3.52± Acres**

This wetland area occupies approximately 3.52± acres of the property. This community contains exotics such as torpedo grass (*Panicum repens*) and primrose willow (*Ludwigia peruviana*) occupying 25-49% of this community. The canopy is open. The sub-canopy contains primrose willow (*Ludwigia peruviana*). The ground cover includes yellow-eyed grass (*Xyris floridana*), rosy camphorweed (*Pluchea rosea*), sand cordgrass (*Spartina sp.*), dog fennel (*Eupatorium capillifolium*), primrose willow (*Ludwigia peruviana*), mermaid-weed (*Proserpinaca palustris*), asiatic pennywort (*Centella asiatica*), dollar weed (*Hydrocotyle umbellata*), frog fruit (*Phyla nodiflora*), maidencane (*Panicum hemitomon*), mock bishop's weed (*Ptilimnium capillaceum*), smart weed (*Polygonum hydropiperoides*), tickseed (*Coreopsis floridana*), and white-top sedge (*Rhynchospora colorata*), with various other grasses and sedges. This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

*Other Surface Waters (OSW)*

The following community area has been designated as other surface waters. Surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially.

**FLUCFCS 500      Cow Pond – 0.01± Acres**

This “other surface water” (OSW) communities occupy approximately 0.01± acres of the property. The canopy and sub-canopy is open. The sub-canopy is mostly open with scattered Brazilian pepper (*Schinus terebinthifolius*), along the edges. The groundcover contains duckweed (*Lemna minor*), maidencane (*Panicum hemitomon*), water hyacinth (*Eichhornia crassipes*), dotted smartweed (*Polygonum punctatum*), and mermaid weed (*Proserpinaca palustris*). This community would be considered “other surface waters” by the regulatory agencies.

**FLUCFCS 520      Lakes – 6.62± Acres**

This “other surface water” (OSW) communities are comprised of several lakes within the golf course and occupies approximately 6.62± acres of the property. The sub-canopy is mostly open with scattered Carolina willow (*Salix caroliniana*), wax myrtle (*Myrica cerifera*), and saltbush (*Baccharis halimifolia*) along the edges. The ground cover includes asiatic pennywort (*Centella asiatica*), spikerush (*Eleocharis interstincta*), smart weed (*Polygonum hydropiperoides*), water hyacinth (*Eichhornia crassipes*), torpedo grass (*Panicum repens*), duckweed (*Lemna minor*), cat-tail (*Typha latifolia*), maidencane (*Panicum hemitomon*), mermaid weed (*Proserpinaca pectinata*), and water hyssop (*Bacopa monnieri*). This community would be considered “other surface waters” by the regulatory agencies.

**Table 1. FLUCFCS Community Table**

FLUCFCS Code	Community Description	Habitat Type	Acres
182	Golf Course	Upland	92.14± Ac.
211 E2	Improved Pasture (Exotics 25-49%)	Upland	18.56± Ac.
321 E1	Palmetto Prairie (Exotics 1-24%)	Upland	6.61± Ac.
411 E1	Pine Flatwoods (Exotics 1-24%)	Upland	7.45± Ac.
420 E2	Mixed Upland Forest (Exotics 25-49%)	Upland	2.45± Ac.
500	Cow Pond	OSW	0.01± Ac.
520	Lake	OSW	6.62± Ac.
641 E2	Freshwater Marsh (Exotics 25-49%)	Wetland	3.52± Ac.
740	Disturbed Lands	Upland	1.69± Ac.
<b>Total</b>			<b>139.05± Ac.</b>

**Potential Listed Species**

A cursory protected species survey was recently conducted on-site. The project does contain suitable habitat for potentially the gopher tortoise (*Gopherus polyphemus*) and burrowing owl (*Athene cunicularia floridana*); however, during the cursory field survey, there were no protected species or signs thereof were observed. There were several burrows, believed to belong to that of the eastern nine-banded armadillo (*Dasypus novemcinctus*), that were identified, but not flagged in the field; there was no evidence indicating that gopher tortoise or burrowing owls were utilizing these burrows.

There were several non-listed species identified while conducting the protected species survey, among those were several mourning doves (*Zenaida macroura*), an eastern cottontail rabbit (*Sylvilagus floridanus*), and several black racers (*Coluber constrictor*). The various listed species that may occur in the FLUCFCS communities on-site have been tabulated on the attached table. Please see the attached Protected Species Map (Exhibit E).

#### Florida Panther (*Puma concolor coryi*)

Historically, Florida panthers occurred throughout the state in all terrestrial habitats. At present, their range appears to include mainly the southern one-third of the state. In addition, the remaining native populations are small and declining. The project site is near Big Cypress and is part of the known range of the panther; there are natural corridors that occur between Big Cypress and this property. Consequently, Florida panthers occasionally may use this site. Suitable habitat on the site can be found in the open pasture areas, upland forests, and wetland forested communities on the property. There were no species observed during this preliminary assessment.

The property is located inside of the Secondary Zone of the Florida Panther Consultation Area identified by the FWS. The Florida panther (*Felis concolor coryi*) is listed as endangered by both the FWS and FWC. The FWS currently uses a formula to evaluate potential Florida panther habitat impacts. Each habitat on-site is assigned a relative score ranging from 0 to 9.5. Scores appropriate for this property include urban, water, exotics, disturbed lands, wet marsh/prairie, cypress wetlands, and pine forests. The score and corresponding acreage for each habitat type is multiplied to calculate the number of panther habitat units (PHU) that currently exist on the property. That number is in turn multiplied by a second multiplier (ranging from 0.33 to 1.0 depending on the "zone" the property occurs in) to determine the number of PHU required to mitigate potential panther habitat impacts. Currently, panther habitat units are going for approximately \$800-\$850 per unit, depending on the amount required.

If impacts to federal jurisdictional wetlands are proposed or another federal action is required to construct proposed site development plans, the FWS is likely to apply this formula during its review of future development activities on this site based on the fact that the project is within the Secondary Zone of the Florida Panther Consultation Area. Utilizing the Panther Habitat Analysis Worksheet from FWS, it was determined that there would need to be 137 PHU's purchased to off-set the proposed impacts by the project. If PHU credits are going for \$850, the fee to mitigate for the panther would be around \$116,450. A more thorough analysis of costs and fees can be provided once a site plan has been developed and we know what is being proposed to be impacted versus what is being preserved.

#### Florida Bonneted Bat (*Eumops floridanus*)

The property is located within the USFWS consultation area for the Florida bonneted bat (*Eumops floridanus*) (FBB). The property does contain potential FBB roosting and foraging habitat. If impacts to FBB roosting or foraging habitat are proposed, consultation with the FWCC and/or the USFWS may be required. The FBB is a state and federally-listed endangered species. There were no species observed during this preliminary assessment.

According to the FBB key released in 2024, it appears as though there will be no monetary contributions required to impact any of the project site. The project did key out to May Affect Not Likely to Adversely Affect (MANLAA) and Likely to Adversely Affect (LAA); therefore coordination with FWS will be required moving forward.

It was also recommended that Best Management Practices (BMP) are adhered to, these BMP's include avoiding engineering designs that encourage bats from using roofs, buildings, or structures. (ie. minimize and seal any gaps, cracks, holes in roofing, siding, soffits during construction) and conducting roost surveys of potential roost trees prior to removal. If potential roost trees or structures need to be removed, trees, snags, and structures need to be visually surveyed within 30 days prior to removal. Any cavities must be peeped with a "treetop" camera, and any cavities that cannot be reached or fully viewed by camera should be surveyed at emergence. If evidence of use by any bat species is observed, discontinue tree removal efforts in that area and coordinate with the Service on how to proceed. Tree, snag, or structure removals should not occur from April 15 to August 15; ideally removal should occur November 15 to April 15.

### Bald Eagle (*Haliaeetus leucocephalus*)

Bald Eagles are usually found near riparian habitats, nesting in the proximity of water bodies where they feed along the shore or over open water. Some pairs nest far from open water on tree islands, in marshes, or in dry prairies with small marshes and ponds. A few marginally suitable nesting areas are present on this property. Good feeding habitat is available within the larger borrow lakes. There were no species observed on-site during this site assessment.

There were several bald Eagle nests located within 5 miles of the project site; nest LE-056 is located 3.18 miles northwest of the project site, it was occupied and successful in 2024; nest LE-135 is located 3.39 miles southwest of the project site, its status was unknown in 2024; nest LE-142 is located 4.18 miles northeast of the project site, it was occupied and successful in 2024; and nest LE-901 was located 3.61 miles southwest of the project site and its status in 2024 was unknown.

### **Mitigation Discussion**

Generally, the ACOE and/or DEP does not regulate isolated wetlands or excavation in wetlands where there is only incidental fall back of fill material; the ACOE or DEP do not have jurisdiction over isolated wetlands. In making the determination on whether the wetlands are isolated, the ACOE and DEP considers if water leaves the site, (i.e. ditches) or whether the wetlands are completely contained on-site or extend off-site. If the wetlands extend off-site, they will more than likely assert jurisdiction. Currently, the ACOE and DEP position on most all wetlands is that one of them has jurisdiction; the ACOE regulates navigable waters whereas the DEP regulates both navigable waters and adjacent wetlands. However, the agencies would not make this determination until a Joint Environmental Resource Permit (ERP) and Dredge & Fill Permit (D&F) application is received.

The SFWMD does not require mitigation for impacts to isolated wetlands not used by listed (protected) species that are less than 0.50± acres in size. Impacts to wetlands greater than 0.50± acres or those utilized by protected species would require mitigation. With the ACOE and DEP, impacts to wetlands that are less than 0.50± acres, the activity can usually be processed as a Nationwide Permit application. For projects with greater than 0.50± acres of impacts, the application will be processed as an Individual Permit application. This involves a public notice process and coordination with other federal agencies such as the EPA and the FWS.

There are three steps that are required to be addressed when requesting an ERP permit with the SFWMD and/or the DEP for impacts to regulated wetlands:

- 1) Avoidance (i.e. can these wetland impacts be completely avoided)
- 2) Minimization (i.e. can the amount of wetland impact be reduced while maintaining a feasible project)
- 3) Mitigation (i.e. the loss of wetland function must be replaced)

It should be noted that avoidance and minimization must first be substantiated, before mitigation will be considered by the agencies. When wetlands are proposed to be impacted, the impacts cannot result in any loss of wetland function. In order to prevent net loss in wetland function, wetland mitigation must be provided. Mitigation is a way to off-set impacts to natural resources such as wetlands and may consist of wetland enhancement, wetland creation, wetland preservation, upland compensation, or off-site mitigation. Mitigation costs usually increase with the quantity of proposed impacts. The actual amount of mitigation required would be finalized during the Environmental Resource Permit review process with the SFWMD, ACOE, and DEP.

There are two main categories of wetland mitigation, onsite or off-site. On-site mitigation would include preserving a portion of the on-site wetlands, treating and removing the exotics, potentially providing supplemental plantings, and placing the preserve areas under a Conservation Easement. Preserve areas are required to be maintained in perpetuity. Off-site mitigation requires the purchase of wetland credits at an approved mitigation bank within the service area of the site. This parcel lies within the service area of several mitigation banks.

## **Discussion & Summary**

In general, this site does not contain much native, undisturbed community types in which protected species would typically inhabit. Due to the disturbed nature of the site, historic land use, the surrounding land uses, and busy roadways, it is unlikely that this site supports or would provide habitat for any protected species. A formal protected species survey would be required in order to confirm the presence or absence of protected species. Community locations were drawn using non-rectified aerial images with approximate property boundaries; hence their location, aerial extent, and acreages are approximate. Before any detailed site planning, it is recommended that the wetland lines are flagged and/or staked, surveyed by a professional land surveyor, and approved by the regulatory agencies.

The determination of ecological system classifications, functions, values, and boundaries is an inexact science, and different individuals and agencies may reach different conclusions. The on-site conditions can vary throughout the year; therefore, the findings of this survey were based on the site conditions at the time of the inspection. It is not possible for BearPaws Environmental Consulting to guarantee the outcome of such determinations; therefore, the conclusions of this report are preliminary in nature and would require a full review by the appropriate regulatory agencies.

The information contained and the work performed as part of this initial assessment, conforms to the standards and generally accepted practices in the environmental field, and was prepared substantially in accordance with then-current technical guidelines and criteria. The conclusions of this report represent the results of our analysis of the information provided by the client and their consultants, together with information gathered in the course of the study. No other guarantee, expressed or implied, is made.

Table 5: Listed Species by Habitat with Current Status

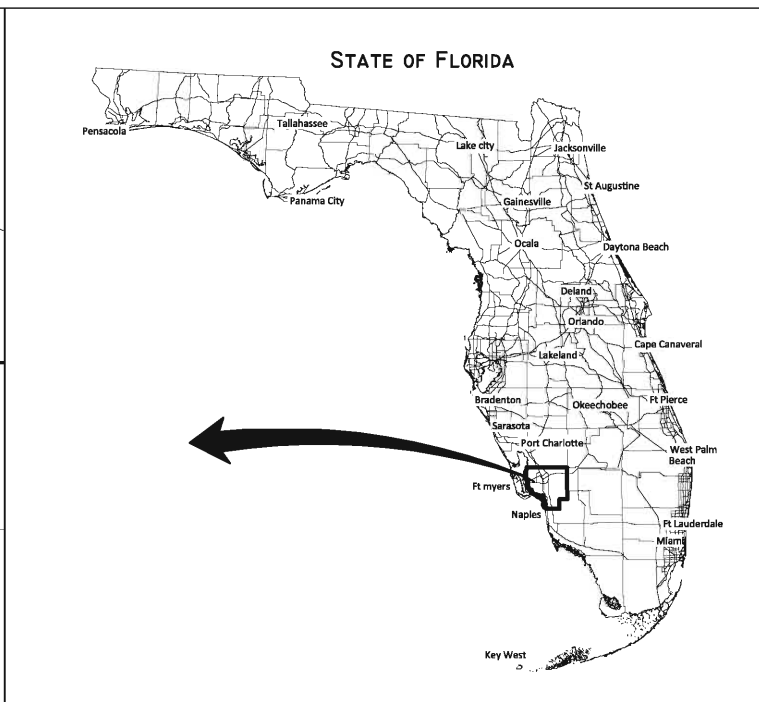
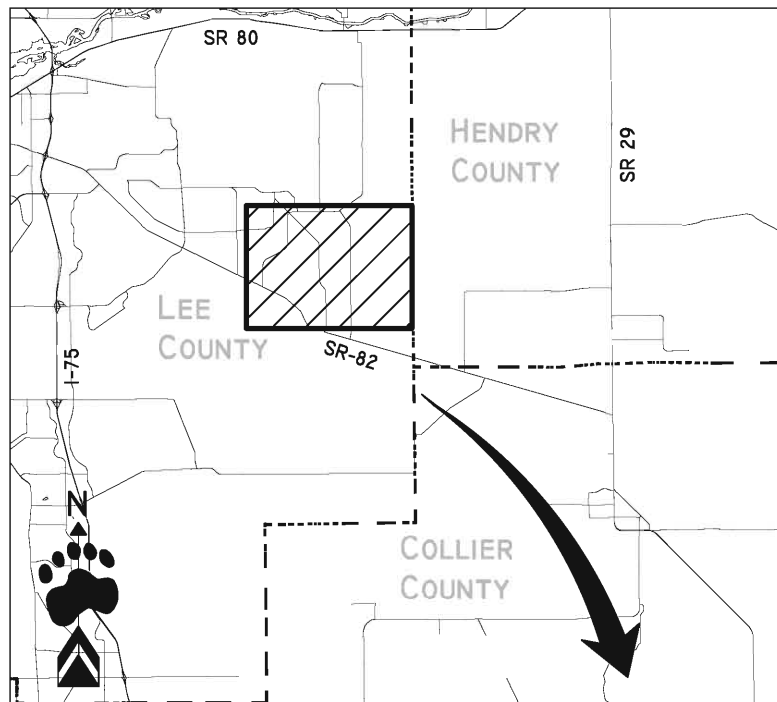
FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Percent Covered	Observed	USDA	FDA&CS	FWS	FWC	
182	Golf Course	N/A	N/A	60	--	--	--	--	--	
211	Improved Pasture	Florida sandhill crane	<i>Grus canadensis pratensis</i>	60	--	--	--	--	T	
		Audubon's crested caracara	<i>Polyborus plancus audubonii</i>	60	--	--	--	T	T	
		Beautiful paw-paw	<i>Deeringothamnus pulchellus</i>	60	--	E	E	E	--	
		Curtis milkweed	<i>Asclepias curtissii</i>	60	--	--	E	--	--	
		Fakahatchee burmannia	<i>Burmannia flava</i>	60	--	--	E	--	--	
		Florida black bear	<i>Ursus americanus floridanus</i>	60	--	--	--	SAT	T	
		Eastern indigo snake	<i>Drymarchon corais couperi</i>	60	--	--	--	T	T	
		Gopher frog	<i>Rana areolata</i>	60	--	--	--	--	SSC	
		Gopher tortoise	<i>Gopherus polyphemus</i>	60	--	--	--	T	T	
		Florida black bear	<i>Ursus americanus floridanus</i>	60	--	--	--	SAT	T	
321	Palmetto Prairie	Florida coontie	<i>Zamia floridana</i>	60	--	--	C	--	--	
		Southeastern American kestrel	<i>Falco sparverius pusilus</i>	60	--	--	--	--	T	
		Beautiful paw-paw	<i>Deeringothamnus pulchellus</i>	60	--	E	E	E	--	
		Eastern indigo snake	<i>Drymarchon corais couperi</i>	60	--	--	--	T	T	
		Fakahatchee burmannia	<i>Burmannia flava</i>	60	--	--	E	--	--	
		Florida black bear	<i>Ursus americanus floridanus</i>	60	--	--	--	SAT	T	
		Florida coontie	<i>Zamia floridana</i>	60	--	--	C	--	--	
		Gopher frog	<i>Rana areolata</i>	60	--	--	--	--	SSC	
		Gopher tortoise	<i>Gopherus polyphemus</i>	60	--	--	--	T	T	
		Red-cockaded woodpecker	<i>Picoides borealis</i>	60	--	--	--	E	SSC	
411	Pine Flatwoods	Satinleaf	<i>Chrysophyllum olivaeforme</i>	60	--	--	T	--	--	
		Southeastern American Kestrel	<i>Falco sparverius pusilus</i>	60	--	--	--	--	T	
		Audubon's crested caracara	<i>Polyborus plancus audubonii</i>	60	--	--	--	T	T	
		Eastern indigo snake	<i>Drymarchon corais couperi</i>	60	--	--	--	T	T	
		Florida black bear	<i>Ursus americanus floridanus</i>	60	--	--	--	SAT	T	
		Hand adder's tongue fern	<i>Ophioglossum palmatum</i>	60	--	--	E	--	--	
		Simpson's stopper	<i>Myrcianthes fragrans var. simpsonii</i>	60	--	--	--	T	--	
		Gopher tortoise	<i>Gopherus polyphemus</i>	60	--	--	--	T	T	
		American alligator	<i>Alligator mississippiensis</i>	60	--	--	--	SAT	SSC	
		Everglades mink	<i>Mustela vison evergladensis</i>	60	--	--	--	--	T	
500	Other Surface Water	Limpkin	<i>Aramus guarana</i>	60	--	--	--	--	SSC	
		Little blue heron	<i>Egretta caerulea</i>	60	--	--	--	--	SSC	
		Reddish egret	<i>Egretta rufescens</i>	60	--	--	--	--	SSC	
		Roseate spoonbill	<i>Ajaia ajaja</i>	60	--	--	--	--	SSC	
		Snowy egret	<i>Egretta thula</i>	60	--	--	--	--	SSC	
		Tricolored heron	<i>Egretta tricolor</i>	60	--	--	--	--	SSC	
		Everglades mink	<i>Mustela vison evergladensis</i>	60	--	--	--	--	T	
		Florida sandhill crane	<i>Grus canadensis pratensis</i>	60	--	--	--	--	T	
		Limpkin	<i>Aramus guarana</i>	60	--	--	--	--	SSC	
		Little blue heron	<i>Egretta caerulea</i>	60	--	--	--	--	SSC	
641	Freshwater Marsh	Snowy egret	<i>Egretta thula</i>	60	--	--	--	--	SSC	
		Tricolored heron	<i>Egretta tricolor</i>	60	--	--	--	--	SSC	
		Gopher tortoise	<i>Gopherus polyphemus</i>	60	--	--	--	T	T	
		Commercially Exploited								
		Disturbed Lands								

C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community.

