



P.O. Box 100690
Cape Coral, FL 33910
(239) 900-3011

Applicant's Response

Record Number: DCI2025-00008

From: Jennifer Saper
Jennifer@sapenplans.com

Response Date: 6/5/2026

Record Type: Planned Development

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

Project Name: Wildcat RPD

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

Applicant's responses to staff issued comments on 3/17/26:

<u>Correct ions</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Development Services Review</u>				
Yes	<p>Development Services</p> <p>Development Services has reviewed the plans provided and offers the following comments. These comments are intended to make the applicant aware of issues with the design that may cause delays or possible changes at time of the development order submittal.</p> <p>1. Pursuant to LDC Section 10-285, all lots in urban areas with access alternatives will not be permitted direct motor vehicle access to an arterial or major collector. Please consider accessing the site from Grant Blvd, a county maintained minor collector roadway, versus Homestead Rd S, a county maintained arterial roadway. Refer to comments from LCDOT staff.</p> <p>2. INFORMATIONAL COMMENT: The MCP notes an optional entry gate which will require compliance with LDC Sec. 34-1748 at time of development</p>	Allyson Hall	Open	15

	order. 3. INFORMATIONAL COMMENT: Development order approval is required in addition to this zoning action. Compliance with Chapter 10 of the Lee County Land Development Code will be reviewed further at that time.			
Response: Please refer to the revised MCP showing access to Grant Blvd.				
	<u>DOT Review</u>			
Yes	Please access Grant Blvd. Per 10-285, all Urban development should access alternative accesses. The property boundary abuts a ROW parcel and a connection can be made to Grant Blvd. If the applicant does not want to go that route, please ask for a deviation from the two access point requirement limiting the access on the arterial ROW to one access point with a boulevard style entrance.	Brittany Banker	Open	14
Response: Please refer to the revised MCP showing access to Grant Blvd.				
Yes	TIS: 1. Access and Circulation Consistency: In coordination with Lee County DOT comments, the applicant is directed to revise the site access plan and the corresponding traffic distribution to include access at Grant Boulevard (County maintained minor collector, 30mph). Accommodation of this revision will require revision of the TIS. The current TIS assumes a 100% load on Homestead Rd (60% North / 40% South) with revisions anticipated. Revised Distribution & LOS Analysis: The applicant must resubmit a revised Exhibit T-01 showing the split between the three access points. A significant portion of the traffic destined for SR 82 West is anticipated to be assigned to Grant Blvd, which is anticipated to become a significantly impacted roadway. 2. LOS Analysis: -- SR 82: The DFAC reflected on Table 2A is incorrect. Reference FDOT count station 126021. DFAC should be .56 not .66 as shown. Similarly, KFAC should be .09, not .11 as shown (Note: 0.11 does not match any County values either). County suggests using FDOT Count Station values for State roads.	John Podczerwinski	Open	22

	<p>-- Homestead Road: Homestead Rd north of the site is a 2 lane roadway between the project accesses and Sunrise Blvd. Revise the roadway capacity on Table 1A and calculations on Table 2A.</p> <p>3. At a minimum, the following intersections are expected to fall within the area of significant impacts (10% LOC C) in the revised TIS and must be analyzed per AC 13-17. HCS/Synchro analysis is recommended for these intersection both without, and with, the project traffic to determine overall intersection LOS:</p> <p>--Grant Blvd at Milwaukee --Grant at SR 82 --Homestead Rd at Milwaukee Blvd (Note: The applicant analyzed the traffic impact percentage at Homestead & Milwaukee, but did not provide the actual Level of Service (delay/grade) for the intersection as required. --Homestead Rd/Sunrise Blvd.</p> <p>The list provided does not relieve analysis of any other stop-controlled intersections captured within the significantly impacted roadway network.</p> <p>4. Site accesses: Operational analysis (HCM/Synchro) is required for the project access points. While more detailed TIS requirements will apply at the time of Development Order, or the intersections should be analyzed for overall delay, and should address turn signal warrants analyses. The developer shall be responsible to provide proportionate share for site related improvements, inclusive of signaling any project access intersection should the intersection(s) meet traffic signal warrants.</p>			
Response: Refer to revised TIS prepared by TR Transportation.				
<u>Environmental Review</u>				
Yes	Environmental Comments: 1. Please provide a new deviation to allow the indigenous preserve to act as required buffer where abutting RS-1 zoning district.	Paige Carroll	Open	23
Response: By limiting the proposed uses to single family detached and two-family attached, no buffer is required. Per LDC 10-416(d), two-family is defined as SF-R.				