**EXHIBIT A**

**Project Location Map**



DRAWN BY:	DATE:	CATEGORY
BWS	12/17/25	LOCATION
JOB NUMBER		SCALE:
		NTS
S/T/R		COUNTY
8/45S/27E		LEE

**Wildcat RPD**  
Location Map

BEARPAWS  
ENVIRONMENTAL CONSULTING

1599 COVINGTON CIRCLE EAST, FORT MYERS, FL 33919  
(239) 340-0678 BEARPAWS\_ENV.CONSULTING@GMAIL.COM

**EXHIBIT B**

**FLUCFCS Map with Aerial**



**EXHIBIT C**  
**FLUCFCS Map**

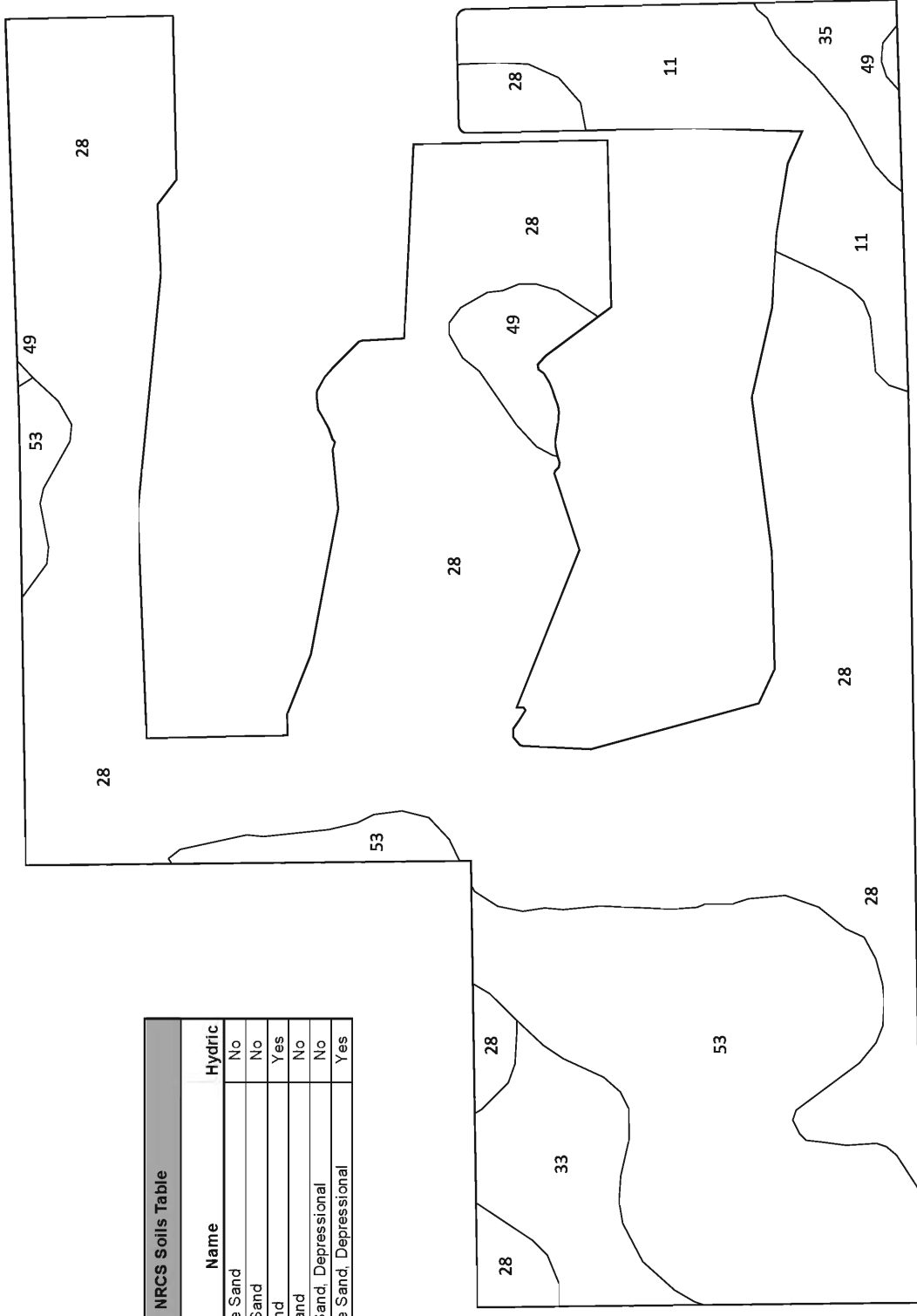


**EXHIBIT D**

**NRCS Soils Map**



Scale: 1" = 500'



NRCS Soils Table			
Soils No.	Name		Hydric
11	Myakka Fine Sand		No
28	Immokalee Sand		No
33	Oldsmar Sand		Yes
35	Wabasso Sand		No
49	Felda Fine Sand, Depressional		No
53	Myakka Fine Sand, Depressional		Yes

NOTES

Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By:	Date:	Category	Page
		BWS	12/17/25		
			Job Number	Scale:	Exhibit
				1" = 500'	
			S/I/R	County	
			8/455/27E	Lee	

Wildcat RPD  
Soils Map

PEARPANS ENVIRONMENTAL CONSULTING  
1599 Covington Circle East, Fort Myers, FL 33919  
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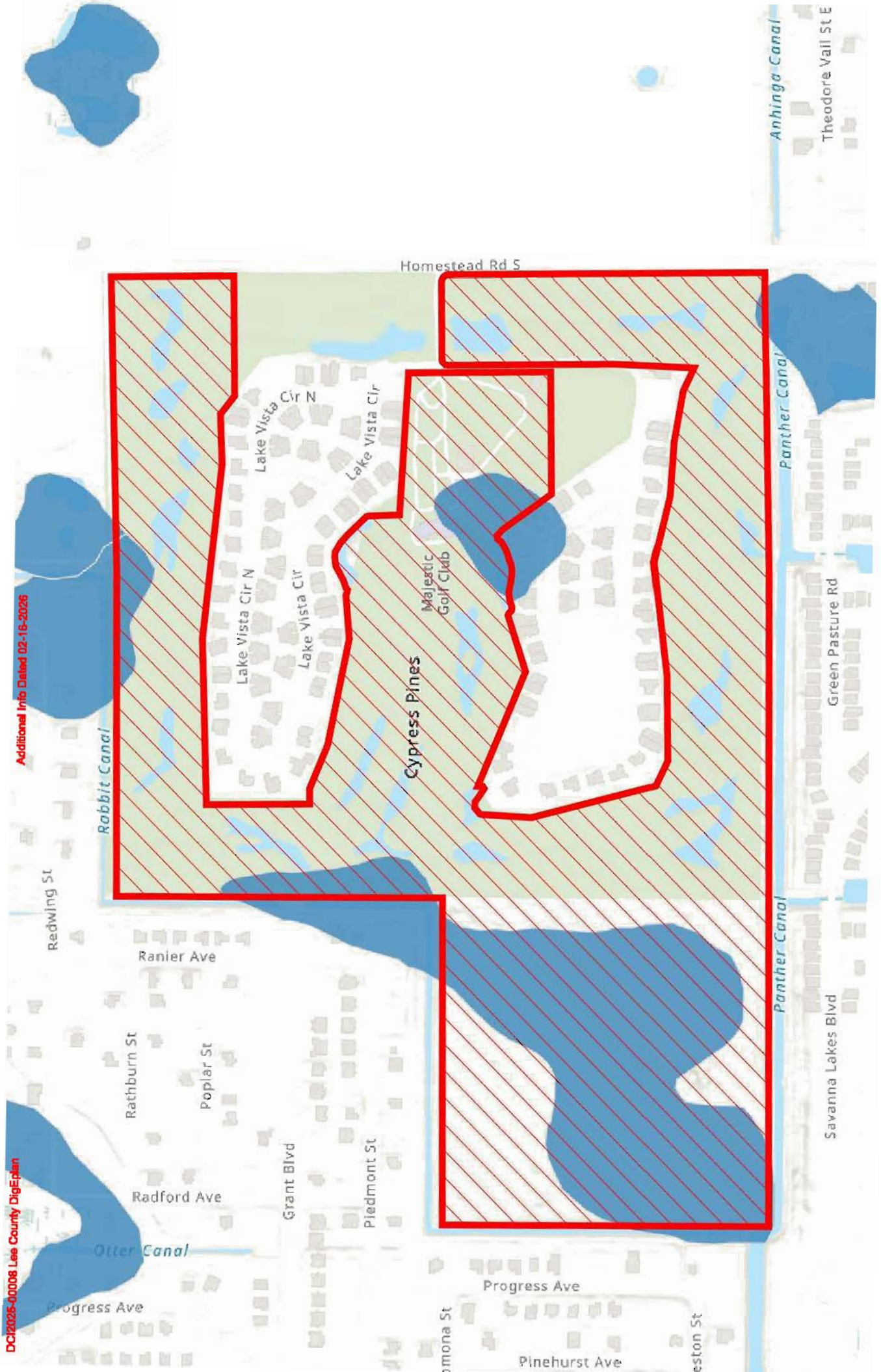
**EXHIBIT E**

**Cursory Protected Species Survey Map**



DCI2025-00008 Lee County DigEPlan

Additional Info Dated 02-16-2026



Redwing St

Ranier Ave

Rathburn St

Poplar St

Radford Ave

Grant Blvd

Piedmont St

Progress Ave

Pinehurst Ave

Homestead Rd S

Lake Vista Cir N

Lake Vista Cir

Lake Vista Cir

Cypress Pines

Majestic Golf Club

Otter Canal

Rabbit Canal

Panther Canal

Panther Canal

Anhinga Canal

Savanna Lakes Blvd

Green Pasture Rd

Theodore Vail St E



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Boulevard, Fort Myers, FL 33912  
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# WILDCAT RPD

## ZONING TRAFFIC STUDY

August 20, 2025

Al Quattrone, State of  
Florida, Professional Engineer,  
License No. 50271  
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On the date indicated here.  
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Quattrone  
2026-01-06  
12:44:24  
9.7.5**

**Prepared By:  
Al Quattrone, P.E.  
Florida P.E. #52741**

**QAI Project # 240907**





**Wildcat RPD**

STRAP#: 09-45-27-00-00003.0010 & 08-45-27-00-00004.0000  
350 Homestead Rd S

The purpose of the ZTS is to analyze the potential traffic impacts and identify any improvements required as a result of the proposed rezoning of the subject parcels of 148.9 acres from Residential (RS-2) and Agricultural (AG-2) to Residential Planned Development (RPD). The subject property is located on Homestead Rd S., a county maintained arterial roadway.

The subject rezoning will allow up to 600 residential units, which will be limited to single-family detached and two-family detached residences. As a conservative approach, all 600 units will be considered as single family detached.

This analysis examines the impact of the proposed rezoning at maximum land use allocation on the surrounding roadway system. Analyses and their requirements have been performed in accordance to Lee County's AC-13-17, titled "Traffic Study Guidelines for Planned Development Rezoning," adopted April 15<sup>th</sup>, 1992.

Trip generation and their distribution to the access points and roadways thereafter will be analyzed to determine if significant impact is found.

## **EXISTING CONDITIONS**

### **OVERVIEW**

The subject property encompasses 2 separate parcels: a 108.76-acre parcel that is currently the Majestic Golf Course, located off of Homestead Rd S, and a 39.76-acre parcel, adjacent to the southwest of Majestic Golf Course. Both parcels are located north of Panther Canal.

### **ROADWAY INFORMATION**

The link of roadway immediately abutting the proposed development for Homestead Rd S. has a posted speed limit of 45 mph. This link of Homestead Rd, from Milwaukee Blvd to Sunrise Blvd, is classified as a two-lane undivided roadway per the 2024 Lee County Concurrency. Approximately 0.5 miles north of the site, Homestead Rd S. transitions into a four-lane divided roadway. Additionally, both links of roadway are classified as arterial.

Widening improvements are planned for the link of Homestead Rd S. from Milwaukee Blvd to Sunrise Blvd, making Homestead Rd a continuous four-lane divided arterial roadway. This project is currently listed as a Tier 3 Project by the Lee County Board of County Commissioners. (BoCC).

### **PROPOSED DEVELOPMENT**

The proposed RPD would permit the development of a maximum of 600 residential units, limited to Single-Family Detached Housing and Two-Family Detached Housing; however, as a conservative approach, all residential units will be modeled as Single-Family Detached Housing

Below are the land use codes utilized to calculate the projected trips:

**LUC 210 – Single-Family Detached Housing** **600 (# of Units)**



## TRIP GENERATION

The trip generation proposed for the rezoning for an RPD was determined using OTISS software which references the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 12<sup>th</sup> Edition.

The corresponding zoning application allows for the development of a maximum of 600 residential units, limited to only single-family detached housing and two-family detached housing. Per ITE, two-family detached housing generates less trips than an equivalent amount of single-family detached housing. As a conservative approach, the analysis was conducted assuming single-family detached housing was developed for the entire 600 residential unit allocation.

Using LUC – 210 Single-Family Detached Housing, ITE was able to provide best fit equations for the AM and PM peak hour, and the Weekday time periods, thus the best fit method was used for trip generation.

The table below outlines the anticipated weekday A.M. and P.M. peak hour trip generation for the proposed uses as well as weekday analysis, calculated by OTISS.

Land Use	Peak AM		Peak PM		Weekday	
	Entry	Exit	Entry	Exit	Entry	Exit
210 – Single-Family Detached Housing	110	298	310	190	2554	2554

## TRIP DISTRIBUTION

The total generated trips shown above were assigned to the proposed site access points and adjacent roadways. There are two proposed access points to the property, both of which are on Homestead Rd S. The proposed access points allow for right and left turning movements for both egress and Ingress trips. For the purposes of this analysis, traffic has been distributed as 60% north, towards Sunshine Blvd., and 40% south, towards Milwaukee Blvd. This distribution has been chosen due to the location of nearby commercial and industrial industries, which are more intensely located north of the site.

Trip Distribution Exhibit T-01 shows the projected distribution to Homestead Rd S. and the surrounding roadway network, used for significant impact and LOS analyses. Exhibit T-02 shows the analyzed roadways and the result of the significant impact analysis per the roadway and the distributed trips. Per AC-13-17, significant impact is defined as development-generated traffic is found to be 10% or more of the total peak hour intersection volume, and 10% of the LOS "C" service volumes for the links at buildout.

Exhibits T-03 and T-04 show the projected distribution of turn movements at the proposed access points of the site for entries and exits, respectively.

## FUTURE TRAFFIC CONDITIONS

Historical AADT data has been collected from both Lee County's TCDS and Florida Traffic Online, where Lee County's TCDS did not have data available. Data from 2014 to 2024 was used to calculate annual growth percentages and forecast the Directional Design Hour Volume (DDHV) at the build-out year, which has been chosen as 2030. Where data collection sites could not provide data dated to 2014, the oldest possible data was used for forecasting.



In accordance with AC-13-17, significant impact analysis was conducted at the time of build-out for each roadway segment deemed to carry trips resulting from the trip generation. Please refer to Table IA, in Appendix A, for the corresponding significant impact analysis.

Per Table IA, the proposed rezoning at maximum allocation is found to have significant impact on Homestead Rd to the north of the site and to the south of the site. Homestead Rd north of the site is defined as the portion that is a four-lane divided arterial roadway (i.e., two directional lanes, either side of the median). Homestead Rd to the south of the site is defined as the portion which is a two-lane undivided arterial roadway (i.e., one directional lane, two-way).

INTERSECTION DISTRIBUTION FOR PROPOSED TRIPS			
PEAK HOUR ENTRIES		310	Trips
PEAK HOUR EXITS		190	Trips
TOTAL		500	Trips
Traffic Distribution from Site			
	%		
Entries	40%	124	Trips
Exits	40%	76	Trips
TOTAL		200	Trips
MOVEMENT DISTRIBUTION			
Movement	%		
NBR	0.0%	0	Trips
NBT	40.2%	50	Trips
NBL	0.0%	0	Trips
WBR	29.8%	37	Trips
WBT	0.0%	0	Trips
WBL	0.0%	0	Trips
SDR	21.6%	16	Trips
SBT	57.4%	44	Trips
SBL	21.0%	16	Trips
EBR	0.0%	0	Trips
EBT	0.0%	0	Trips
EEL	29.9%	37	Trips
TOTAL		200	Trips
INTERSECTION VOLUME			
BUILD-OUT YEAR		2030	
2030 DHV		2444	Trips
PROPOSED TRIPS		200	Trips
TOTAL VOLUME		2644	Trips
PERCENT PROPOSED TRIPS		8.18 %	

## INTERSECTION ANALYSIS

Per AC-13-17, an intersection under significant impact is defined as having 10% or more of the total peak hour intersection volume introduced by the intersection approaches and 10% of the LOS "C" service volumes for the links at build-out being met by the generated trips of the proposed RPD. An intersection analysis was conducted to determine the number of existing trips using surrounding AADT data, which was then forecasted to the build-out year. Proposed trips were then introduced to the intersection of Homestead Rd and Milwaukee Blvd and analyzed to determine if the trips resulted in 10% or greater than the build-out year intersection volume. This analysis can be seen in Appendix B, where intersection data inputs, outputs, and the consequential design hour turn movement sheets with and without proposed trips are provided.

40% of entry and exit trips were distributed such that Homestead Rd to the south of the site would be utilized to access the subject RPD; thus, 40% of the total entry and exit trips were introduced to the intersection volumes at the build-out year. Entry and exit trips as a result of the development were proportionately distributed to intersection movements which would grant access to and from Homestead Rd. The proportionality of the trips was determined in accordance with the methodology provided in the publication

"Estimation of Turning Flows from Automatic Counts" by E. Hauer, E. Pagtsas, and B.T. Shin, found in Transportation Research Record 795, published in 1981. The purpose of the calculations are to determine the most likely intersection movements based upon the AADT of roads approaching the intersection.



The intersection analysis determined that the intersection of Homestead Rd at Milwaukee Blvd is not under significant impact as a result of the proposed RPD. The table titled "Intersection Distribution for Proposed Trips" shows the basic results of the analysis. For more information, please refer to the input and turn sheets located in Appendix B. Southbound movements are equivalent to all exit trips which have been distributed south of the site, as they must enter the intersection to continue their travel elsewhere. All entry trips which have been distributed to the south of the site have been assigned to movements where access to Homestead Rd is possible, i.e. the northbound through (NBT), westbound right turn (WBR), and eastbound left turn (EBL) movements.

For the project accesses, it is expected that most traffic during the peak hour will be utilizing the portion of Homestead Rd to the north. The peak hour with the most generated trips is the PM peak hour time period, with a total of 500 trips. As seen in the Trip Distribution Exhibits, 60% of the project's generated trips are expected to be utilizing the northern portion of Homestead Rd, with each access having 30% of the total project's generated trips utilizing the northern portion of Homestead Rd. For an individual entrance, this equates to 150 trips entering and exiting the northern portion of Homestead Rd. The remainder of the trips will be utilizing the southern portion of Homestead Rd; this equates to 100 trips for each access. The total volume using each access during the PM peak hour will be 250 trips. The peak hour peak directional trips resulting from this is 186 trips north of the site on Homestead Rd, which, when added to the volume of Homestead Rd projected at build-out year (2030), does not reduce the LOS, nor is it at an unacceptable LOS, as seen in Table 2A. Thus, improvements as a result of the ZTS analysis are not required for the project entrances, per AC-13-17.

## **LEVEL OF SERVICE ANALYSIS**

---

Per AC-13-17, the portions of Homestead Rd from Milwaukee Blvd to Sunshine Blvd and from Sunshine Blvd to Leeland Heights Blvd must undergo LOS analysis to determine if roadway improvements are necessary, should the LOS analysis result in service levels below the adopted minimums. LOS analysis has been provided for all roadways which underwent trip distribution as a result of the proposed rezoning. Please refer to Table 2A in Appendix A, which provides the analyzed roadways, their current peak hour volume, projected build-out year volume, and projected build-out year volume with proposed trips, and LOS for each.

As seen in Table 2A, no roadway is projected to have its LOS reach unacceptable levels, below the adopted service level minimums at the time of build-out as a result of the proposed RPD.

## **CONCLUSION**

---

There is no change in the Level of Service for any analyzed road. All roads which were analyzed are believed to be significant for the flow of traffic in the area surrounding the proposed RPD. Additionally, the intersection of Homestead Rd and Milwaukee Blvd was analyzed, and it was determined that the intersection will not undergo significant impact in consequence of the proposed RPD.

As a result of the analysis, improvements are not required along any link of roadway, nor the intersection of Homestead Rd and Milwaukee Blvd. Additionally, improvements are not required at the project entrances per the methodology and guidelines set forth by AC-13-17.



## REFERENCES

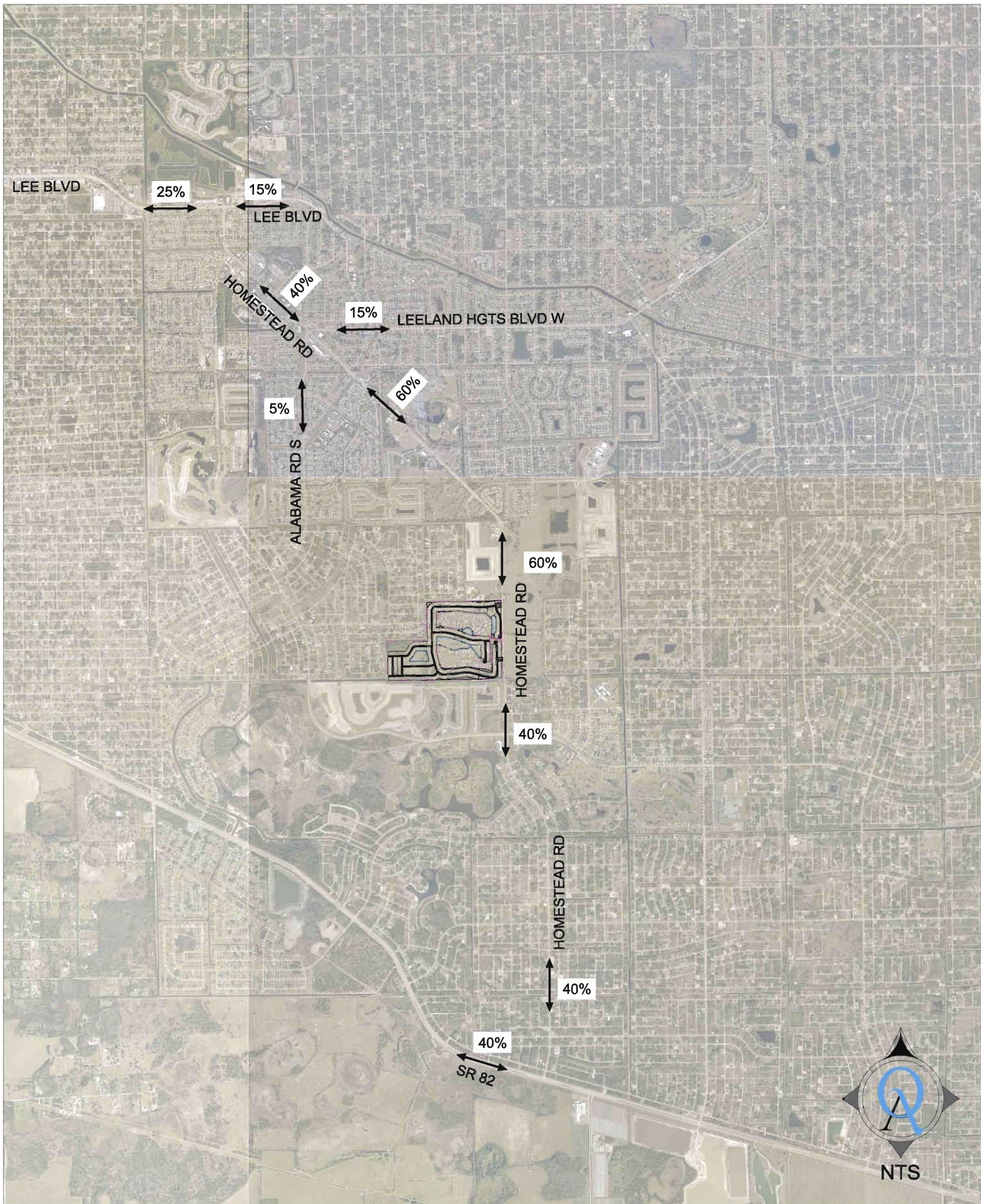
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- *Trip Generation by OTISS Online Traffic Impact Study Software*
- *Institute of Transportation Engineers Trip Generation, 12<sup>th</sup> Edition*
- *Lee County Concurrency Report 2024 (LCDOT)*
- *Lee County TCDS*
- *Lee County Generalized Peak Hour Directional Service Volumes*



# TRIP DISTRIBUTION EXHIBITS





**Quattrone & Associates, Inc.**

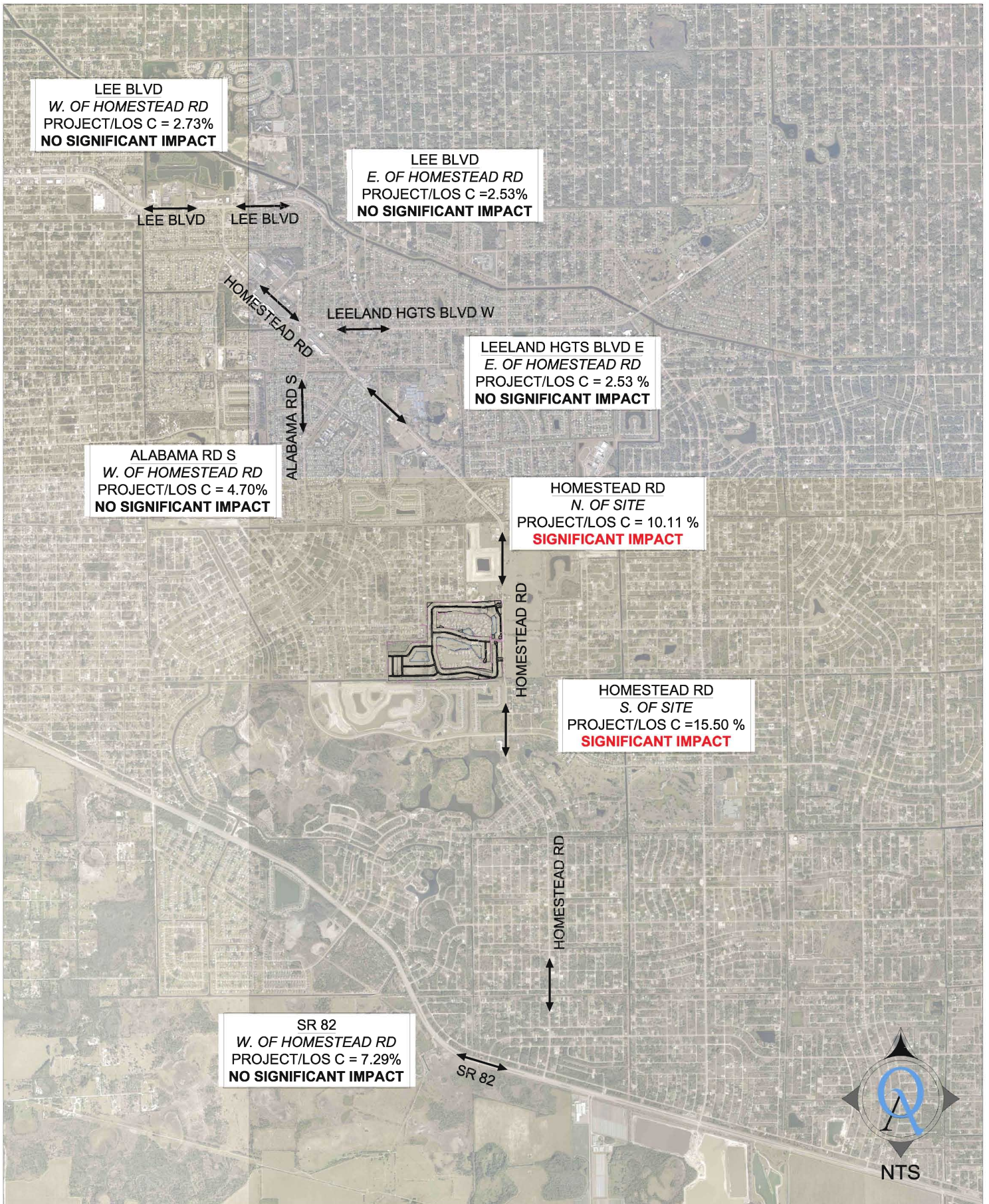
Engineers, Planners, & Development Consultants  
 4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222

Certificate of Authorization Number: 9465

**WILDCAT RPD  
 ZTS DISTRIBUTION EXHIBIT**

350 HOMESTEAD RD S.  
 LEE COUNTY, FL 33936

SHEET  
**T-01**  
 01 OF 04



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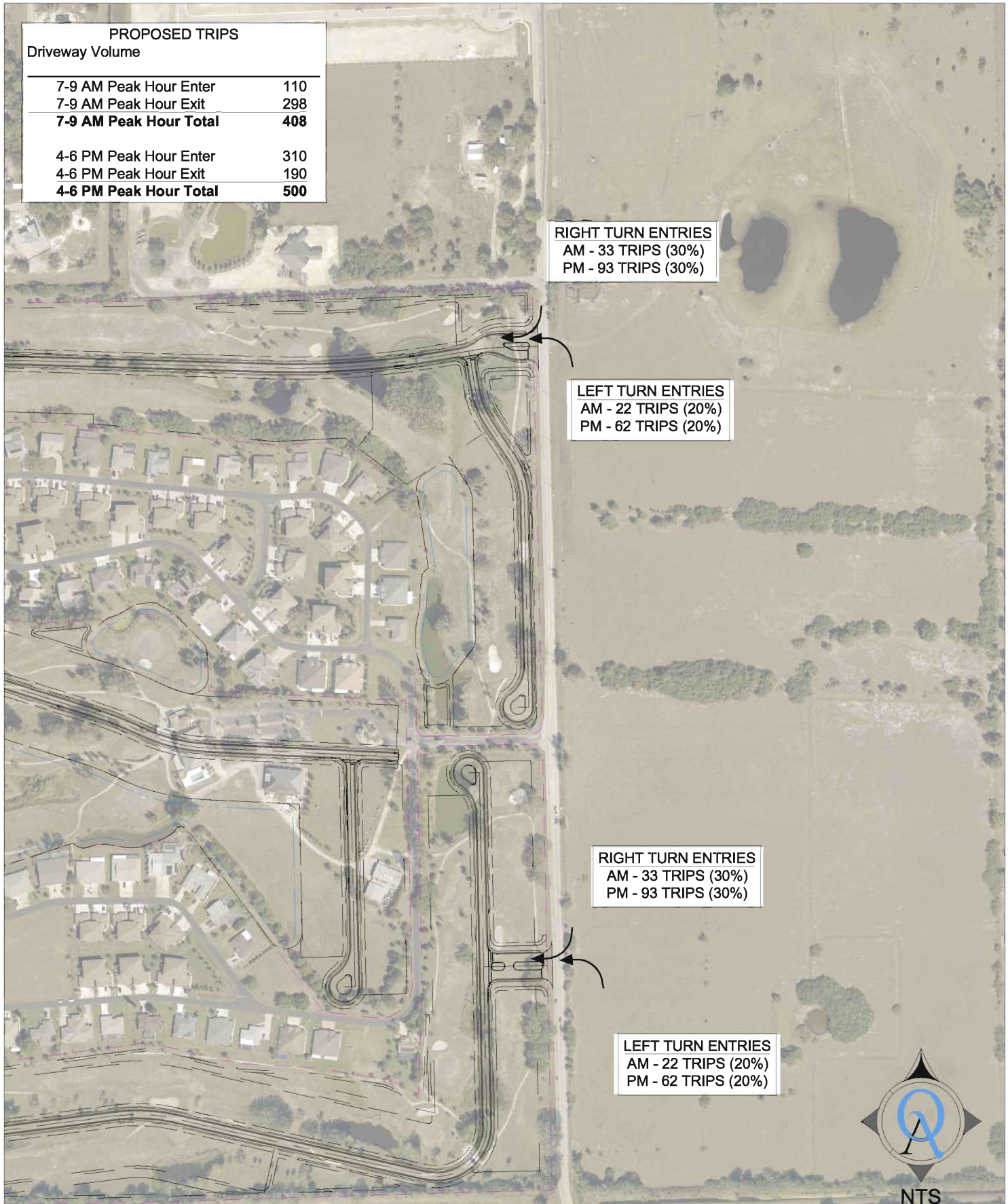
Certificate of Authorization Number: 9465

**WILDCAT RPD**  
**SIGNIFICANT IMPACTS EXHIBIT**

350 HOMESTEAD RD S.  
 LEE COUNTY, FL 33936

SHEET  
**T-02**  
 02 OF 04

PROPOSED TRIPS	
Driveway Volume	
7-9 AM Peak Hour Enter	110
7-9 AM Peak Hour Exit	298
<b>7-9 AM Peak Hour Total</b>	<b>408</b>
4-6 PM Peak Hour Enter	310
4-6 PM Peak Hour Exit	190
<b>4-6 PM Peak Hour Total</b>	<b>500</b>



**RIGHT TURN ENTRIES**  
 AM - 33 TRIPS (30%)  
 PM - 93 TRIPS (30%)

**LEFT TURN ENTRIES**  
 AM - 22 TRIPS (20%)  
 PM - 62 TRIPS (20%)

**RIGHT TURN ENTRIES**  
 AM - 33 TRIPS (30%)  
 PM - 93 TRIPS (30%)

**LEFT TURN ENTRIES**  
 AM - 22 TRIPS (20%)  
 PM - 62 TRIPS (20%)



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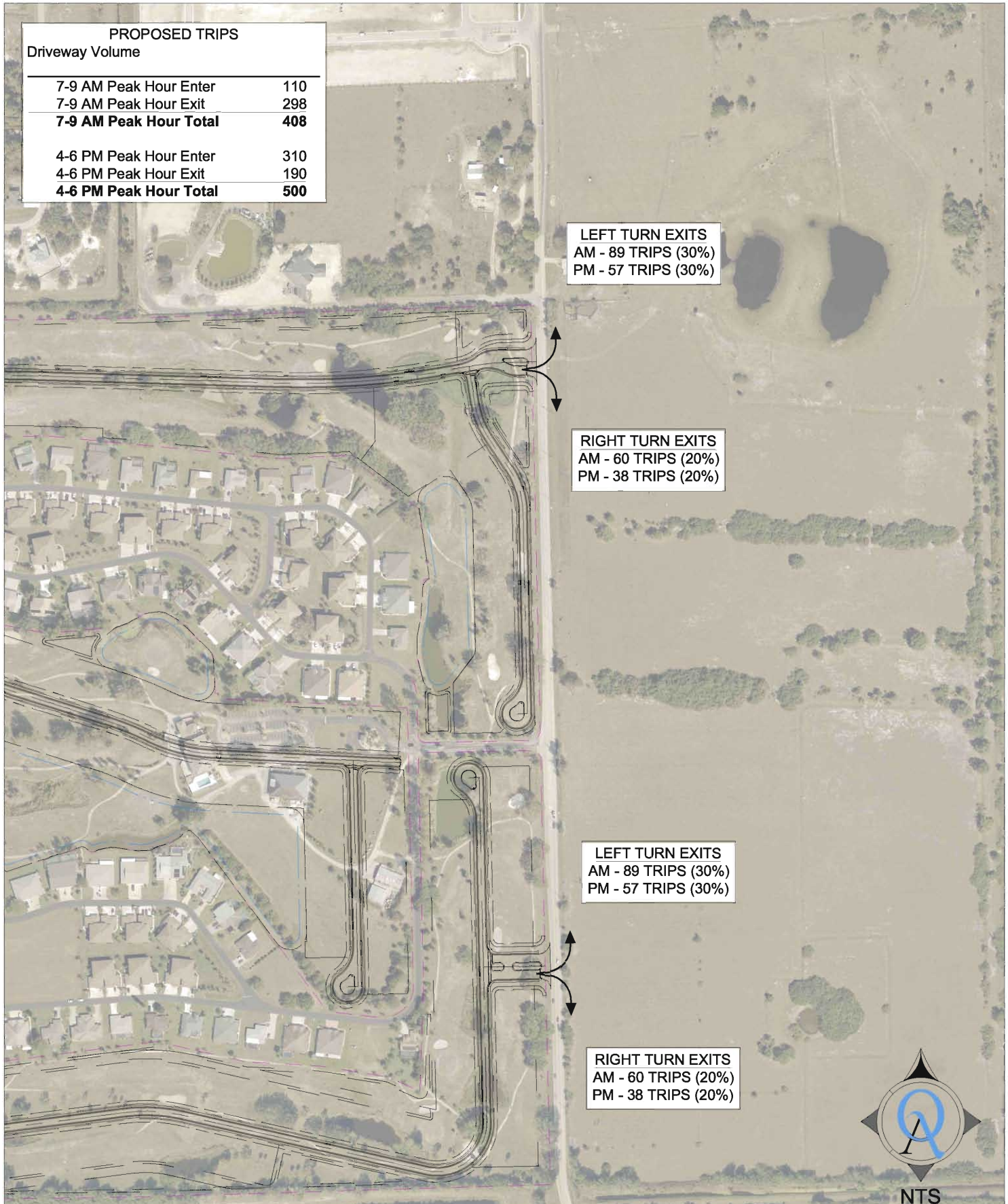
Certificate of Authorization Number: 9465

**WILDCAT RPD**  
**ZTS ENTRIES EXHIBIT**

350 HOMESTEAD RD S.  
 LEE COUNTY, FL 33936

SHEET  
**T-03**  
 03 OF 04

PROPOSED TRIPS	
Driveway Volume	
7-9 AM Peak Hour Enter	110
7-9 AM Peak Hour Exit	298
<b>7-9 AM Peak Hour Total</b>	<b>408</b>
4-6 PM Peak Hour Enter	310
4-6 PM Peak Hour Exit	190
<b>4-6 PM Peak Hour Total</b>	<b>500</b>



**LEFT TURN EXITS**  
 AM - 89 TRIPS (30%)  
 PM - 57 TRIPS (30%)

**RIGHT TURN EXITS**  
 AM - 60 TRIPS (20%)  
 PM - 38 TRIPS (20%)

**LEFT TURN EXITS**  
 AM - 89 TRIPS (30%)  
 PM - 57 TRIPS (30%)

**RIGHT TURN EXITS**  
 AM - 60 TRIPS (20%)  
 PM - 38 TRIPS (20%)



**Quattrone & Associates, Inc.**

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WILDCAT RPD  
**ZTS EXITS EXHIBIT**  
 350 HOMESTEAD RD S.  
 LEE COUNTY, FL 33936

SHEET  
**T-04**  
 04 OF 04



# TRIP GENERATION ANALYSIS



**VEHICLE TRIPS**

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
210(3) - Single-Family Detached Housing Data Source: Trip Generation Manual, 12th Ed	General Urban/Suburban	Dwelling Units	600	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN) $T = 0.67(X) + 5.59$	110	298	408
210(1) - Single-Family Detached Housing Data Source: Trip Generation Manual, 12th Ed	General Urban/Suburban	Dwelling Units	600	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG) $\ln(T) = 0.92\ln(X) + 0.33$	27%	73%	500
210(2) - Single-Family Detached Housing Data Source: Trip Generation Manual, 12th Ed	General Urban/Suburban	Dwelling Units	600	Weekday	Best Fit (LIN) $T = 8.07(X) + 265.45$	62%	38%	5108
						2554	2554	
						50%	50%	



# TRIP GENERATION GRAPHS



# Land Use: 210

## Single-Family Detached Housing

---

### Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

### Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates, based on a small sample of sites, are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 215), and higher than those for senior adult housing—single-family (Land Use 251). (Source 1008)

### Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, British Columbia (CAN), California, Delaware, Illinois, Kentucky, Massachusetts, Minnesota, Montana, New Jersey, New York, North Carolina, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Vermont, and West Virginia.

### Source Numbers

356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079, 1204, 1221, 1225, 1236, 1251, 1265, 1267

# Single-Family Detached Housing (210)

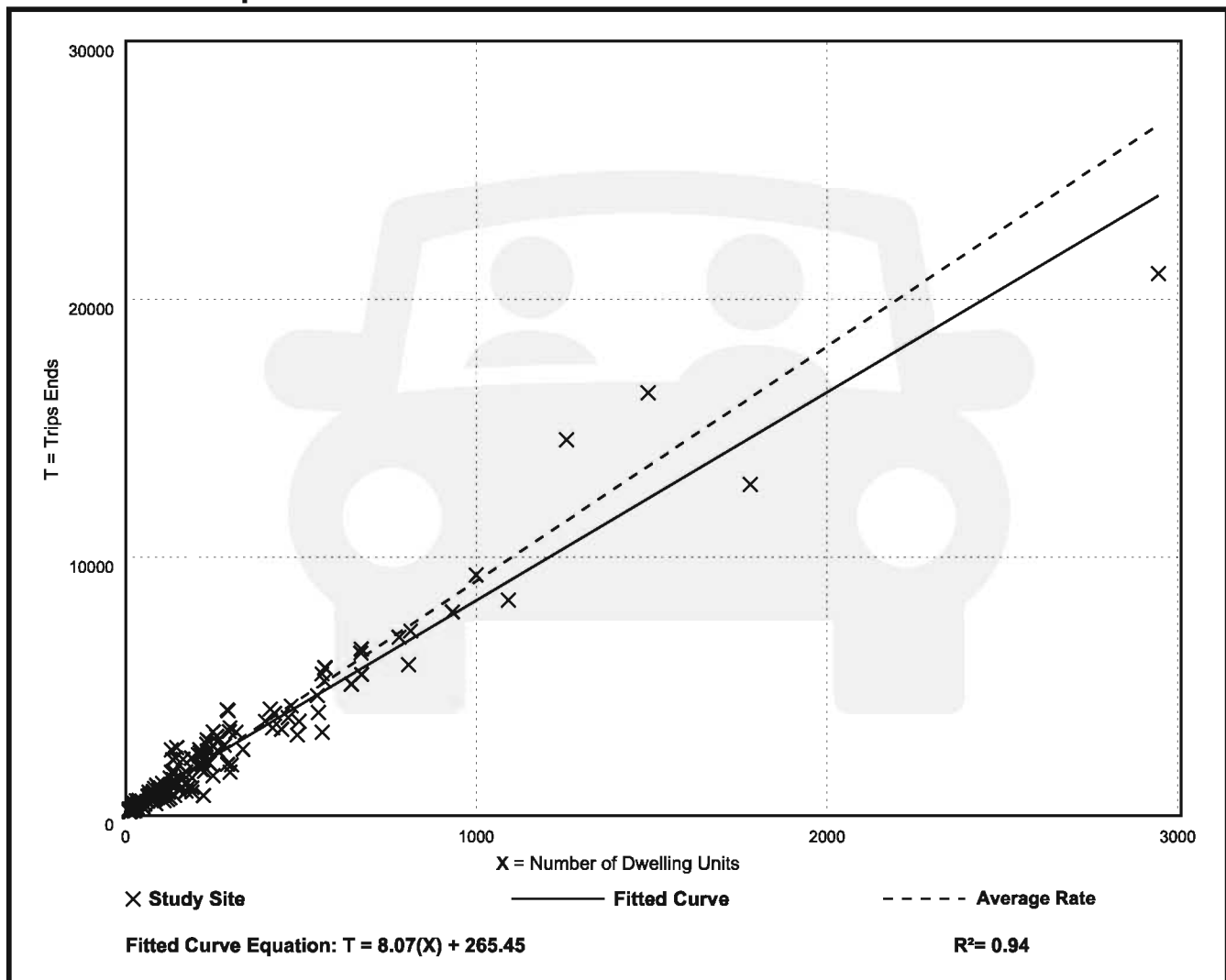
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 155  
Avg. Num. of Dwelling Units: 261  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

## Data Plot and Equation



# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

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

Setting/Location: General Urban/Suburban

Number of Studies: 153

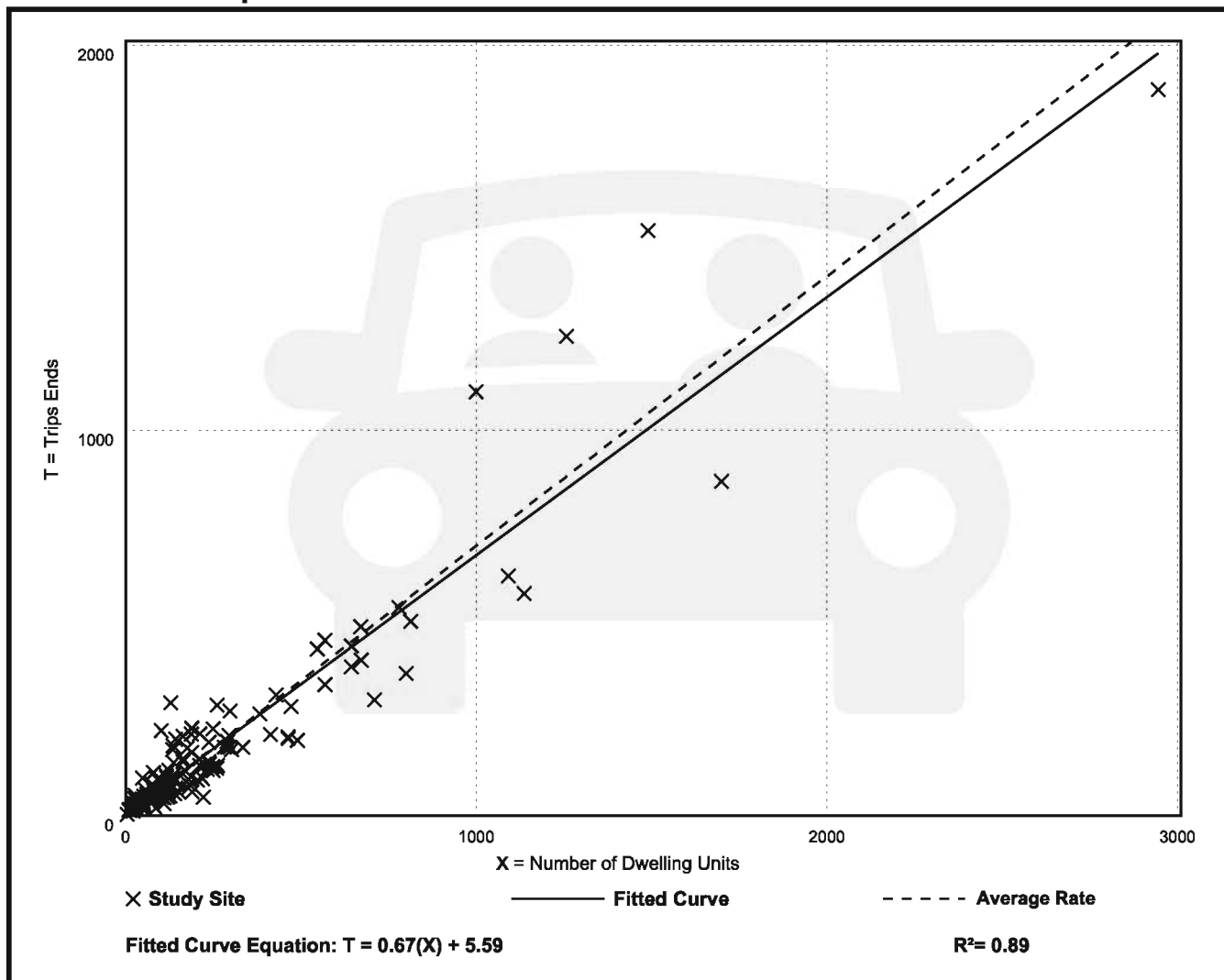
Avg. Num. of Dwelling Units: 239

Directional Distribution: 27% entering, 73% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