	2. Please clearly depict common open space on MCP for residence to demonstrate compliance with LDC Section 34-414 (a)(2).			
Response: The maps and tables on page 2 of the MCP provide required open space calculations and demonstrate how the RPD will meet the requirements.				
	3. Please note staff will be recommending a condition that all preserves must be committed at the completion of the first phase DO per LDC Section 34-414(d).			
Response: Understood.				
	4. Please revise the MCP to depict a new hatching planted lake littorals per LDC Section 10-418(2).			
Response: Lake littorals have been added to the MCP. Each lake shows a littoral shelf and the legend has been updated to include the hatch pattern as requested.				
	5. Please provide a cross section showing lake bank slope and lake littorals.			
Response: Typical lake and lake littoral cross sections have been added to page 2 of the MCP.				
	6. The site is already developed, please clarify the new proposed lake bank slopes. If the new proposed lakes bank slope is 4 to 1, please provide a new deviation from LDC Section 10-418. 7. Please clarify if existing lake bank slopes are 4 to 1 or 6 to. If 4 to 1 please provide a deviation.			
Response: New lake slopes will be a 6:1 slope and will comply with LDC Section 10-418.				
	8. Please demonstrate compliance with 10-416(a)(1) for general tree requirements for residential developments.			
Response: Compliance with general tree requirements will be demonstrated during Development Order permitting.				
<u>Legal Review</u>				

Yes	<p>There is a discrepancy between the metes and bounds legal descriptions provided in the</p> <ol style="list-style-type: none"> 1. Legal description and accompanying sketch 2. Boundary Survey 3. Title Opinion <p>The legal description and accompanying sketch include Parcel J of Southwood PB 26 Pg 59. Parcel J is also included in the legal description of the title commitment that is used as a supporting document for the title opinion to list the encumbrances of the subject property. The Boundary survey and exhibit A of the title opinion do not include Parcel J. Please revise the descriptions to be consistent.</p>	Richard Burris	Open	21
<p>Response:</p> <ol style="list-style-type: none"> 1. Refer to the corrected legal description dated January 6, 2026. 2. Correct. Parcel J is not included in the limits of the zoning. 3. Refer to enclosed Opinion of Title dated February 11, 2026. 				
<u>Zoning Review</u>				
Yes	Please remove the existing RM-2 language from the MCP. This document will be used to reflect the approved request.	MarySue Groth	Open	25
<p>Response: The MCP has been revised as requested.</p>				
Yes	Please remove the "Existing building to be demolished" from the MCP. Rather, provide clarity in the applicant's narrative the existing buildings to be demolished.	MarySue Groth	Open	26
<p>Response: The note and buildings have been removed from the MCP. A sentence has been added to the last paragraph of the Request and Compliance Narrative indicating that the structures would be demolished.</p>				
Yes	Staff recommends including Consumption on Premise to the Schedule of Uses to correlate with the future amenities tract.	MarySue Groth	Open	27
<p>Response: Thank you. The Schedule of Uses have been revised to include Consumption on Premise for the amenity tract.</p>				
Yes	Revise the Schedule of Uses to reflect "Fences, walls" rather than 'gates' per the district regulations for allowable uses in an RPD.	MarySue Groth	Open	28

Response: The Schedule of Uses have been revised as requested.				
Yes	The parcel adjoining the proposed RPD to Grant Blvd is owned by Par Course. If access to Grant Blvd is not included in this request, per Development Services and DOT recommendations, a deviation may be necessary for ONE access to the arterial roadway of Homestead Rd.	MarySue Groth	Open	29
Response: The applicant is proposing an access point on Grant Boulevard but would also like the option for the second driveway connection on Homestead Road. At the request of the existing community, they do not want the proposed RPD to use the existing entrance that serves their community.				
Yes	Pursuant to LDC Section 34-3763(a)(6)a, The location and explanation of all existing easements, whether or not those easements are recorded. If an easement is based upon a recorded document, the official records book reference must be stated. Please provide the easements on the MCP based this requirement.	MarySue Groth	Open	30
Response: The MCP has been revised to note a "15' PUE and DE on both sides of Will Fint Blvd, Petrucka Circle, and Lake Vista Circle (OR Book 3885, PG 1196)", and leaders have been added that point to both sides of Petrucka Circle.				
<u>Planning Review</u>				
Yes	Urban Community has a maximum allowable density of 6units an acre with the potential for 10 units an acre with Bonus Density. The application does not indicate that Bonus Density will be used. Revise the calculations to reflect the 6 units an acre density, and reverify the proposed density is within the maximum allowed density. Alternatively, if bonus density is proposed, indicate so on the application and include the request for bonus density in the narrative.	Katherine Burgess	Open	24
Response: No bonus density is proposed. The calculations have been revised to reflect 6 units per acre.				