## Data Plot and Equation



# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 166

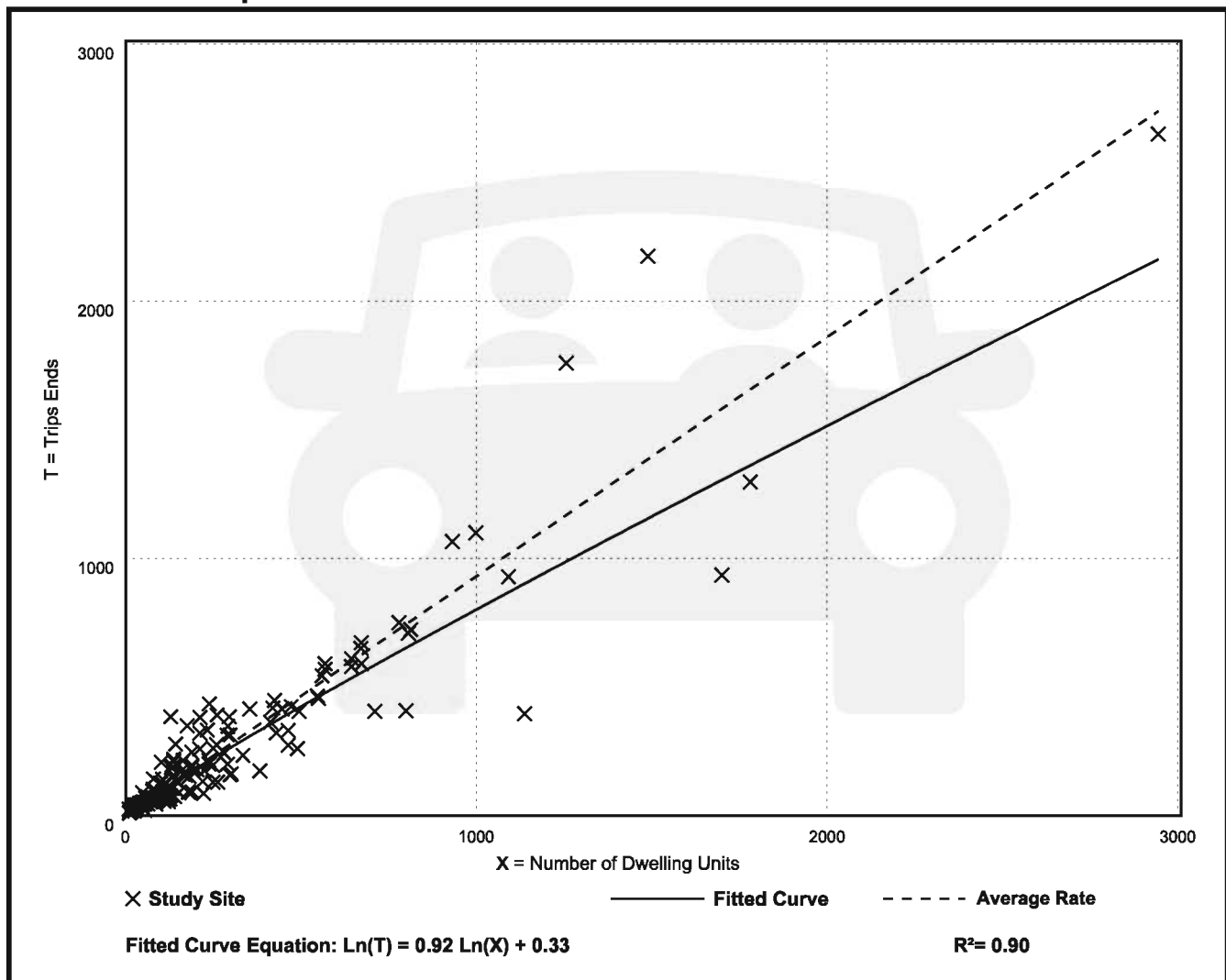
Avg. Num. of Dwelling Units: 266

Directional Distribution: 62% entering, 38% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

## Data Plot and Equation





# GENERALIZED SERVICE VOLUMES



**Lee County  
Generalized Peak Hour Directional Service Volumes  
Urbanized Areas**

April 2016

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

Homestead Rd  
(S. of Site)



Lee Blvd  
(W. of Homestead Rd)



Alabama Rd N.  
(W. of Homestead Rd)

Homestead Rd  
(N. of Site)

Lee Blvd  
(E. of Homestead Rd)

Leeland Hgts Blvd W  
(E. of Homestead Rd)





# C3C & C3R

## Motor Vehicle Arterial Generalized Service Volume Tables

### Peak Hour Directional

### Peak Hour Two-Way

### AADT



	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

SR 82  
W. of Homestead

### Adjustment Factors

- The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities
- The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities
- Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
- 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
- Exclusive right turn lane(s): Multiply by 1.05
- Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
- Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
- Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.  
 \* Cannot be achieved using table input value defaults.  
 \*\* Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.



# APPENDIX A



**TABLE 1A: PEAK HOUR DIRECTIONAL LEVEL OF SERVICE THRESHOLDS**

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 408 VPH IN= 110 OUT= 298  
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 500 VPH IN= 310 OUT= 190

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A			LOS B			LOS C			LOS D			LOS E			PROJECTED TRAFFIC DISTRIBUTION			NEW PROJECT TRAFFIC			PROJECT/LOS C		
			VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	DISTRIBUTION	AM PEAK	PM PEAK	PROJECT/LOS C	AM PEAK	PM PEAK	PROJECT/LOS C		
Homestead Rd.	N. of Site	2LN	-	250	1,840	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	60%	179	186	10.11%	179	186	10.11%				
	S. of Site	1LN	-	140	800	860	860	860	860	860	860	860	860	860	860	40%	119	124	15.50%	119	124	15.50%				
SR 82	W. of Homestead Rd	C3R 2LD	-	-	1,700	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	40%	119	124	7.29%	119	124	7.29%					
Alabama Rd N	W. of Homestead Rd	1LN	-	-	330	710	710	710	710	710	710	710	710	710	5%	15	16	4.70%	15	16	4.70%					
Leeland Heights Blvd W	E. of Homestead Rd	2LD	-	250	1,840	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	15%	45	47	2.53%	45	47	2.53%					
	Lee Blvd	3LD	-	400	2,840	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	25%	75	78	2.73%	75	78	2.73%					
	E. of Homestead Rd	2LD	-	250	1,840	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	15%	45	47	2.53%	45	47	2.53%					

\* The Level of Service thresholds for County Roadways were obtained from the Lee County Generalized Peak Hour Directional Service Volume Table

\*\* The Level of Service thresholds for State Roadways were determined using the FDOT 2023 LOS Handbook

\*\*\* Roadway Class is associated to the amount of directional lanes

**TABLE 2A: SHORT TERM AND HORIZON YEAR ANALYSIS**

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 408 VPH IN= 110 OUT= 298  
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 500 VPH IN= 310 OUT= 190

Roadway	SEGMENT	Location ID	BASE YR	ADT	2024 ADT	YRS OF GROWTH	ANNUAL GROWTH RATE	PRESENT PK HR PK SEASON	2030 (Build-Out) PK HR PK SEASON	PROJECT		2030 BACKGROUN+AM		2030 BACKGROUN+PM	
										TRAFFIC	LOS	VOLUME	LOS	VOLUME	LOS
Homestead Rd.	N. of Site	451	10,421	15,500	10	4.05%	930	1,180	C	60%	179	186	1,359	C	1,366
	S. of Site	456	1,900	2,700	4	9.18%	162	274	C	40%	119	124	394	C	398
SR 82	W. of Homestead Rd	21	25,100	48,100	10	6.72%	3,492	5,159	F	40%	119	124	5,278	F	5,283
Alabama Rd N	W. of Homestead Rd	200	9,277	15,100	10	4.99%	680	910	F	5%	15	16	925	F	926
Leeland Heights Blvd W.	E. of Homestead Rd	314	18,400	19,400	10	2.00%	873	983	C	15%	45	47	1,028	C	1,030
Lee Blvd	W. of Homestead Rd	312	36,595	41,100	10	2.00%	2,256	2,541	C	25%	75	78	2,616	C	2,619
	E. of Homestead Rd	311	10,906	14,100	10	2.60%	564	658	C	15%	45	47	703	C	704

\* 2024 Peak Hour Peak Season Values Were Calculated Using Lee County's TCDS K and D Factors Multiplied by the Current AADT Volume for County Controlled Roadways

\*\* Growth Rates were Calculated by Referencing the 2014 traffic count data from Lee County's historical AADT data via TCDS.

\*\*\* TCDS for Homestead Rd., S. of Site did not have data available prior to 2019.

\*\*\*\* Where AADT data yields a growth rate below 2%, a 2% growth rate is applied for conservative LOS projections



## APPENDIX B



### TURNS5 ANALYSIS SHEET - INPUT

**Analyst:** Carson T  
**Date:** 20-Aug-25  
**Highway:** Homestead Rd  
**Intersection:** Milwaukee Blvd  
**Project:** 240907 Wildcat  
**County:** Lee

Is this a 4 way intersection?  
 Yes, my intersection has four approaches  
 If not, which 3 approaches exist in the intersection?  
 EB, WB, and SB  
 EB, WB, and NB  
 EB, SB, and NB  
 WB, SB, and NB

**Is the Mainline Oriented North/South?**  
 Enter Yes or No  
 Yes  
 No

**K Factors**

Mainline	12.00%
Side street	11.00%

**D Factors**

<i>Mainline</i>	
Northbound (NB)	50.0%
Southbound (SB)	50.0%
<i>Side street</i>	
Westbound (WB)	50.0%
Eastbound (EB)	50.0%

**Do you have FTSUTMS Model Year traffic from which you would like to interpolate/extrapolate for project years? (Y/N)**

Enter Yes or No  
 Yes  
 No

If "Yes" go to cell C47

If "No" go to cell C31

**Enter Year and Growth Rates from Base Year:**

	Year	Rate (1.0% = 0.01)	
		Mainline	Side Street
Base	2024		
Opening	2030		
Mid	2040	4.81%	8.67%
Design	2050		

**Mainline Growth Function**  
 Linear  
 Exponential  
 Decaying

**Side Street Growth Function**  
 Linear  
 Exponential  
 Decaying

**Enter Base Year AADTs for Volume Comparison:**

*(growth rates are used to calculate other project years)*

From West:	From East:	From North:	From South:
EB Approach	WB Approach	SB Approach	NB Approach
7100	5300	15500	2700

**TOTAL**  
30600

**Step 1a Approach Volumes: Summarized AADT\*K\*D**

Year	From West:		From East:		From North:		From South:		TOTAL
	EB Approach	WB Approach	WB Approach	EB Approach	SB Approach	NB Approach	NB Approach	SB Approach	
2024	391	292	292	391	930	162	162	1775	
2030	594	443	443	594	1198	209	209	2444	
2040	932	696	696	932	1646	287	287	3561	
2050	1271	949	949	1271	2093	365	365	4678	
calc method	1	1	1	1	1	1	1		

**Step 1b Departure Volumes: Summarized AADT\*K\*(1-D)**

Year	To West:		To East:		To North:		To South:		TOTAL
	WB Departure	EB Departure	EB Departure	WB Departure	NB Departure	SB Departure	NB Departure	SB Departure	
2024	391	292	292	391	930	162	162	1775	
2030	594	443	443	594	1198	209	209	2444	
2040	932	696	696	932	1646	287	287	3561	
2050	1271	949	949	1271	2093	365	365	4678	
calc method	1	1	1	1	1	1	1		

**Step 2a Approach Volumes to be distributed**

Year	From West:		From East:		From North:		From South:		TOTAL
	EB Approach	WB Approach	WB Approach	EB Approach	SB Approach	NB Approach	NB Approach	SB Approach	
2024								0	
2030								0	
2040								0	
2050								0	

**Step 2b Departure Volumes to be distributed**

Year	To West:		To East:		To North:		To South:		TOTAL
	WB Departure	EB Departure	EB Departure	WB Departure	NB Departure	SB Departure	NB Departure	SB Departure	
2024								0	
2030								0	
2040								0	
2050								0	

**Step 3a Final Approach Volumes**

Year	From West:		From East:		From North:		From South:		TOTAL
	EB Approach	WB Approach	WB Approach	EB Approach	SB Approach	NB Approach	NB Approach	SB Approach	
2024	391	292	292	391	930	162	162	1775	
2030	594	443	443	594	1198	209	209	2444	
2040	932	696	696	932	1646	287	287	3561	
2050	1271	949	949	1271	2093	365	365	4678	

**Step 3b Final Departure Volumes**

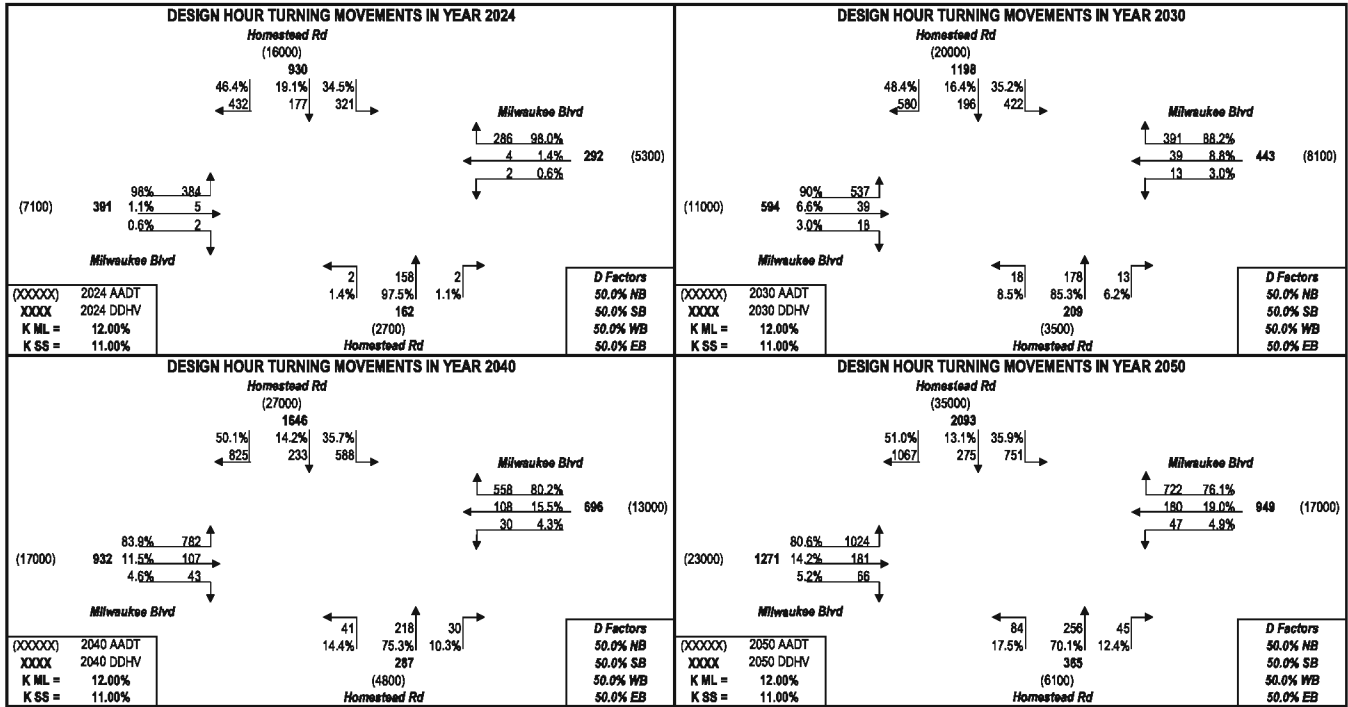
Year	To West:		To East:		To North:		To South:		TOTAL
	WB Departure	EB Departure	EB Departure	WB Departure	NB Departure	SB Departure	NB Departure	SB Departure	
2024	391	292	292	391	930	162	162	1775	
2030	594	443	443	594	1198	209	209	2444	
2040	932	696	696	932	1646	287	287	3561	
2050	1271	949	949	1271	2093	365	365	4678	

## TURNS5 INITIAL TURNING VOLUME SUMMARY

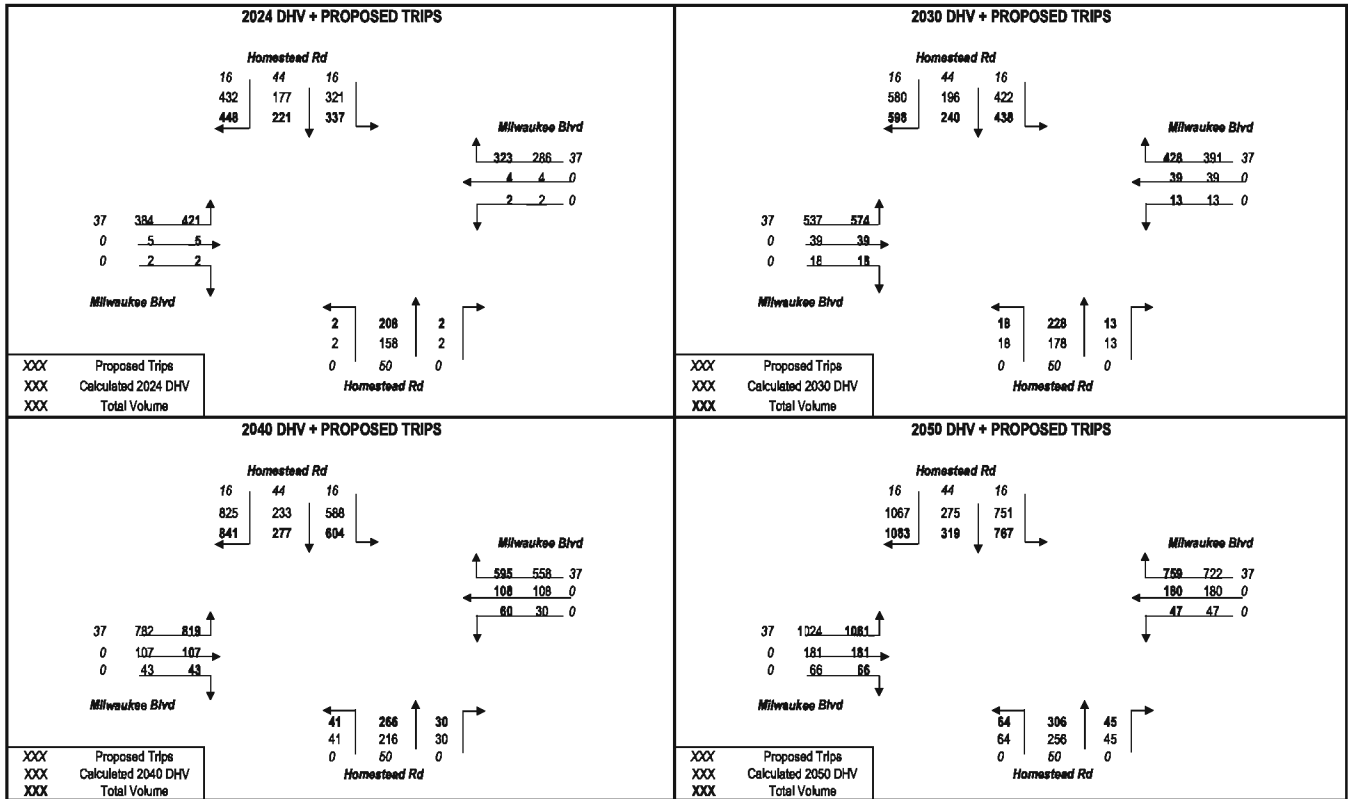
<b>Highway:</b>	Homestead Rd	<b>County:</b>	Lee
<b>Intersection:</b>	Milwaukee Blvd	<b>Analyst:</b>	Carson T
<b>Project:</b>	240907 Wildcat	<b>Date:</b>	20-Aug-25

Approach-To-Approach	2024		2024		2030		2040		2050	
	Initial Estimate	Final Estimate	Calculated Volume	Final Estimate	Final Estimate	Calculated Volume	Final Estimate	Calculated Volume	Final Estimate	Calculated Volume
West-To-North (LT)	0.672	0.983	384	0.904	0.839	537	0.839	782	0.806	1024
West-To-East (Thru)	0.211	0.011	5	0.066	0.115	39	0.115	107	0.142	181
West-To-South (RT)	0.117	0.006	2	0.030	0.046	18	0.046	43	0.052	66
<b>Total Flow From West:</b>			<b>391</b>			<b>594</b>		<b>932</b>		<b>1271</b>
East-To-South (LT)	0.109	0.006	2	0.030	0.043	13	0.043	30	0.049	47
East-To-West (Thru)	0.264	0.014	4	0.088	0.155	39	0.155	108	0.190	180
East-To-North (RT)	0.627	0.980	286	0.882	0.802	391	0.802	558	0.761	722
<b>Total Flow From East:</b>			<b>292</b>			<b>443</b>		<b>696</b>		<b>949</b>
North-To-East (LT)	0.345	0.345	321	0.352	0.357	422	0.357	588	0.359	751
North-To-South (Thru)	0.192	0.191	177	0.164	0.142	196	0.142	233	0.131	275
North-To-West (RT)	0.463	0.464	432	0.484	0.501	580	0.501	825	0.510	1067
<b>Total Flow From North:</b>			<b>930</b>			<b>1198</b>		<b>1646</b>		<b>2093</b>
South-To-West (LT)	0.242	0.014	2	0.085	0.144	18	0.144	41	0.175	64
South-To-North (Thru)	0.577	0.975	158	0.853	0.753	178	0.753	216	0.701	256
South-To-East (RT)	0.181	0.011	2	0.062	0.103	13	0.103	30	0.124	45
<b>Total Flow From South:</b>			<b>162</b>			<b>209</b>		<b>287</b>		<b>365</b>

PROJECTED TRAFFIC FOR Homestead Rd AT Milwaukee Blvd WITHOUT PROPOSED DEVELOPMENT



PROJECTED TRAFFIC FOR Homestead Rd AT Milwaukee Blvd WITH PROPOSED DEVELOPMENT





IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR  
LEE COUNTY, FLORIDA

CIVIL ACTION

1513350

SPYGLASS AT SAN CARLOS BAY, INC.,  
a Florida corporation,

DOCKETED & FILED

Plaintiff,

FILE REC 1577 PG 1449

JAN 29 1982

vs.

CASE NO. 81-2918 TSR

SAL GERACI, CLERK

BY *[Signature]*

D.C. LEE COUNTY, FLORIDA, a political  
subdivision of the State of Florida,

Defendant.

FINAL DECLARATORY JUDGMENT

This cause came on to be heard on November 9, 1981, November 13, 1981 and November 25, 1981 upon Plaintiff's Complaint for declaratory judgment. The Court having heard the testimony of witnesses and the argument of counsel and being fully advised in the premises, the Court enters the following opinion:

The Plaintiff is the owner of an Option to Purchase certain properties on Siesta Isles. The Plaintiff obtained a foundation permit for a high-rise development which was subsequently revoked by the Board of County Commissioners on the basis that the proposed development was not in accordance with the zoning on the property. The Plaintiff then brought an action before this Court seeking a judgment declaring the right of the Plaintiff to construct the high-rise development, and alleged that the Plaintiffs had a vested right in the development and that the County should be estopped due to the expenditure by the Plaintiff of large sums of money.