Enclosures:

1. Application
2. Master Concept Plan
3. Request and Compliance Narrative
4. Deviations and Justifications
5. Schedule of Uses
6. Traffic Impact Statement
7. Boundary Survey

8. Legal Description
9. Title Opinion



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 YES¹ for: _____ Bonus Units

¹ 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. Existing structures to be demolished.

2. Intended uses of property are: Residential

G. Future Land Use Classification (Lee Plan):

	Acres	% of Total
Urban Community	139.1	100
	Acres	% of Total

H. Property Dimensions:

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

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

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

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

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

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

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

Notes:

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

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

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

A. Future Land Use Category: Urban Community

		Lee Plan Table 1(a)		
		Max. standard density		Units
1. Standard Units				
a.	Total upland acres (from Part 4, D.)	<u>135.6</u>	x <u>6</u> equals	<u>834</u>
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	<u>0</u>	x _____ equals	_____
c.	Total impacted wetlands acres (from Part 4, D.)	<u>3.5</u>	x <u>1/20</u> equals	<u>0.2</u>
d.	Total Allowed Standard Units ⁽¹⁾			<u>834</u>
2. Bonus Units [2-143]				
a.	Site-built Affordable Housing			_____
b.	Transferrable Dwelling Units			_____
c.	Sub-total			_____
3. Total Permitted Units ⁽¹⁾				<u>834</u>

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**

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

**PART 7
ACTION REQUESTED**

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

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

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

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

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

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

**PART 8
ENVIRONMENTAL REQUIREMENTS**

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

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

D. Private Recreational Facility Planned Developments (PRFPDs):

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

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

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

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

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. Existing structures that served the golf course will be demolished through the development of the proposed RPD.

The Existing and proposed zoning districts are as follows:

Zoning Districts Table	
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:

Surrounding Property Table			
	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 Petručka 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:

Cypress Pines and Kings Green Density and Product Mix		
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.

Cypress Pines and Keys Green Allowable Density	
+/- 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:

Savannah Lakes and Proposed RPD Property Development Regulation Comparison						
	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

Three access points are proposed; two on Homestead Road and one on Grant Boulevard. 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 Homestead Road access points align with two of the approved access points for Homestead 30 MPD. The Grant Boulevard access will be for residents only and as such, will not be used by commercial vehicles and/or trucks.

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

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 28th, 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

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.

Allowable Density Table			
Land Use	Size	Rate	Allowed Units
Urban Community & Uplands	135.6 ac	6 du/ac	834
Impacted Wetlands	3.5 ac	1du/20ac	0
Total Allowable Density:			834

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. Beasley 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

POLICY 77.3.5

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

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.

- 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 Schedule of Uses

Accessory Uses and Structures

Consumption on Premise (Amenities tract only)

Dwelling Units

 Single-Family Detached

 Two-Family Attached

Entrance Gates and Gate Houses

Essential Services

Excavation, Water Retention

Fences, Walls

Models:

 Model Display Group

 Model Home

 Model Unit

Parking Lot, Accessory

Signs

Temporary Uses – Limited to construction trailers, real estate sales offices

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 40' 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 40' 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.

#3 - Deviation from LDC §10-296(e)(1)i.4., Street Design and Construction Standards – Urban Minor Collectors, for Grant Boulevard (the project's westerly access point), which requires Residential Urban Minor Collector roads to provide minimum 11-foot-wide travel lanes (22-foot pavement width), a shared on-road

bicycle facility, a 5-foot planting strip, and a 5-foot pedestrian facility. The applicant requests permission to connect to Grant Boulevard without requiring off-site roadway improvements.

Justification: Grant Boulevard is an existing Lee County-maintained Urban Minor Collector roadway consisting of approximately 10-foot travel lanes (20 feet of pavement width) and does not currently contain bicycle facilities, planting strips, or pedestrian facilities. The roadway extends approximately 2.5 miles west from the project site to SR 82 and serves a substantial amount of existing development.

The segment of Grant Boulevard between the project entrance and Milwaukee Boulevard, the nearest arterial roadway connection, is approximately 4,200 linear feet in length. Milwaukee Boulevard itself is constructed with roadway dimensions similar to Grant Boulevard and does not provide the urban arterial or even collector cross-section required by current LDC standards.