The evidence showed that the Plaintiffs obtained the Option to Purchase on January 26, 1982 (Exhibit No. 4). The Plaintiff, as a holder of the option, then moved toward development by obtaining the services of an architectural firm. The head of the architectural firm is a principal in the Plaintiff corporation. The Plaintiff also commenced engineering studies and work and applied for a foundation permit which was issued by Lee County. A fee of \$424.00 was paid to Lee County for this permit.

The issues are two-fold. The first issue focuses on the nature of the zoning on the fourteen acre parcel and the second is the issue of estoppel.

In regards to the first issue, the evidence showed that the fourteen acre parcel was originally zoned GU(agricultural). In 1976 the property was rezoned to a multi-family classification of RU-2 by a resolution designated Z-76-104. The Zoning Board and the Board of County Commissioners reviewed the project and considered the project and multi-family zoning conditioned upon the construction of only single-family, attached, two-stories, over piling dwellings. The land was then zoned RM-2(multi-family) pursuant to the adoption of new Zoning Regulations on January 5, 1978, by the Board of County Commissioners. The new zoning regulations and map adopt by reference the prior Resolution Z-76-104 and insofar as it is adopted by reference as if set forth therein it is not rescinded and rendered null and void by the subsequent revision provision of the 1978 Regulations.

The zoning on the fourteen acre parcel is besieged by several flaws. The first flaw is the necessity to refer to extrinsic and parole evidence. Parole or extrinsic evidence cannot be used to explain an otherwise vague or ambiguous resolution. Hartnett v. Austin, 93 So.2d 86(Fla.1956). It is only by reference to extrinsic or parole evidence that it becomes apparent that the current zoning RM-2, a re-designation of the prior zoning of RU-2 multi-family, was subject to conditions. Upon review of the parole and extrinsic evidence it becomes clear that the RU-2 zoning was granted to allow only the construction of single-family, attached, two-stories, over piling dwellings. Such contract zoning based upon conditions is unconstitutional. Therefore, the imposition of conditions and reliance by the County on conditions renders the re-zoning of the subject parcel by Resolution Z-76-104 illegal and void ab initio. The zoning of the subject parcel must then revert to the prior status of GU(agricultural), as more recently designated AG. The Court finds the Plaintiff's reliance upon the 1978 Zoning Regulations re-designating prior zoning classi-

OFF REC 1577 PG 1451

fications, incorporating certain resolutions by reference and rescinding others as the operative vehicle through which the Plaintiff should be allowed to build a high-rise structure to be totally without merit.

The estoppel issue was raised by the Plaintiff. The Plaintiffs have asserted that estoppel should lie against Lee County under the authority of O.P. Corporation v. Village of North Palm Beach, 278 So.2d 593(Fla.1973) since the County issued a foundation permit, accepted a fee, and since there is no restriction apparent on the face of the re-designation. The Plaintiff further asserted that it acted in reliance upon the zoning by the investment of substantial sums and otherwise changed its position to its detriment.

The Court finds that the estoppel argument as raised by the Plaintiff is without merit as it is abundantly clear from the evidence that the Plaintiff corporation in several instances, knew of the conditions upon the zoning.

The evidence showed that the engineer who was instrumental in the rezoning in 1976, and a subsequent attempt to rezone an adjacent parcel in 1980 was the same engineer who was working from the outset with the Plaintiff corporation.

There was notice to the Plaintiff that there was no right to rely on the foundation permit. There was great attention drawn to this matter in the news media and the red flag of notice was further raised by the scheduling of the matter for review by the Lee County Commission on July 22, 1981. The Plaintiff cannot reasonably contend, based upon any creditable evidence, that they were without notice and knowledge of the specific conditions and limitations of the rezoning. Therefore, to expend large sums of money and otherwise act in reliance upon this zoning was at their own peril in the face of abundant notice to proceed cautiously.

The contention by the Plaintiffs that the foundation permit vested their rights in the zoning and the permits is without merit. The authorities upon which the Plaintiff rely, in part,

clearly indicate that the issuance of a foundation permit is no assurance of the issuance of a final building permit. The estoppel argument is further eroded by the fact that the option agreement was not entered into because the foundation permit was issued. The evidence showed that the substantial architectural and engineering fees were incurred only in small part after the issuance of the foundation permit. Furthermore, the activity which the Plaintiff offers as their good faith reliance largely occurred prior to the issuance of the foundation permit, or after they had actual and constructive notice of the pending review of this matter by the County Commission. Much of it would not have been accomplished but for the hiatus caused by the continuance requested by the Plaintiff during which period the Plaintiff endeavored to make the maximum progress toward construction and sale of the units as a predicate for their subsequent reliance upon the current zoning and as a buttress for their argument that they were entitled to have a building permit issued.

The Court finds that there was not a good faith reliance based upon the testimony and evidence in this case, and that any appearance of such reliance to otherwise estop the County from the review of this matter and withdraw the foundation permit is contrived and illusory.

Thus, for all the reasons set forth above, it is

ORDERED AND ADJUDGED that:

1. The Plaintiff is not entitled as a matter of right to the issuance of a building permit, but Lee County is within its legal authority to review the matter and revoke the foundation permit.

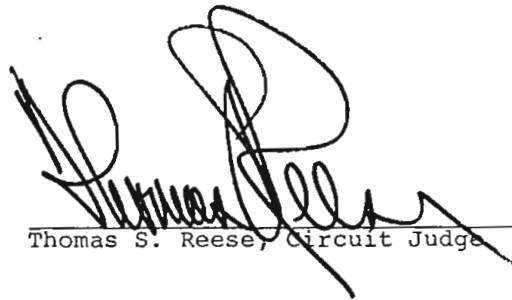
2. The zoning classification of RM-2 on the subject parcel is based upon contract zoning pursuant to conditions which renders Resolution Z-76-104 as incorporated by reference in the 1978 Zoning Resolution void ab initio. The Court specifically finds the incorporation of an invalid prior resolution does not affect the constitutionality of the 1978 ordinance, but affects

OFF REC 1577 PG 1453

only the zoning of the specific parcel covered by the invalid resolution. The RU-2 rezoning is invalid and the subsequent RM-2 zoning is equally invalid.

3. That the Plaintiff conducted its affairs with notice, and there was no good faith reliance on the part of the Plaintiff. Thus, Lee County is not equitably estopped.

DONE AND ORDERED in Fort Myers, Lee County, Florida, this 28<sup>th</sup> day of January, 1982.

  
Thomas S. Reese, Circuit Judge

Copies furnished to:

Charles L. Bigelow, Jr., Esq.  
P. O. Drawer 610  
Fort Myers, FL 33902

Neale Montgomery, Esq.  
Lee County Attorney's Office  
Lee County Courthouse

Michael McIver, Esq.  
1714 Cape Coral Parkway  
Cape Coral, FL 33904

JAN 29 9 03 AM '82  
RECORDS  
LEE COUNTY  
RECORDS  
OFFICE  
OF CLERK OF COURT



1615 Forum Place, 5<sup>th</sup> Floor  
West Palm Beach, FL 33401  
Telephone: (561) 515-2930  
Facsimile: (561) 515-3904

Counsel:  
Kinley Engvalson  
Andrea Holloway  
Paul Krasker  
Marshall Osofsky  
Jeffrey Hochfelsen

FROM THE DESK OF PAUL A. KRASKER  
Direct Line: (561) 515-2929  
Email: pkrasker@kraskerlaw.com

Of Counsel:  
Andrea C. D'Addario  
Eleanor B. Halperin

February 11, 2026

Lee County Board of County Commissioners  
2115 Second St #207  
Fort Myers, FL 33901

Re: Opinion of Title for the real property located at 350 Homestead Road S., Lehigh Acres, FL 33936, having a tax identification number of 09-45-27-00-00003.0010; the real property located at an undetermined address, having a tax identification number of 08-45-27-00-00004.0000; both being more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "Property")

To Whom It May Concern:

I am an attorney licensed and eligible to practice law in the State of Florida and I have examined the American Land Title Association Owner's Policy prepared and issued by Old Republic National Title Insurance Company dated December 9, 2025 and having Policy Number O21-7159506, covering the period through December 9, 2025 @ 2:48 p.m. (the "Policy") attached hereto as **Exhibit "B"**. The Policy has two interior lakes and Parcel J that are not included within the Property. Accordingly, Schedule B, item 15 is not applicable to the Property. Other than Schedule B, title exceptions all apply to the Property.

Based upon the Policy and the two (2) Warranty Deeds recorded December 9, 2025 as instrument number 2025000324646 and 2025000324647 all of the Public Records of Lee County, Florida, I am of the opinion that as of December 1, 2025, good and marketable fee simple title to the Property is vested in Par Course, LLC, a Florida limited liability company, subject only to those exceptions listed in Exhibit B of the Policy, except Schedule B, item 15 does not impact or apply to the Property.

Lastly, there are no back taxes due and the 2025 real property taxes are showing as paid.

This Opinion of Title is provided to satisfy the requirements of Florida Statutes Section 177.041 and Lee County Land Administrative Code AC-13-19.

Should you have any questions and/or concerns, please do not hesitate to contact me. Thank you.

Sincerely,

Paul A. Krasker, P.A.

Enclosure

## EXHIBIT "A"

K.E. TRASK, P.A.

LAND SURVEYORS

A PARCEL LYING IN  
SECTION 8 & 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST,  
LEE COUNTY, FLORIDA.

(WILDCAT)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 8 & 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST, BEING, THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2023000248989, AND PART OF THE PARCEL AS DESCRIBED OFFICIAL RECORDS INSTRUMENT 2023000250824, WHICH IS LESS AND EXCEPT ALL LOTS, TRACTS AND ROAD RIGHT OF WAYS AS SHOWN ON THE RECORD PLAT OF CYPRESS PINES, PLAT BOOK 35, PAGE 39, LEE COUNTY PUBLIC RECORDS, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE S.89°09'26"W. ALONG THE SOUTH LINE OF SAID SECTION 8 FOR 2665.66 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N.00°36'31"W. FOR 1328.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N.89°08'51"E. FOR 1334.28 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N.00°36'26"W. FOR 1330.30 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N.89°08'31"E. ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 8 FOR 1335.34 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N.88°01'44"E. ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 9 FOR 1193.02 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD; THENCE S.01°15'24"E. ALONG SAID RIGHT OF WAY LINE FOR 500.50 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S.88°44'36"W. FOR 490.37 FEET TO THE BOUNDARY LINE OF CYPRESS PINES, AS SHOWN IN PLAT BOOK 35, PAGE 39, SAID PUBLIC RECORDS; THENCE ALONG SAID BOUNDARY LINE FOR THE FOLLOWING TWELVE (11) CALLS; THENCE N.52°44'57"W. FOR 93.39 FEET; THENCE S.87°15'03"W. FOR 205.53 FEET; THENCE N.84°27'00"W. FOR 715.01 FEET; THENCE S.87°45'03"W. FOR 678.04 FEET; THENCE S.01°14'57"E. FOR 421.64 FEET; THENCE N.88°45'03"E. FOR 62.60 FEET; THENCE S.68°23'50"E. FOR 192.46 FEET; THENCE S.79°23'50"E. FOR 442.56 FEET; THENCE N.84°45'03"E. FOR 176.68 FEET; THENCE S.74°46'24"E. FOR 24.25 FEET TO THE EDGE OF A GOLF COURSE LAKE; THENCE ALONG SAID BOUNDARY, MEANDER NORTHERLY, EASTERLY, AND SOUTHERLY ALONG SAID LAKE FOR THE FOLLOWING TEN (10) CALLS: THENCE N.50°52'45"E. FOR 11.75 FEET; THENCE N.71°00'31"E. FOR 33.27 FEET; THENCE N.61°06'10"E. FOR 41.09 FEET; THENCE N.59°57'24"E. FOR 23.53 FEET; THENCE N.82°46'00"E. FOR 36.63 FEET; THENCE S.87°14'31"E. FOR 20.19 FEET; THENCE S.60°29'05"E. FOR 46.22 FEET; THENCE S.48°53'15"E. FOR 43.12 FEET; THENCE S.44°53'09"E. FOR 105.04 FEET; THENCE S.15°36'12"E. FOR 10.90 FEET TO THE END OF SAID MEANDER; THENCE S.02°56'00"E. ALONG SAID BOUNDARY LINE, FOR 124.70 FEET; THENCE S.87°14'57"E. ALONG SAID BOUNDARY LINE, FOR 580.69 FEET; THENCE S.01°15'24"E. ALONG SAID BOUNDARY LINE, AND THE WESTERLY RIGHT OF WAY LINE OF LAKE VISTA CIRCLE AND PETRUCKA CIRCLE, FOR 579.93 FEET; THENCE LEAVING SAID BOUNDARY LINE AND SAID RIGHT OF WAY LINE, S.88°44'36"W. FOR 498.68 FEET TO SAID BOUNDARY LINE OF CYPRESS PINES; THENCE N.36°43'56"W. ALONG SAID BOUNDARY LINE FOR 244.16 FEET; THENCE N.47°39'00"W. ALONG SAID BOUNDARY LINE, FOR 35.00 FEET; THENCE S.81°40'38"W. ALONG SAID BOUNDARY LINE FOR 14.85 FEET TO THE EDGE OF A GOLF COURSE LAKE; THENCE ALONG SAID BOUNDARY, MEANDER SOUTHERLY, WESTERLY, AND NORTHERLY ALONG SAID LAKE FOR THE FOLLOWING NINETEEN (19) CALLS: THENCE S.36°01'20"W. FOR 19.20 FEET; THENCE S.58°31'04"W. FOR 33.06 FEET; THENCE S.67°33'28"W. FOR 22.08 FEET; THENCE S.73°07'47"W. FOR 23.67 FEET; THENCE S.67°34'58"W. FOR 19.34 FEET; THENCE S.67°34'58"W. FOR 3.55 FEET; THENCE S.78°02'14"W. FOR 13.16 FEET; THENCE S.85°47'57"W. FOR 11.91 FEET; THENCE N.88°56'16"W. FOR 18.27 FEET; THENCE N.82°38'13"W. FOR 19.58 FEET; THENCE N.81°02'35"W. FOR 39.32 FEET; THENCE N.82°05'57"W. FOR 11.31 FEET; THENCE S.87°34'45"W. FOR 13.12 FEET; THENCE S.78°33'52"W. FOR 20.78 FEET; THENCE S.73°57'30"W. FOR 10.39 FEET; THENCE S.73°08'01"W. FOR 19.96 FEET; THENCE N.79°32'26"W. FOR 13.33 FEET; THENCE N.45°36'31"W. FOR 14.65 FEET; THENCE N.67°24'08"W. FOR 8.81 FEET TO END OF SAID MEANDER; THENCE S.71°45'03"W. ALONG SAID BOUNDARY LINE FOR 240.98 FEET; THENCE N.68°14'58"W. ALONG SAID BOUNDARY LINE FOR 506.53 FEET TO THE EDGE OF A GOLF COURSE LAKE; THENCE ALONG SAID BOUNDARY, MEANDER SOUTHERLY AND WESTERLY ALONG SAID LAKE FOR THE FOLLOWING SEVEN (7) CALLS: THENCE S.00°47'54"W. FOR 20.10 FEET; THENCE S.54°04'58"W. FOR 10.32 FEET; THENCE N.58°06'53"W. FOR 37.46 FEET; THENCE N.54°13'33"W. FOR 28.39 FEET; THENCE N.87°43'16"W. FOR 24.76 FEET; THENCE S.48°56'53"W. FOR 32.37 FEET; THENCE S.15°56'55"W. FOR 7.81 FEET TO THE END OF SAID MEANDER; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING TEN (10) CALLS: THENCE S.02°45'03"W. FOR 203.62 FEET; THENCE S.15°14'57"E. FOR 521.00 FEET; THENCE S.65°19'36"E. FOR 112.74 FEET; THENCE N.88°36'46"E. FOR 346.39 FEET; THENCE N.82°37'34"E. FOR 467.55 FEET;

SHEET 1 OF 7

12345 BLASINGIM ROAD • FORT MYERS, FL 33966

**K.E. TRASK, P.A.**

**LAND SURVEYORS**

---

(WILDCAT – CONTINUED)

THENCE S.77°13'52"E. FOR 276.61 FEET; THENCE S.86°40'58"E. FOR 221.59 FEET; THENCE S.80°52'27"E. FOR 211.40 FEET; THENCE S.65°52'21"E. FOR 105.00 FEET; THENCE N.01°48'45"E. FOR 322.42 FEET; THENCE N.01°15'14"W. ALONG SAID BOUNDARY AND THE EASTERLY RIGHT OF WAY LINE OF SAID PETRUCKA CIRCLE, FOR 678.21 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING N.43°44'46"E. AND LENGTH OF 35.36 FEET; THENCE ALONG SAID CURVE AND SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC LENGTH OF 39.27 FEET; THENCE N.88°44'46"E. ALONG THE RIGHT OF WAY LINE OF WILL FLINT BOULEVARD, FOR 315.05 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING S.46°15'24"E. AND LENGTH OF 42.43 FEET; THENCE ALONG SAID CURVE AND SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 89°59'40" FOR AN ARC LENGTH OF 47.12 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD; THENCE S.01°15'24"E. ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 1285.88 FEET TO THE SOUTH LINE OF SAID SECTION 9; THENCE S.88°16'07"W. ALONG SAID SECTION LINE FOR 1227.03 FEET THE POINT OF BEGINNING.

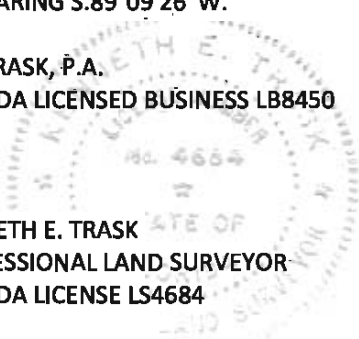
SAID PARCEL CONTAINS 6057226.43 SQUARE FEET OR 139.06 ACRES, MORE OR LESS.

BEARINGS ARE PLANE COORDINATE FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983/1990, THE SOUTH LINE OF SECTION 8 AS BEARING S.89°09'26"W.

K.E. TRASK, P.A.  
FLORIDA LICENSED BUSINESS LB8450

JANUARY 6, 2026

KENNETH E. TRASK  
PROFESSIONAL LAND SURVEYOR  
FLORIDA LICENSE LS4684





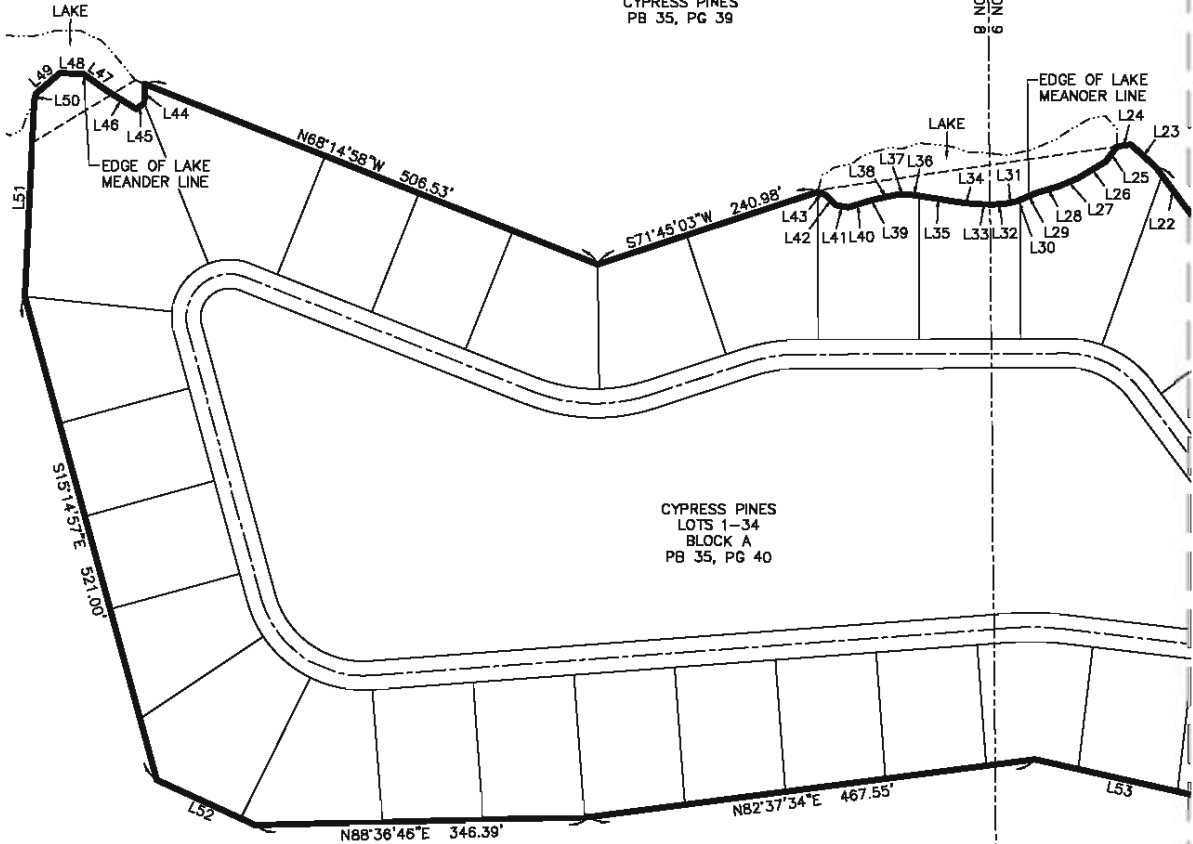
MATCHLINE - SHEET 5

MATCHLINE - SHEET 6

ORI #2023000250824  
LESS & EXCEPT  
LOTS 1-34, BLOCK A  
& LOTS 1-37, BLOCK B  
CYPRESS PINES  
PB 35, PG 39

**LINE TABLE**

LINE	BEARING	DISTANCE
L2	N89°06'31"E	1335.34'
L3	N52°44'57"W	83.39'
L4	S87°15'03"W	206.53'
L5	N84°27'00"W	715.01'
L6	N88°45'03"E	82.60'
L7	S68°23'50"E	192.46'
L8	N84°45'03"E	176.88'
L9	S74°46'24"E	24.25'
L10	N50°52'45"E	11.75'
L11	N71°00'31"E	33.27'
L12	N61°06'10"E	41.09'
L13	N59°57'24"E	23.53'
L14	N82°48'00"E	36.63'
L15	S87°14'31"E	20.19'
L16	S60°28'05"E	45.22'
L17	S48°53'15"E	43.12'
L18	S44°53'09"E	105.04'
L19	S15°36'12"E	10.90'
L20	S02°56'00"E	124.70'
L21	S01°15'24"E	579.93'
L22	N36°43'56"W	244.16'
L23	N47°39'00"W	35.00'
L24	S61°40'36"W	14.85'
L25	S38°01'20"W	19.20'
L26	S58°31'04"W	33.06'
L27	S67°33'28"W	22.08'
L28	S73°07'47"W	23.67'
L29	S67°34'58"W	19.34'
L30	S67°34'58"W	3.55'
L31	S78°02'14"W	13.16'
L32	S85°47'57"W	11.91'
L33	N88°56'16"W	18.27'
L34	N82°38'13"W	19.58'
L35	N81°02'35"W	39.32'
L36	N82°05'57"W	11.31'
L37	S87°34'45"W	13.12'
L38	S78°33'52"W	20.76'
L39	S73°57'30"W	10.39'
L40	S73°08'01"W	19.98'
L41	N79°32'26"W	13.33'
L42	N45°36'31"W	14.65'
L43	N67°24'08"W	6.81'
L44	S00°47'54"W	20.10'
L45	S54°04'58"W	10.32'
L46	N58°06'53"W	37.48'
L47	N54°13'33"W	28.39'
L48	N87°43'18"W	24.75'
L49	S48°56'53"W	32.37'
L50	S15°56'55"W	7.81'
L51	S02°45'03"W	203.62'
L52	S65°18'36"E	112.74'
L53	S77°13'52"E	276.61'
L54	S85°52'21"E	109.00'



CYPRESS PINES  
LOTS 1-34  
BLOCK A  
PB 35, PG 40

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD L	CHORD B	DELTA ANGLE
C3	25.00'	39.27'	35.36'	N43°44'46"E	90°00'00"
C4	30.00'	47.12'	42.43'	S48°15'24"E	89°59'40"

**LEGEND**

- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- P.O.B. POINT OF BEGINNING
- OR OFFICIAL RECORDS BOOK
- ORI OFFICIAL RECORDS INSTRUMENT
- PB PLAT BOOK
- PG PAGE
- N: NORTH COORDINATE
- E: EAST COORDINATE

**SUBJECT PARCEL**  
6057228.43 SQUARE FEET  
OR 139.06 ACRES,  
MORE OR LESS.

ORI #2023000250824  
LESS & EXCEPT  
LOTS 1-34, BLOCK A  
& LOTS 1-37, BLOCK B  
CYPRESS PINES  
PB 35, PG 39

P.O.B.  
S.E. CORNER  
S.E.1/4  
SECTION 8  
N: 813139.82  
E: 777386.28

S. LINE OF SECTION 8  
S89°09'26"W 2665.66'

S. LINE OF SECTION 9  
S88°16'09"W  
1227.03'

100' CANAL

SAVANNA LAKES NORTH PHASE 1  
ORI #2022000236731

**SKETCH TO ACCOMPANY DESCRIPTION**  
OF A PARCEL LYING IN  
SECTION 8 & 9, TOWNSHIP 45 SOUTH,  
RANGE 27 EAST,  
LEE COUNTY, FLORIDA.

THIS IS NOT A BOUNDARY SURVEY

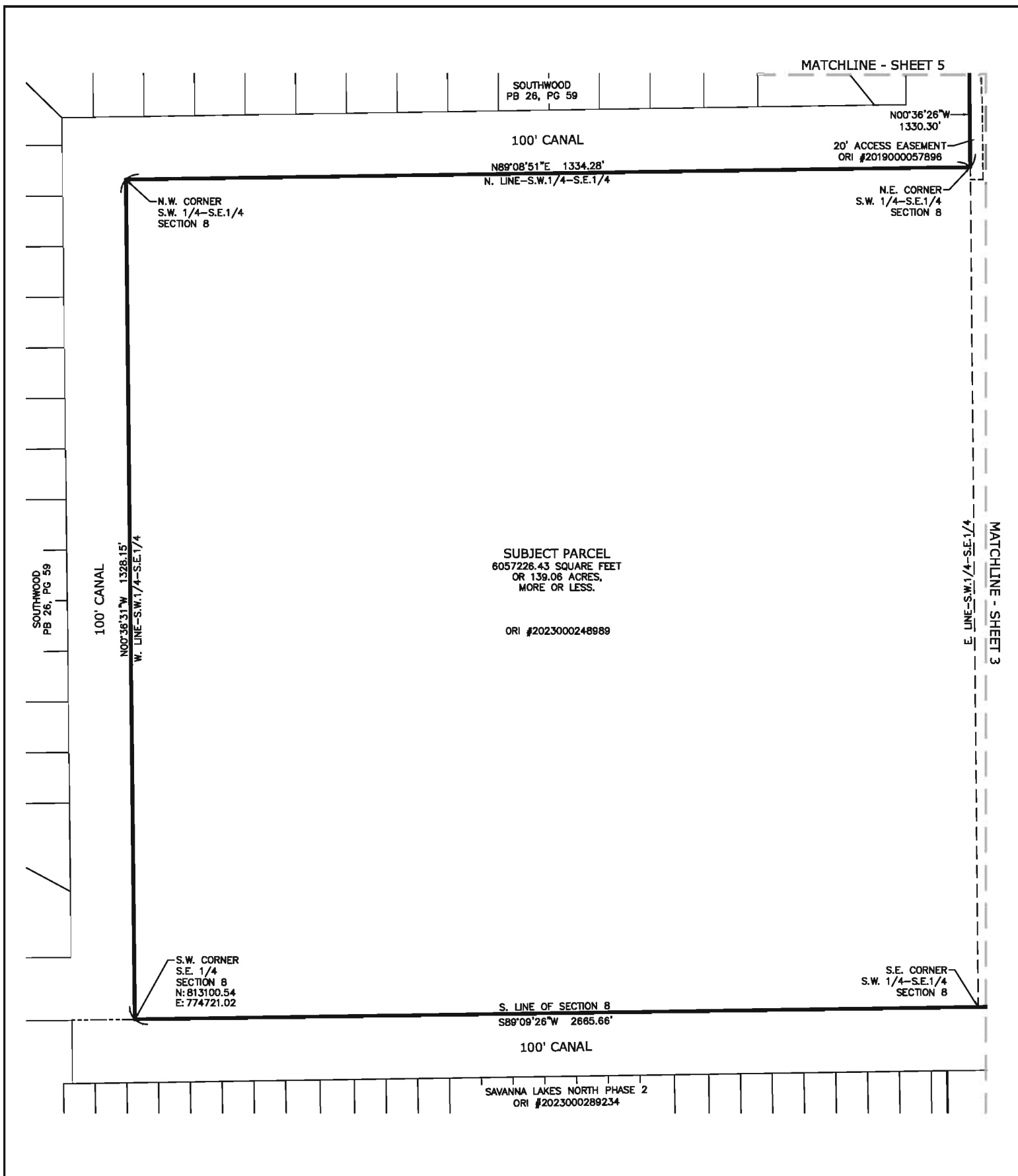
KENNETH E. TRASK  
PROFESSIONAL LAND SURVEYOR  
FLORIDA LICENSE NO. LS4684

DATE

**K.E. Trask, P.A.**

Land Surveyors  
Florida Licensed Business No. LB86450  
12345 Blaenglm Road  
Fort Myers, Florida 33966  
(239) 960-1495

date	dwg	scale	job#	sheet
1-6-26	25-18SK	1"=200'	25-18	3 OF 7



**SKETCH TO ACCOMPANY DESCRIPTION**

OF A PARCEL LYING IN SECTION 8 & 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA.

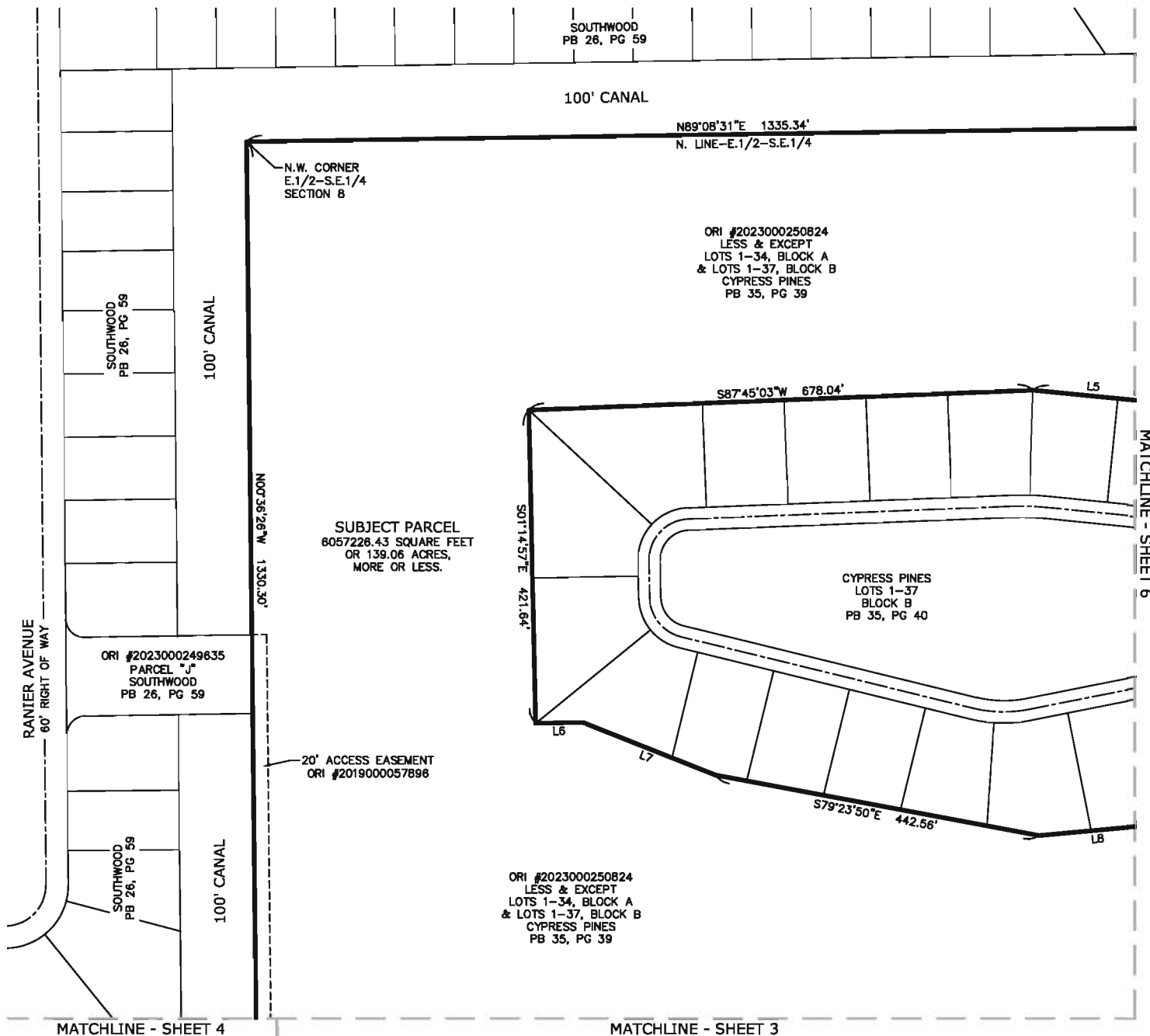


**K.E. Trask, P.A.**

Land Surveyors

Florida Licensed Business No. LBB450  
12345 Blasingim Road  
Fort Myers, Florida 33966  
(239) 980-1495

date	dwg	scale	job#	sheet
1-6-26	25-1BSK	1"=200'	25-18	4 OF 7



**SKETCH TO ACCOMPANY DESCRIPTION**

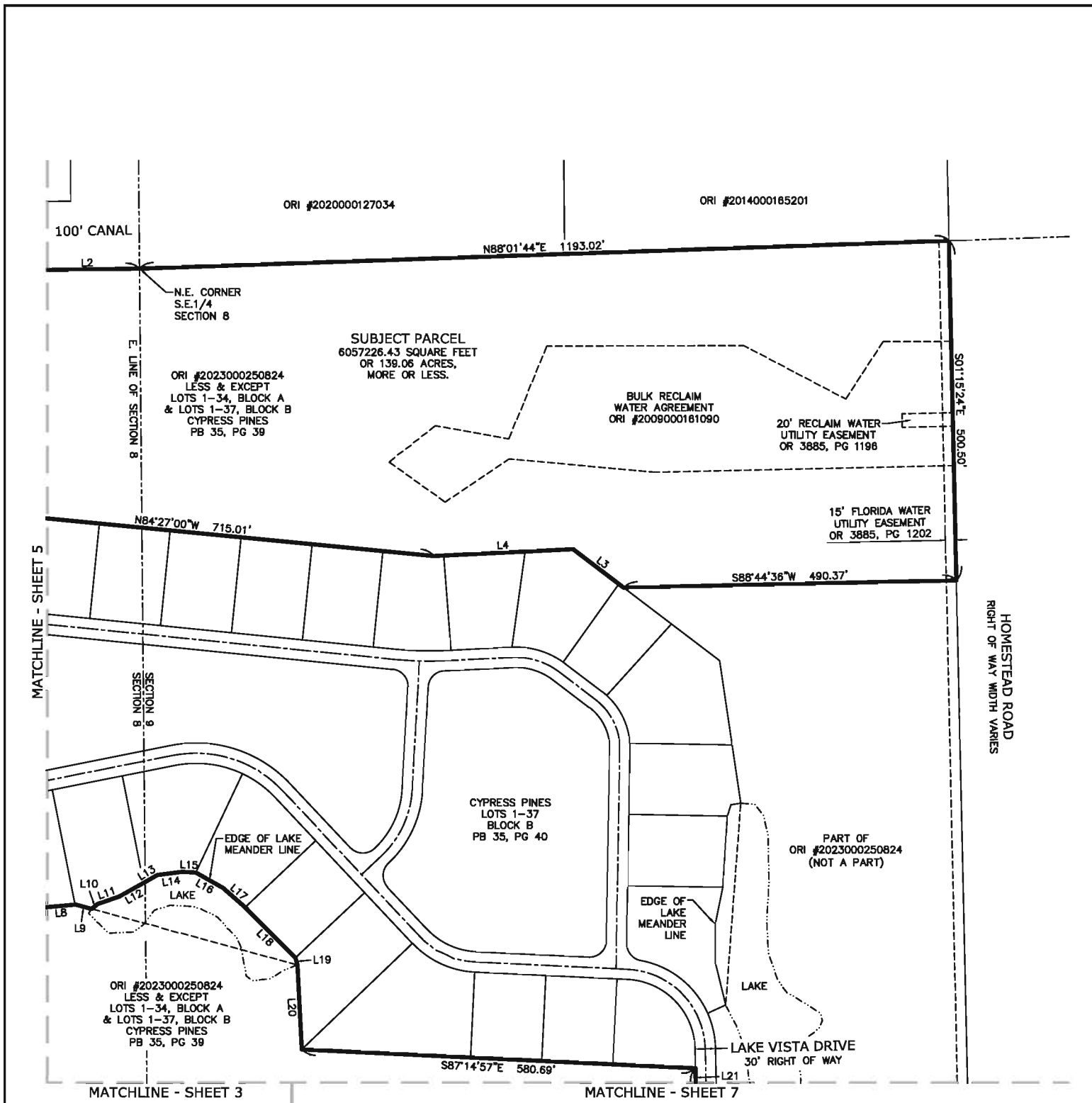
OF A PARCEL LYING IN SECTION 8 & 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA.



**K.E. Trask, P.A.**

Land Surveyors  
Florida Licensed Business No. LB8450  
12345 Blasingim Road  
Fort Myers, Florida 33966  
(239) 880-1495

date	dwg	scale	job#	sheet
1-6-26	25-1BSK	1"=200'	25-18	5 OF 7



**SKETCH TO ACCOMPANY DESCRIPTION**

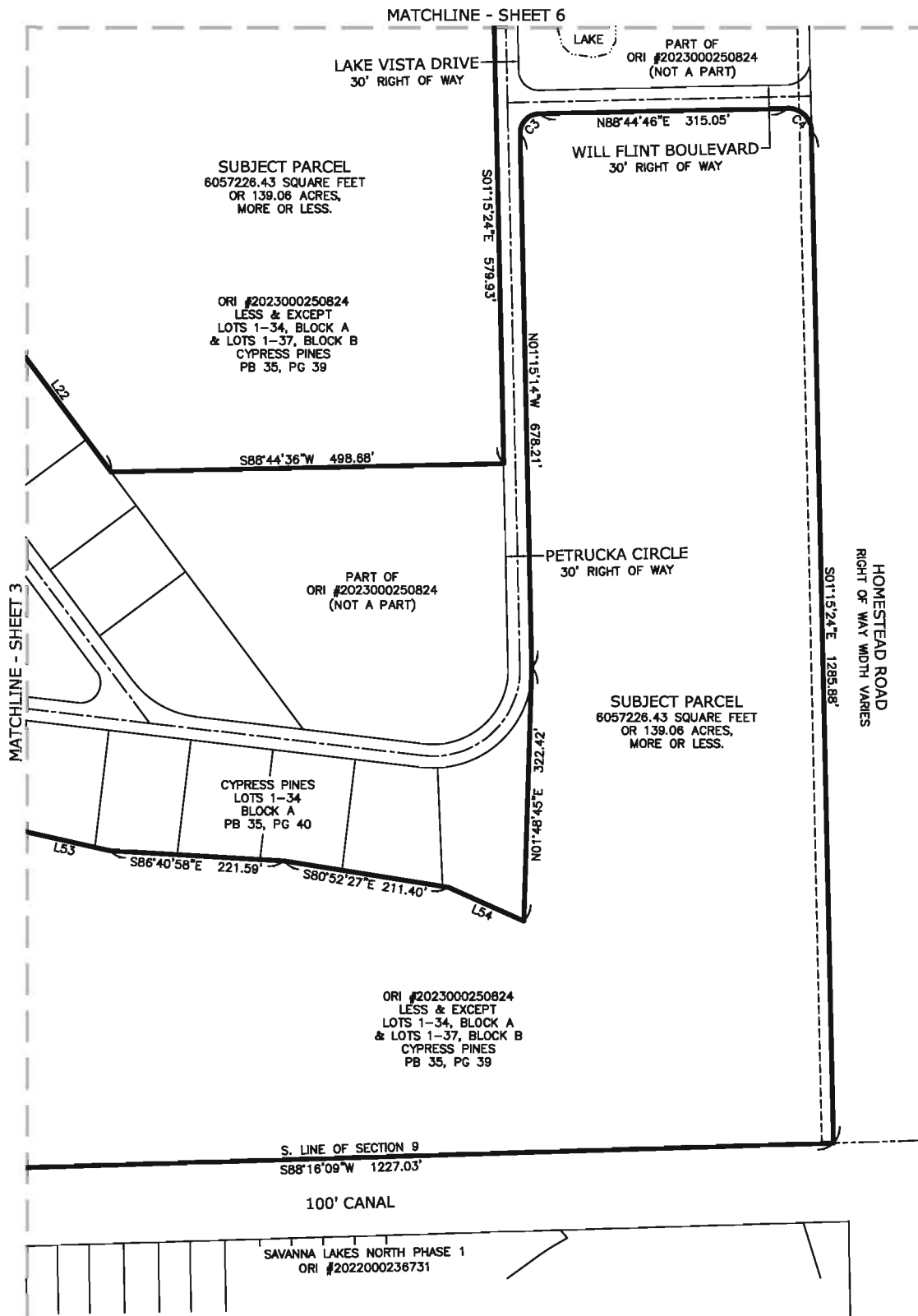
OF A PARCEL LYING IN SECTION 8 & 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA.



**K.E. Trask, P.A.**  
Land Surveyors

Florida Licensed Business No. LB8450  
12345 Blasingim Road  
Fort Myers, Florida 33988  
(239) 980-1495

date	dwg	scale	job#	sheet
1-6-26	25-18SK	1"=200'	25-18	6 OF 7



**SKETCH TO ACCOMPANY DESCRIPTION**

OF A PARCEL LYING IN SECTION 8 & 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA.



**K.E. Trask, P.A.**

Land Surveyors

Florida Licensed Business No. LB8450  
12345 Blasingim Road  
Fort Myers, Florida 33966  
(239) 880-1495

date	dwg	scale	job#	sheet
1-6-26	25-1BSK	1"=200'	25-18	7 OF 7

**AMERICAN LAND TITLE ASSOCIATION**  
**OWNER'S POLICY OF TITLE INSURANCE**  
*(With Florida Modifications)*

*ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY*

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

**COVERED RISKS**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS. Old Republic National Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
  - a. a defect in the Title caused by:
    - i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
    - ii. the failure of a person or Entity to have authorized a transfer or conveyance;
    - iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
    - iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
    - v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
    - vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
    - vii. a defective judicial or administrative proceeding; or
    - viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
  - b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
  - c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

*continued on next page*



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 A Stock Company  
 1408 North Westshore Blvd., Suite 900, Tampa, FL 33607  
 (612) 371-1111

By *C. Monroe* President

Attest *Kent Lewis* Secretary

SERIAL O21 - 7159506

3. Unmarketable Title.
4. No right of access to and from the Land.
5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
  - a. the occupancy, use, or enjoyment of the Land;
  - b. the character, dimensions, or location of an improvement on the Land;
  - c. the subdivision of the Land; or
  - d. environmental remediation or protection on the Land.
6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
7. An exercise of the power of eminent domain, but only to the extent:
  - a. of the exercise described in an Enforcement Notice; or
  - b. the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
9. The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
  - a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
    - i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
    - ii. voidable transfer under the Uniform Voidable Transactions Act; or
  - b. because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
    - i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
    - ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

### **DEFENSE OF COVERED CLAIMS**

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

### **EXCLUSIONS FROM COVERAGE**

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1.
  - a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
    - i. the occupancy, use, or enjoyment of the Land;
    - ii. the character, dimensions, or location of any improvement on the Land;
    - iii. the subdivision of land; or
    - iv. environmental remediation or protection.
  - b. any governmental forfeiture, police, regulatory, or national security power.
  - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.  
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:

- a. created, suffered, assumed, or agreed to by the Insured Claimant;
  - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - c. resulting in no loss or damage to the Insured Claimant;
  - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
  - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
    - a. fraudulent conveyance or fraudulent transfer;
    - b. voidable transfer under the Uniform Voidable Transactions Act; or
    - c. preferential transfer:
      - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      - ii. for any other reason not stated in Covered Risk 9.b.
  5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
  6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
  7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

## CONDITIONS

### 1. DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

- a. "Affiliate": An Entity:
  - i. that is wholly owned by the Insured;
  - ii. that wholly owns the Insured; or
  - iii. if that Entity and the Insured are both wholly owned by the same person or entity.
- b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.
- c. "Date of Policy": The Date of Policy stated in Schedule A.
- d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
  - i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
  - ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
  - iii. asserts a right to enforce a PACA-PSA Trust.
- f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
- g. "Insured":
  - i. (a). The Insured named in Item 1 of Schedule A;
  - (b). the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
  - (c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;
  - (d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
  - (e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
    - (1) an Affiliate;

- (2) a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
  - (3) a spouse who receives the Title because of a dissolution of marriage;
  - (4) a transferee by a transfer effective on the death of an Insured as authorized by law; or
  - (5) another Insured named in Item 1 of Schedule A.
- ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.

- h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.
- i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.
- m. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.
- p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

## 2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:

- a. retains an estate or interest in the Land;
- b. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
- c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

## 3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

- a. any litigation or other matter for which the Company may be liable under this policy; or
- b. any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

## 4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

## 5. DEFENSE AND PROSECUTION OF ACTIONS

- a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to

object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.

- b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.
- c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

#### 6. DUTY OF INSURED CLAIMANT TO COOPERATE

- a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

- i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and
- ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

- b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

#### 7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

- a. *To Pay or Tender Payment of the Amount of Insurance*

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

- b. *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

- i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

- ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

**8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY**

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

- a. The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:
  - i. the Amount of Insurance; or
  - ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.
- b. Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.
- c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- d. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:
  - i. the Amount of Insurance will be increased by 15%; and
  - ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- e. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

**9. LIMITATION OF LIABILITY**

- a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:
  - i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
  - ii. cures the lack of a right of access to and from the Land; or
  - iii. cures the claim of Unmarketable Title,all as insured. The Company may do so by any method, including litigation and the completion of any appeals.
- b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.
- c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.
- d. The Company is not liable for the content of the Transaction Identification Data, if any.

**10. REDUCTION OR TERMINATION OF INSURANCE**

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

**11. LIABILITY NONCUMULATIVE**

The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

**12. PAYMENT OF LOSS**

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within 30 days.

**13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT**

- a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
- b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.
- c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

**14. POLICY ENTIRE CONTRACT**

- a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.
- b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
  - i. modify any prior endorsement,
  - ii. extend the Date of Policy,
  - iii. insure against loss or damage exceeding the Amount of Insurance, or
  - iv. increase the Amount of Insurance.

**15. SEVERABILITY**

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

**16. CHOICE OF LAW AND CHOICE OF FORUM****a. Choice of Law**

The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

**b. Choice of Forum**

Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

**17. NOTICES**

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607.

**18. ARBITRATION**

- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at [www.alta.org/arbitration](http://www.alta.org/arbitration). The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at [www.adr.org](http://www.adr.org).
- b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18.*

- c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

**AMERICAN LAND TITLE ASSOCIATION  
OWNER'S POLICY  
(With Florida Modifications)**

*ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY*

Policy Number: O21-7159506

**Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:**

**Issuing Office File Number:**  
AP25-1237

**Issuing Office's ALTA®  
Registry ID:**  
None

**Issuing Agent:**  
2777601

**Property Address:**  
350 South Homestead Road, Lehigh Acres,  
FL 33936

**Issuing Office:**  
All Property Title & Escrow, L.L.C.

**SCHEDULE A**

Name and Address of Title Insurance Company: Old Republic National Title Insurance Company  
1408 Westshore Blvd, Suite 900  
Tampa, Florida, 33607

Policy Number: **O21-7159506**  
Amount of Insurance: **\$5,750,000.00**  
Date of Policy: **December 9, 2025 at 2:48PM**

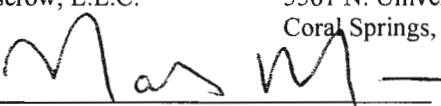
1. The Insured is: **Par Course, LLC a Florida limited liability company**
2. **The estate or interest in the Land that is insured by this policy is FEE SIMPLE as shown by instrument recorded in Instrument Number 2025000324646; Instrument Number 2025000324647; Instrument Number 2025000324648, Public Records of Lee County, Florida.**
3. The Title is vested in: **Par Course, LLC a Florida limited liability company**
4. The Land is described as follows: **See Exhibit A**

**Old Republic National Title Insurance Company**  
1408 Westshore Blvd, Suite 900, Tampa, Florida, 33607, (612) 371-1111

**AGENT NO.:** 2777601  
**ISSUED BY:** All Property Title & Escrow, L.L.C.

**MAILING ADDRESS:**  
5561 N. University Drive Suite 102  
Coral Springs, FL 33067

**AGENT'S SIGNATURE**

  
\_\_\_\_\_  
All Property Title & Escrow, L.L.C.

**AMERICAN LAND TITLE ASSOCIATION  
OWNER'S POLICY  
(With Florida Modifications)**

*ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY*

Policy Number: O21-7159506

**SCHEDULE B  
EXCEPTIONS FROM COVERAGE**

**SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS POLICY TREATS ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT ARE EXCEPTED FROM COVERAGE.**

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. General or special taxes and assessments required to be paid in the year **2026** and subsequent years.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
4. Easements, or claims of easements, not recorded in the Public Records.
5. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.

**Note: Item(s) 2-6 is (are) hereby deleted.**

7. Right-of-Way of Easement to Lee County Electric Co-Operative, Inc., recorded in O.R. Book 1521, Page 1850, Public Records of Lee County, Florida.
8. Reclaimed Water Agreements by and between Majestic Golf Club, LLC; a Florida limited liability company and Florida Water Services Corporation, a Florida corporation, recorded in O.R. Book 3847, Page 877, and O.R. Book 3847, Page 896, Public Records of Lee County, Florida, which contain provisions creating terms, conditions, restrictions and easements.
9. Reclaimed Water Utility Easement in favor of Florida Water Services Corporation, a Florida corporation recorded in O.R. Book 3885, Page 1196, affected by the Assignment in favor of Florida Governmental Utility Authority recorded in O.R. Book 4150, Page 900, Public Records of Lee County, Florida, which contain provisions creating terms and conditions.

**AMERICAN LAND TITLE ASSOCIATION**  
**OWNER'S POLICY**  
**(With Florida Modifications)**  
*ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY*

**Schedule B (continued)**

Policy Number: O21-7159506

10. Utility Easement in favor of Florida Water Services Corporation, a Florida corporation recorded in O.R. Book 3885, Page 1202, affected by the Assignment in favor of Florida Governmental Utility Authority recorded in O.R. Book 4150, Page 900, Public Records of Lee County, Florida.
11. Bulk Reclaimed Water Service Agreement by and between Majestic Golf Club, LLC, a Florida limited liability company and the Lehigh Utility System of the Florida Governmental Utility Authority recorded in Instrument Number 2009000161090, Public Records of Lee County, Florida, which contain provisions creating terms, conditions, restrictions and easements.
12. Dedication, restrictions, reservations, easements, and any and all road rights of way over and across the insured property, including rights of ingress and egress in favor of other property owners within the property described in the Plat of Cypress Pines, recorded in Plat Book 35, Page 39 through 41, Public Records of Lee County, Florida.
13. Any loss or damage to the insured arising out of claims, demands, lien rights, membership rights, or allegations, each based upon any unrecorded contract, agreement or instrument, that may be raised by parties in interest in the land described on Schedule A, or parties in interest in Surrounding lands in the land on Schedule A that would prevent the Insured herein from operating the LAND in any manner other than as a golf course/park, etc.
14. Terms and conditions of unrecorded lease as disclosed by Assignment of Leases, Rents and Profits recorded in O.R. Book 4511, Page 3982, Public Records of Lee County, Florida.
15. All matters contained on the Plat of Unit 24, Southwood, Section 8, Township 45 South, Range 27 East, Lehigh Acres, as recorded in Plat Book 26, Page 59 through 95, inclusive, Public Records of Lee County, Florida.
16. Developer's Agreement by and between Lehigh Corporation and Cliffside Properties, Inc. and Lehigh Utilities, Inc. recorded in O.R. Book 2357, Page 2973, and Modification to Developer's Agreement recorded in O.R. Book 2551, Page 833, Assignments recorded in O.R. Book 3632, Page 1562, O.R. Book 3632, Page 1699, Public Records of Lee County, Florida.
17. Declaration of Restrictions recorded in O.R. Book 723, Page 724, and amendment recorded in O.R. Book 1033, Page 1635, Public Records of Lee County, Florida, which contain provisions creating use restrictions, and easements.
18. Sewer and water covenants in Miscellaneous Book 58, Page 266; O.R. Book 10, Page 695; and O.R. Book 41, Page 264, Public Records of Lee County, Florida.
19. East County Water Control District as recorded in C.O. Book 38, Page 330, Final Judgment validating Bonds in O.R. Book 2173, Page 469, Public Records of Lee County, Florida.
20. Easement Agreement by and between First Federal Bank of the Midwest, Majestic Golf Club, Inc., a Florida limited liability company and Majestic Properties Holdings, LLC, a Florida limited liability company, recorded in Instrument Number 2019000057896, Public Records of Lee County, Florida, which contains provisions creating terms, conditions and easements.

**AMERICAN LAND TITLE ASSOCIATION**  
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**Schedule B (continued)**

Policy Number: O21-7159506

21. The subject land lies within the boundaries for mandatory garbage collection; Lee County Ordinance No. 86-14 recorded November 30, 1990, in O.R. Book 2189, Page 3281, amended by Ordinance No. 86-38 in O.R. Book 2189, Page 3334, Public Records of Lee County, Florida, and further amended by Lee County Ordinance 11-03, as amended by Lee County Ordinance 11-27, providing for mandatory solid waste collection, imposition of special assessments, and lien rights.
22. Rights of the lessees under unrecorded leases.
23. Riparian and littoral rights are not insured.
24. Any portion of the Land lying waterward of the ordinary high-water mark of the adjacent canals and/or ponds, and lands accreted thereto.
25. Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by K.E. Trask, P.A., Kenneth E. Trask PLS 4684, dated November 25, 2025, Job No. 25-18, and such as: Wire Fence encroachment over the southern, and west boundary lines of the Land; and Chain Link Fence over the north boundary line of the Land.

**AMERICAN LAND TITLE ASSOCIATION**  
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**“Exhibit A”**

Policy Number: O21-7159506

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 8 & 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST, BEING, 1) PARCEL "J", SOUTHWOOD, PLAT BOOK 26, PAGE 59, AND AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2023000249635, 2) THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2023000248989, AND 3) PART OF THE PARCEL AS DESCRIBED OFFICIAL RECORDS INSTRUMENT 2023000250824, WHICH IS LESS AND EXCEPT ALL LOTS, TRACTS AND ROAD RIGHT OF WAYS AS SHOWN ON THE RECORD PLAT OF CYPRESS PINES, PLAT BOOK 35, PAGE 39, LEE COUNTY PUBLIC RECORDS, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE S.89°09'26"W. ALONG THE SOUTH LINE OF SAID SECTION 8 FOR 2665.66 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N.00°36'31"W. FOR 1328.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N.89°08'51"E. FOR 1334.28 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N.00°36'26"W. FOR 561.09 FEET TO THE SOUTHERLY BOUNDARY LINE OF PARCEL J, SOUTHWOOD, AS SHOWN IN PLAT BOOK 26, PAGE 59, SAID PUBLIC RECORDS; THENCE S.89°05'03"W. ALONG SAID SOUTHERLY LINE FOR 225.14 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING S.44°14'18"W. AND LENGTH OF 35.26 FEET; THENCE ALONG SAID CURVE, AND SAID SOUTHERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 89°41'29" FOR AN ARC LENGTH OF 39.14 FEET TO THE WESTERLY LINE OF SAID PARCEL J, BEING THE EASTERLY RIGHT OF WAY LINE RANIER AVENUE, A 60.00 FOOT RIGHT OF WAY; THENCE N.00°36'26"W. ALONG SAID RIGHT OF WAY LINE, AND SAID BOUNDARY LINE, FOR 156.00 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID PARCEL J, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING S.45°45'42"E. AND LENGTH OF 35.45 FEET; THENCE ALONG SAID CURVE, AND SAID NORTHERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 90°18'31" FOR AN ARC LENGTH OF 39.40 FEET; THENCE N.89°05'03"E. ALONG SAID NORTHERLY BOUNDARY LINE FOR 224.87 FEET; THENCE N.00°36'26"W. FOR 663.20 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N.89°08'31"E. ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 8 FOR 1335.34 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N.88°01'44"E. ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 9 FOR 1193.02 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD; THENCE S.01°15'24"E. ALONG SAID RIGHT OF WAY LINE FOR 1287.66 FEET TO THE BOUNDARY LINE OF CYPRESS PINES, AS SHOWN IN PLAT BOOK 35, PAGE 39, SAID PUBLIC RECORDS, AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING S.43°44'46"W. AND LENGTH OF 42.43 FEET; THENCE ALONG SAID CURVE, AND SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC LENGTH OF 47.12 FEET; THENCE S.88°44'46"W. ALONG SAID BOUNDARY LINE

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Policy Number: O21-7159506

AND THE RIGHT OF WAY LINE OF WILL FLINT BOULEVARD, FOR 315.09 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING N.46°15'19"W. AND LENGTH OF 35.35 FEET; THENCE ALONG SAID CURVE, AND SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 89°59'50" FOR AN ARC LENGTH OF 39.27 FEET; THENCE N.01°15'24"W. ALONG SAID BOUNDARY LINE AND THE RIGHT OF WAY LINE OF LAKE VISTA CIRCLE (IDA MAY CIRCLE, S.E. - PLAT), FOR 110.01 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET, A CHORD BEARING N.12°40'17"W. AND LENGTH OF 53.44 FEET; THENCE ALONG SAID CURVE, SAID BOUNDARY AND RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 22°49'45" FOR AN ARC LENGTH OF 53.79 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, N.65°54'30"E. ALONG SAID BOUNDARY LINE FOR 29.33 FEET TO THE EDGE OF A GOLF COURSE LAKE; THENCE ALONG SAID BOUNDARY, MEANDER NORTHERLY AND EASTERLY ALONG SAID LAKE FOR THE FOLLOWING SIX (6) CALLS: THENCE N.13°46'06"W. FOR 64.97 FEET; THENCE N.00°00'47"W. FOR 56.05 FEET; THENCE N.11°28'52"E. FOR 55.51 FEET; THENCE N.03°44'25"E. FOR 105.12 FEET; THENCE N.17°45'58"E. FOR 17.46 FEET; THENCE N.79°43'15"E. FOR 14.71 FEET TO THE END OF SAID MEANDER; THENCE ALONG SAID BOUNDARY LINE FOR THE FOLLOWING TWELVE (12) CALLS: THENCE N.08°24'29"W. FOR 212.25 FEET; THENCE N.52°44'57"W. FOR 271.10 FEET; THENCE S.87°15'03"W. FOR 205.53 FEET; THENCE N.84°27'00"W. FOR 715.01 FEET; THENCE S.87°45'03"W. FOR 678.04 FEET; THENCE S.01°14'57"E. FOR 421.64 FEET; THENCE N.88°45'03"E. FOR 62.60 FEET; THENCE S.68°23'50"E. FOR 192.46 FEET; THENCE S.79°23'50"E. FOR 442.56 FEET; THENCE N.84°45'03"E. FOR 176.68 FEET; THENCE S.74°46'24"E. FOR 24.25 FEET TO THE EDGE OF A GOLF COURSE LAKE; THENCE ALONG SAID BOUNDARY, MEANDER NORTHERLY, EASTERLY, AND SOUTHERLY ALONG SAID LAKE FOR THE FOLLOWING TEN (10) CALLS: THENCE N.50°52'45"E. FOR 11.75 FEET; THENCE N.71°00'31"E. FOR 33.27 FEET; THENCE N.61°06'10"E. FOR 41.09 FEET; THENCE N.59°57'24"E. FOR 23.53 FEET; THENCE N.82°46'00"E. FOR 36.63 FEET; THENCE S.87°14'31"E. FOR 20.19 FEET; THENCE S.60°29'05"E. FOR 46.22 FEET; THENCE S.48°53'15"E. FOR 43.12 FEET; THENCE S.44°53'09"E. FOR 105.04 FEET; THENCE S.15°36'12"E. FOR 10.90 FEET TO THE END OF SAID MEANDER; THENCE S.02°56'00"E. ALONG SAID BOUNDARY LINE, FOR 124.70 FEET; THENCE S.87°14'57"E. ALONG SAID BOUNDARY LINE, FOR 580.69 FEET; THENCE S.01°15'24"E. ALONG SAID BOUNDARY LINE AND THE RIGHT OF WAY LINE OF SAID LAKE VISTA CIRCLE AND PETRUCKA CIRCLE, FOR, 839.81 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 95.00 FEET, A CHORD BEARING S.47°44'54"W. AND LENGTH OF 143.40 FEET; THENCE ALONG SAID CURVE, SAID BOUNDARY AND RIGHT OF WAY LINE OF PETRUCKA CIRCLE, THROUGH A CENTRAL ANGLE OF 98°00'17" FOR AN ARC LENGTH OF 162.50 FEET; THENCE N.83°14'57"W. ALONG SAID BOUNDARY AND RIGHT OF WAY LINE, FOR 155.11 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, N.36°43'56"W. ALONG SAID BOUNDARY LINE, FOR 652.27 FEET; THENCE N.47°39'00"W. ALONG SAID BOUNDARY LINE, FOR 35.00 FEET; THENCE S.81°40'38"W. ALONG SAID BOUNDARY LINE FOR 14.85 FEET TO THE EDGE OF A GOLF COURSE LAKE; THENCE ALONG SAID BOUNDARY, MEANDER SOUTHERLY, WESTERLY, AND NORTHERLY ALONG SAID LAKE FOR THE FOLLOWING NINETEEN (19) CALLS: THENCE S.36°01'20"W. FOR 19.20 FEET; THENCE S.58°31'04"W. FOR 33.06 FEET; THENCE S.67°33'28"W. FOR 22.08 FEET; THENCE S.73°07'47"W. FOR

**AMERICAN LAND TITLE ASSOCIATION**  
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**“Exhibit A”**

Policy Number: O21-7159506

23.67 FEET; THENCE S.67°34'58"W. FOR 19.34 FEET; THENCE S.67°34'58"W. FOR 3.55 FEET; THENCE S.78°02'14"W. FOR 13.16 FEET; THENCE S.85°47'57"W. FOR 11.91 FEET; THENCE N.88°56'16"W. FOR 18.27 FEET; THENCE N.82°38'13"W. FOR 19.58 FEET; THENCE N.81°02'35"W. FOR 39.32 FEET; THENCE N.82°05'57"W. FOR 11.31 FEET; THENCE S.87°34'45"W. FOR 13.12 FEET; THENCE S.78°33'52"W. FOR 20.78 FEET; THENCE S.73°57'30"W. FOR 10.39 FEET; THENCE S.73°08'01"W. FOR 19.96 FEET; THENCE N.79°32'26"W. FOR 13.33 FEET; THENCE N.45°36'31"W. FOR 14.65 FEET; THENCE N.67°24'08"W. FOR 8.81 FEET TO END OF SAID MEANDER; THENCE S.71°45'03"W. ALONG SAID BOUNDARY LINE FOR 240.98 FEET; THENCE N.68°14'58"W. ALONG SAID BOUNDARY LINE FOR 506.53 FEET TO THE EDGE OF A GOLF COURSE LAKE; THENCE ALONG SAID BOUNDARY, MEANDER SOUTHERLY AND WESTERLY ALONG SAID LAKE FOR THE FOLLOWING SEVEN (7) CALLS: THENCE S.00°47'54"W. FOR 20.10 FEET; THENCE S.54°04'58"W. FOR 10.32 FEET; THENCE N.58°06'53"W. FOR 37.46 FEET; THENCE N.54°13'33"W. FOR 28.39 FEET; THENCE N.87°43'16"W. FOR 24.76 FEET; THENCE S.48°56'53"W. FOR 32.37 FEET; THENCE S.15°56'55"W. FOR 7.81 FEET TO THE END OF SAID MEANDER; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING TEN (10) CALLS: THENCE S.02°45'03"W. FOR 203.62 FEET; THENCE S.15°14'57"E. FOR 521.00 FEET; THENCE S.65°19'36"E. FOR 112.74 FEET; THENCE N.88°36'46"E. FOR 346.39 FEET; THENCE N.82°37'34"E. FOR 467.55 FEET; THENCE S.77°13'52"E. FOR 276.61 FEET; THENCE S.86°40'58"E. FOR 221.59 FEET; THENCE S.80°52'27"E. FOR 211.40 FEET; THENCE S.65°52'21"E. FOR 105.00 FEET; THENCE N.01°48'45"E. FOR 322.42 FEET; THENCE N.01°15'14"W. ALONG SAID BOUNDARY AND THE RIGHT OF WAY LINE OF SAID PETRUCKA CIRCLE, FOR 678.21 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING N.43°44'46"E. AND LENGTH OF 35.36 FEET; THENCE ALONG SAID CURVE AND SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC LENGTH OF 39.27 FEET; THENCE N.88°44'46"E. ALONG THE RIGHT OF WAY LINE OF WILL FLINT BOULEVARD, FOR 315.05 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING S.46°15'24"E. AND LENGTH OF 42.43 FEET; THENCE ALONG SAID CURVE AND SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 89°59'40" FOR AN ARC LENGTH OF 47.12 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD; THENCE S.01°15'24"E. ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 1285.88 FEET TO THE SOUTH LINE OF SAID SECTION 9; THENCE S.88°16'07"W. ALONG SAID SECTION LINE FOR 1227.03 FEET THE POINT OF BEGINNING.

BEARINGS ARE PLANE COORDINATE FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983/1990, THE SOUTH LINE OF SECTION 8 AS BEARING S.89°09'26"W.

# News-Press.

## Public Notices

Originally published at news-press.com on 01/29/2026

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Majestic Golf Club

Monday, February 9th, 2026 at 6:00 p.m.

Moose Lodge

210 Homestead Rd, Lehigh Acres 33936

Subject Project: Wildcat RPD DCI2025-00008

Request: Rezone 139.1 acres from RM-2 and AG-2 to RPD to allow 600 residential units, limited to single-family detached and two-family attached.

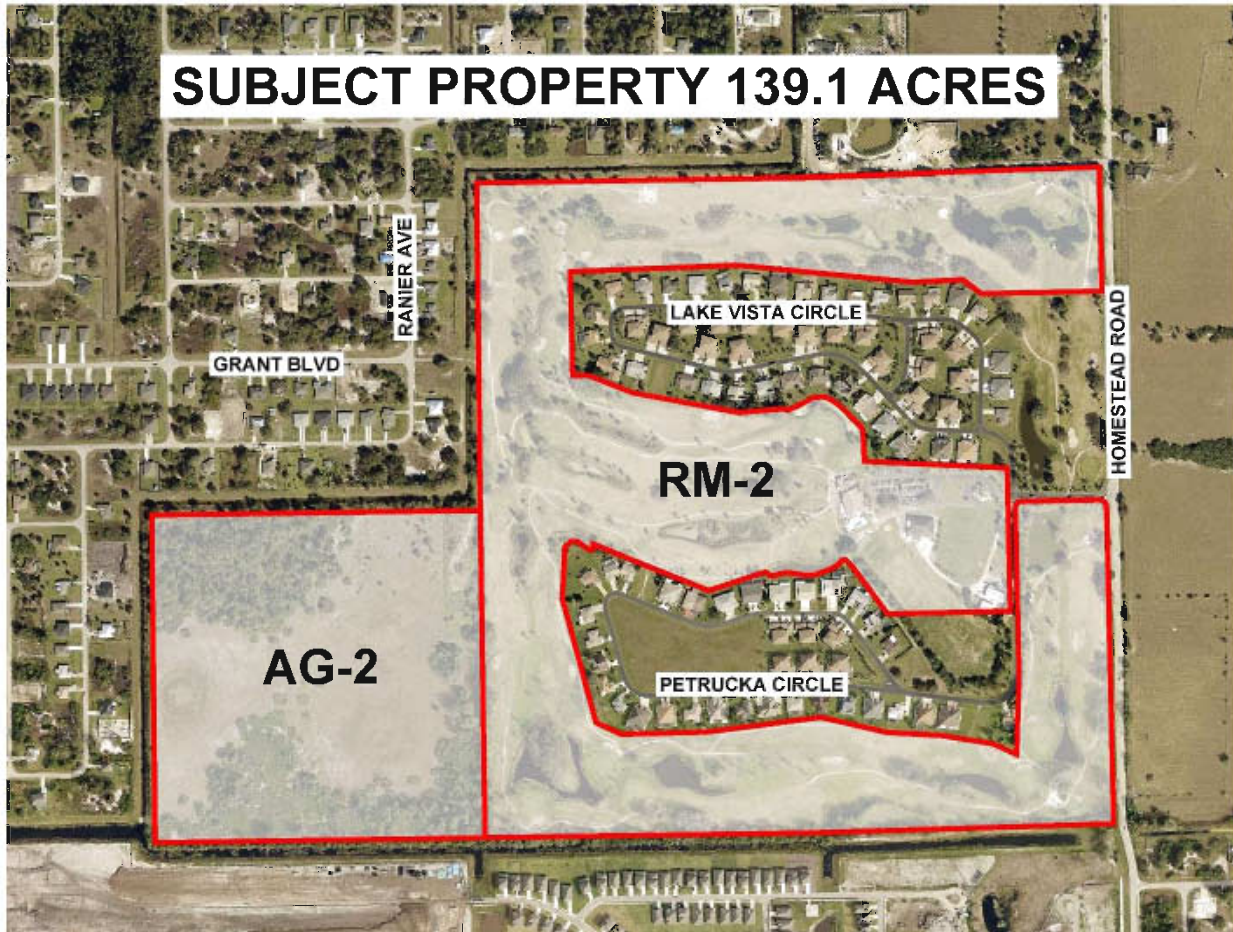
January 29 2026

LSAR0444993

## Wildcat RPD Community Presentation

February 9, 2026, 6:00 pm

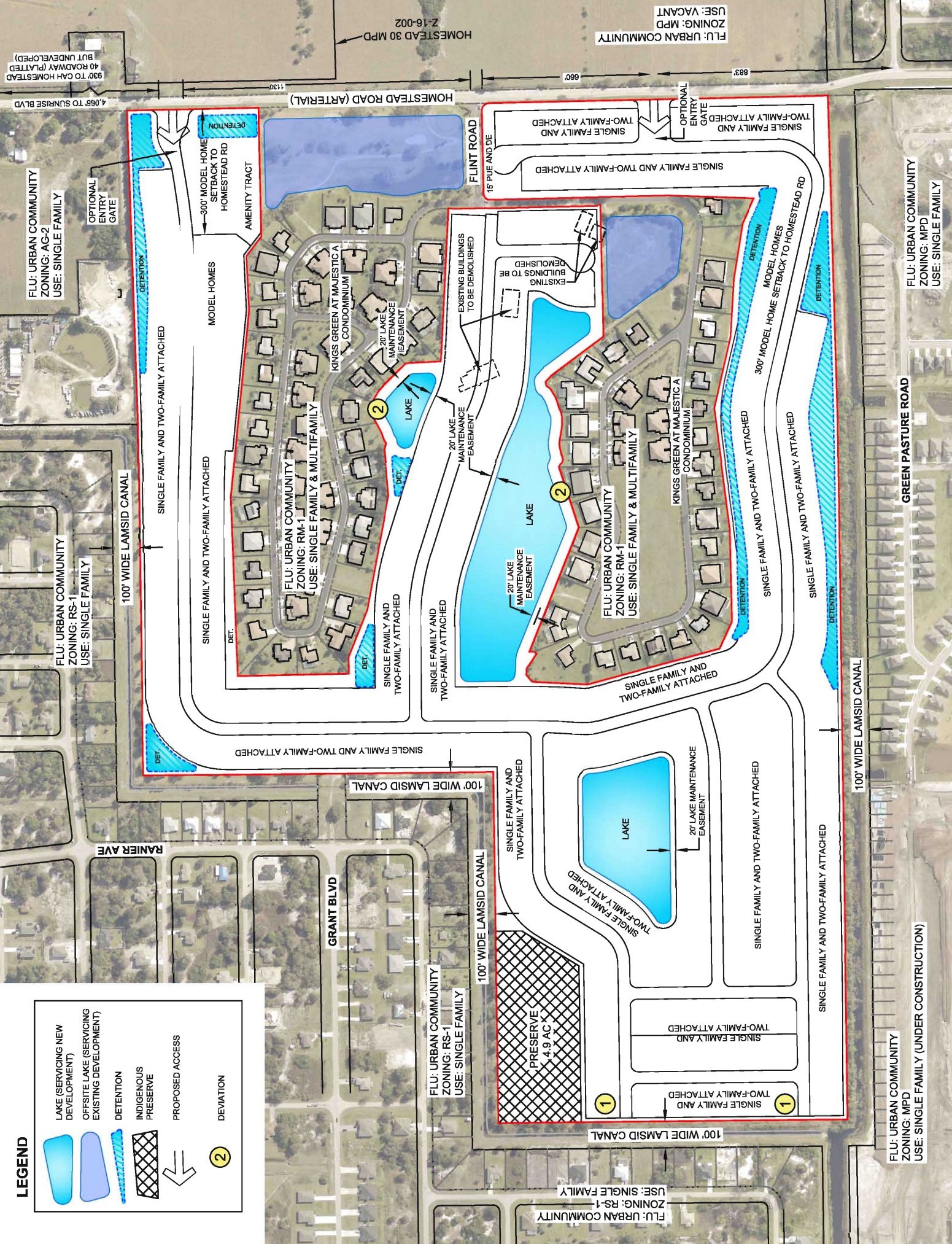
Moose Lodge, 210 Homestead Road, Lehigh Acres, FL 33936



	Currently Allowed	Proposed
Zoning / Uses	Golf RM2: All residential (single family, two-family attached, townhouse, multifamily) Ag-2: single family	RPD: Single family and two-family attached only
Density	Future Land Use allows 10 du/ac = 1,391 units	600 units

**LEGEND**

- LAKE (SERVICING NEW DEVELOPMENT)
- OFFSITE LAKE (SERVICING EXISTING DEVELOPMENT)
- DETONATION
- INDIGENOUS PRESERVE
- PROPOSED ACCESS
- DEVIATION



FLU: URBAN COMMUNITY  
ZONING: MPD  
USE: VACANT

930' TO CAH HOMESTEAD  
40 ROADWAY (PLATTED  
BUT UNDEVELOPED)

FLU: URBAN COMMUNITY  
ZONING: AG-2  
USE: SINGLE FAMILY

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

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

FLU: URBAN COMMUNITY  
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USE: SINGLE FAMILY

FLU: URBAN COMMUNITY  
ZONING: MPD  
USE: SINGLE FAMILY

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

HOMESTEAD ROAD (ARTERIAL)

FLINT ROAD

RAINIER AVE

GRANT BLVD

GREEN PASTURE ROAD

100' WIDE LAMSID CANAL

100' WIDE LAMSID CANAL

100' WIDE LAMSID CANAL

100' WIDE LAMSID CANAL

SINGLE FAMILY AND TWO-FAMILY ATTACHED

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## Wildcat RPD Community Presentation

- Existing community and proposed RPD will function as 2 separate projects
- No shared access
- Flint Road will only be used by homes on Lake Vista Circle and Petrucka Circle
- RPD has 2 separate accesses onto Homestead
- No thru-access between Grant and Homestead
  
- 2 types of new lakes proposed:
  - Within RPD for water management and fill material
  - Outside RPD for water management of existing homes and road (RM-2 zoning will remain)

**SIGN-IN SHEET****February 9, 2026****Wildcat RPD**

Moose Lodge

210 Homestead Road, Lehigh Acres, FL 33936

**PLEASE PRINT**

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**SIGN-IN SHEET****February 9, 2026****Wildcat RPD**

Moose Lodge

210 Homestead Road, Lehigh Acres, FL 33936

**PLEASE PRINT**

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## **Wildcat RPD**

### **Attendee and Panel Questions**

Monday February 10th, 2026 at 6:00 p.m.  
The Moose Lodge  
210 Homestead Rd S, Lehigh Acres, FL 33936

Below is a synopsis of their questions and comments.

72 attendees, 4 Presenters. Below is a synopsis of their questions and comments.

1. Which community will the lakes be turned over to? We don't want the ponds. Historically the golf course property maintained the ponds. The HOA's responsibility was only to convey the water to the lakes.

Response: The lakes not being maintained has been a problem because you didn't have legal authority to go on the land to access it.

2. How will the water around our homes get to those 2 ponds?

Response: You have a set of internal drainage pipes. We are proposing a swale around the community. The swale will be on our property.

3. What effect will this have on our front yard swales?

Response: Water from the swales will be collected and routed to lakes.

4. The golf course drains onto our property now and floods us. Will that stop?

Response: Yes.

5. Will the system be designed to a 25-year rain event?

Response: The homes will be built to a 100 year storm event. Berm at a 100 year elevation. A 25-year storm won't breach the berm.

6. What elevation will the homes be?

Response: Finish floor is designed at 31.7. They will be comparable to the higher homes in your community.

7. Have you done a soils report? I'm concerned about air quality.

Response: We have only done soil reports to determine what type of fill material is available. The fill material will be placed over the top of the existing golf course.

8. What are the results of the soil study?

Response: We are looking geotechnical reports for rock, etc. You are asking about a Phase One which hasn't be done yet.

9. You need an overflow pond. We've had flooding.

Response: From my observations, the flooding has occurred due to a lack of maintenance, disrupting the system's conveyance.

10. Will the lakes overflow into that ditch?

Response: The lakes will outfall into the Lamsid canal. Two separate outfalls; one for each community.

11. Is the amenity center for us? We don't get anything.

Response: We have made a couple offers to the HOA but haven't locked into a final agreement. That's one of the reasons for having this meeting today – to find out what issues are important to you.

12. We've hired an engineer. Will he be able to review your plans?

Response: Yes. Everything is public record but I will share information.

13. How will you handle this year's hurricane season?

Response: We don't have permits yet. Because the outfall was removed, it will function the same as it does now.

14. How do we avoid water getting into our houses and the lawsuits that would follow? The community is in jeopardy.

Response: Maintenance is the key.

15. Who gets the dirt from the lakes that you're digging for us?

Response: We will use the fill material for the new lots and roads.

16. Then you can keep the lakes. You bought it. You keep it.

17. How many homes will you build?

Response: 400

18. Will you be meeting with the Lehigh architectural review board?

Response: No. This meeting meets the LDC requirements.

19. Is this going to effect my drinking water?

Response: No. We have availability letters from FGUA and are setting up a pre-application meeting.

20. Can we come to that meeting?

Response: No. Those are small meetings with the developer's engineer and their engineer. You can reach out to them independently.

21. By the mailbox there is a memorial garden. We want to keep that. It would be a nicer view than the back of a bunch of houses.

Response: We didn't know about that memorial garden. That is something you should discuss with your HOA so you all can decide what features are most important to you.

22. Will you guarantee the effectiveness of the 2 ponds?

Response: Engineering typically guarantees their work for 1 year. Maintenance is the key.

23. I'm an engineer. I want to see hard copies of your plans, showing drainage and elevations.

Response: Those are public record but I can share that with you and/or your engineer.

24. Will you construct sidewalks on Homestead Road?

Response: Yes.

25. What's the development timing?

Response: Probably 9 months of permitting. Home construction starting likely 2027.

26. Savannah Lakes was dirty during construction. How will you limit that?

Response: Erosion control is required that includes measures such as water trucks during construction to keep the dust down.

27. How deep will the swale be behind my house?

Response: 2 feet

28. What side will the berm be on?

Response: Our side

29. How much space will the berm and swales be?

Response: 30 feet wide

30. Does that include the buffer?

Response: Yes, the buffer and berm can overlap.

31. Homestead Road is planned to expand to 4 lanes but it ranked 28<sup>th</sup>. How will you help to get it built quicker?

Response: We don't have any way to accelerate the timing. The best thing you can do is get involved in things like the MPO. The project will generate a lot of impact fees.

32. Will you have zero lot line home?

Response: No, we have single family detached and two-family attached. Single family attached is what you think of as a typical house. Two-family attached is like a duplex, but where each side is independently owned.

33. How far apart will the homes be?

Response: 10 feet

34. I have large trees behind my home. Will you save those?

Response: Our lots are deeper in that area. We will try to save them if the elevations allow us to.

35. Is the reclaimed water pond disappearing? How will you irrigate?

Response: We are meeting with FGUA to see if reuse is available.

36. What is it going to take to get a pool and a clubhouse?

Response: An offer has been made to your HOA to set aside land for you, at no cost, to allow you to build amenities.

37. We have the land. We need a pool and club. How do we contact you?

Response: We've made a few offers to the HOA. This is a good discussion to have. Your main point of contact are your HOA representatives so that you can agree on what's important to you and we can settle on an agreement.

38. Will we be notified about the hearing?

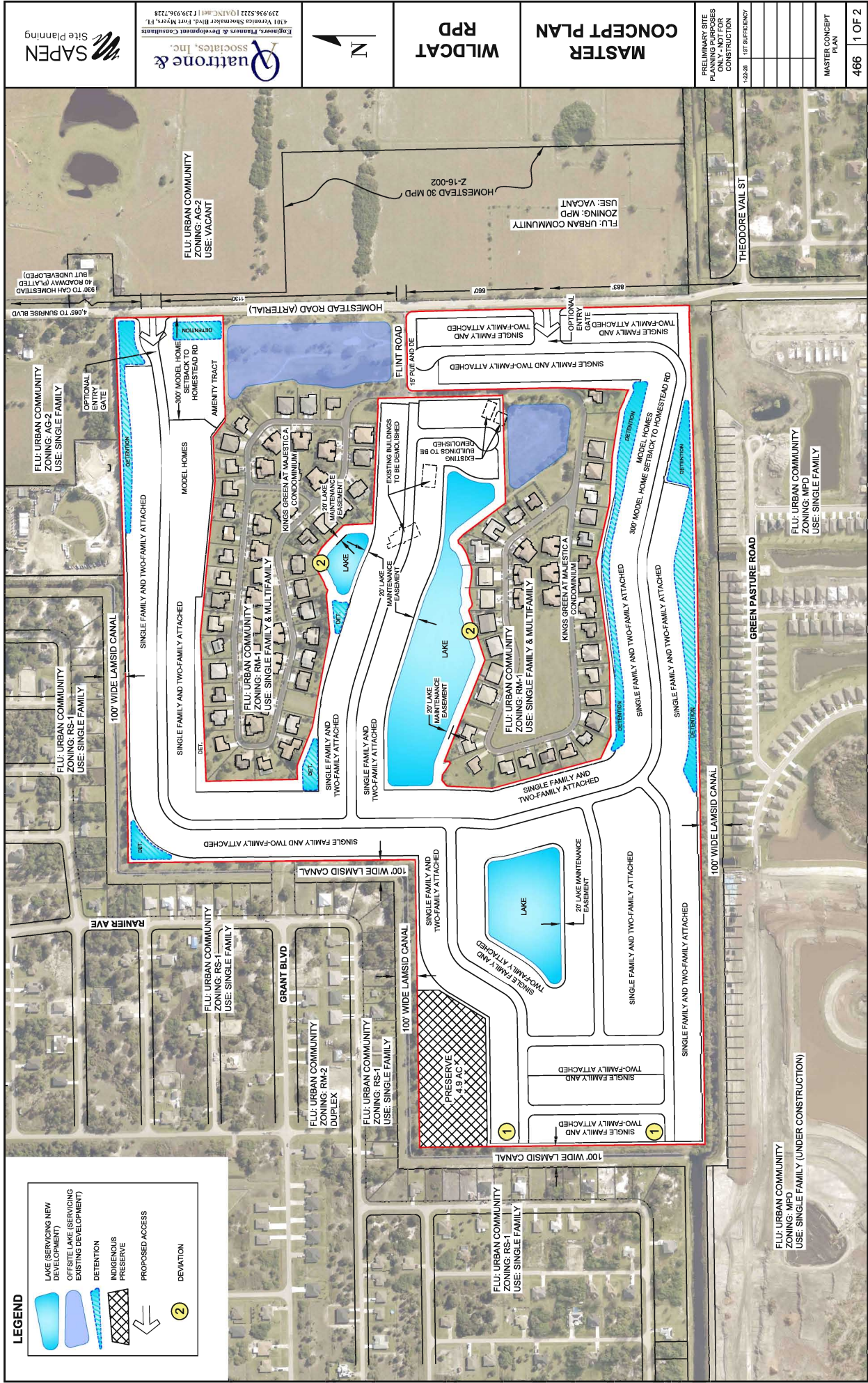
Response: Yes. You will receive a letter in the mail and I will post a zoning sign with a big red Z at the Flint Road entrance.

39. There's a green chemical building that has exposed chemicals.

Response: Thank you. We weren't aware.

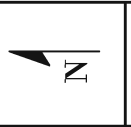
40. How deep will the ponds be?

Response: Standard 12' deep, but up to 20' with a deep lake management plan.



SAPEN Site Planning

Quattrone & Associates, Inc.  
 Engineers, Planners & Development Consultants  
 4101 Veterans Shoppes Blvd, Fort Myers, FL  
 239.936.5222 | QAVINC@aol.com | 239.936.7228



WILDCAT RPD

MASTER CONCEPT PLAN

PRELIMINARY SITE PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION

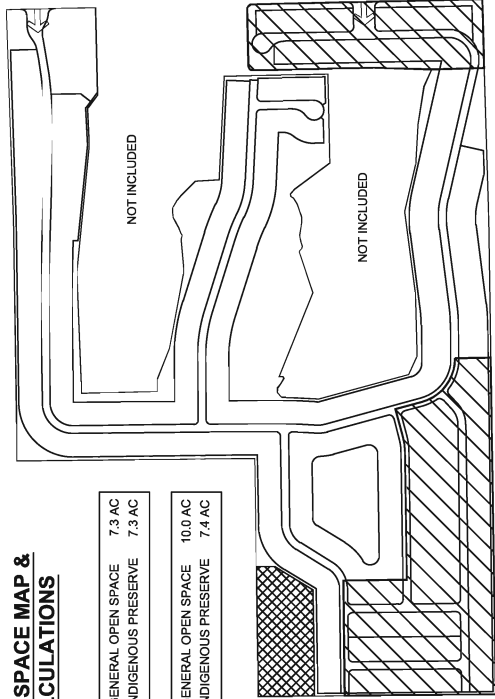
1-28-26 1ST SUFFICIENCY

MASTER CONCEPT PLAN	466	1 OF 2
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**OPEN SPACE MAP & CALCULATIONS**

REQUIRED GENERAL OPEN SPACE 7.3 AC  
 REQUIRED INDIGENOUS PRESERVE 7.3 AC

PROVIDED GENERAL OPEN SPACE 10.0 AC  
 PROVIDED INDIGENOUS PRESERVE 7.4 AC



**REQUIRED OPEN SPACE AND INDIGENOUS CALCULATION**

102.6 AC NO OPEN SPACE REQUIRED SINGLE FAMILY & TWO-FAMILY ATTACHED TYPE 1 ONLY  
 48% OPEN SPACE REQUIRED SINGLE FAMILY TWO-FAMILY ATTACHED TYPE 2 ALLOWED  
 36.5 AC @ 40% = 14.6 AC

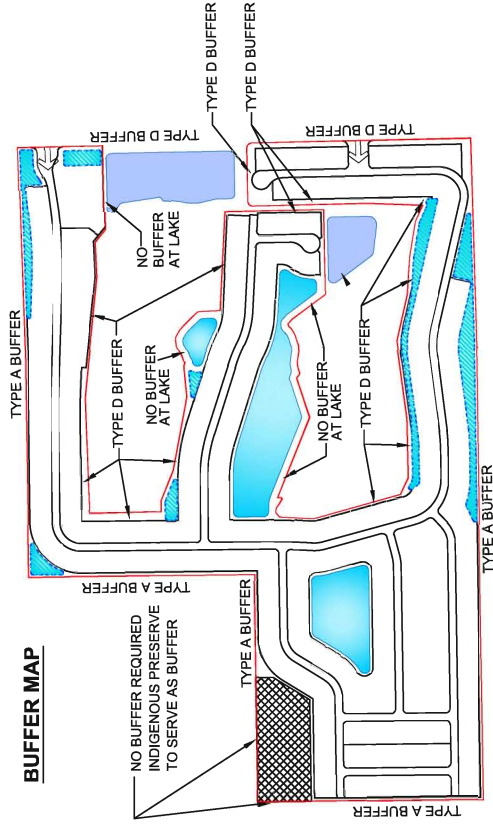
**PROVIDED INDIGENOUS PRESERVE**

INDIGENOUS PRESERVE 4.9 AC (ACTUAL SIZE) @ 150% INCENTIVE CREDIT AMENITY  
 PROVIDED INDIGENOUS: 7.4 AC

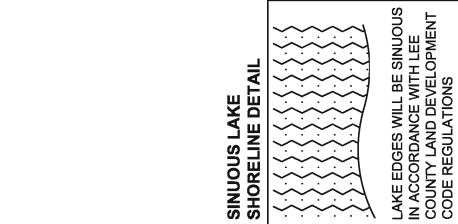
**PROVIDED GENERAL OPEN SPACE**

LAKE (14.6 OPEN SPACE @ 25%) BUFFERS & LAKE MAINTENANCE TRACT AMENITY  
 3.7 AC  
 5.5 AC  
 0.8 AC  
 PROVIDED OPEN SPACE: 10.0 AC

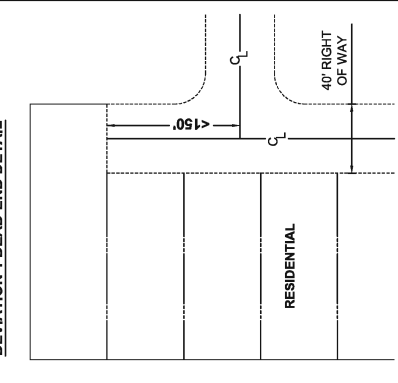
**BUFFER MAP**



**SINUOUS LAKE SHORELINE DETAIL**



**DEVIATION 1 DEAD-END DETAIL**



**DEAD-END LOT DETAIL**