The applicant originally designed the project with two access points onto Homestead Road South, a County-maintained arterial roadway, thereby satisfying the requirements of LDC §10-291(3) for providing more than one means of ingress and egress. During the review process, County staff requested that the applicant provide an additional connection to Grant Boulevard to enhance network connectivity, disperse traffic, and reduce traffic volumes on Homestead Road South.

The proposed Grant Boulevard connection will function as a resident-only access point and is anticipated to accommodate approximately 30 percent of the traffic generated by the proposed 600-lot subdivision, or approximately 180 dwelling units. Most of the project traffic will continue to utilize Homestead Road South. However, as shown in the TIS, this access will help reduce project generated traffic onto or from Homestead Road by about 30% .

Grant Boulevard currently provides access to more than 1,000 existing platted residential lots between the project entrance and Milwaukee Boulevard and serves well over 2,000 platted lots along its entire 2.5-mile length. Consequently, the roadway functions as an established collector facility serving a large existing service area independent of the proposed development.

Requiring the applicant to reconstruct Grant Boulevard to current Urban Minor Collector standards would necessitate substantial improvements to several thousand feet of existing County roadway. The cost of such improvements would be disproportionate to both the project's anticipated use of the roadway and the limited incremental impact attributable to the development. Furthermore, the majority of the benefit from any such improvements would accrue to existing and future users of Grant Boulevard rather than the proposed development.

The requested relief is therefore reasonable because: (1) the roadway currently exists and is adequately serving the community even with it being below current Urban Minor Collector standards; (2) the connection to Grant Boulevard is being provided at the request of County staff to improve traffic distribution and roadway network connectivity; (3) the project will

generate only a portion of the traffic utilizing Grant Boulevard; and (4) the access on Grant Boulevard will be for resident use only and as such, will not be used by commercial vehicles and/or trucks.

Accordingly, the requested relief will allow the project to provide the desired secondary access and traffic dispersion benefits while avoiding extensive off-site roadway improvements that are not reasonably related or proportional to the project's impacts.

LITTLETON
2351 N

EAST LINE
TWP 4

CONSERVATION
EASEMENT
{*4} INST#200800017
{*5} INST#200800017

N 89°54'39" W 44'

FIR 5/8"
#7071

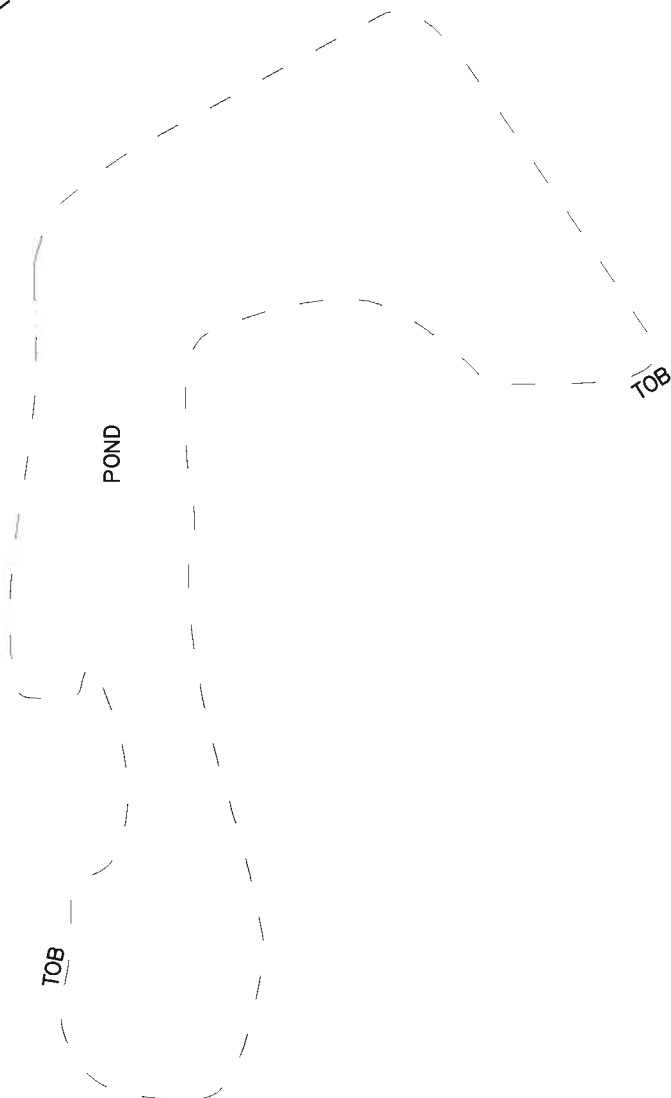
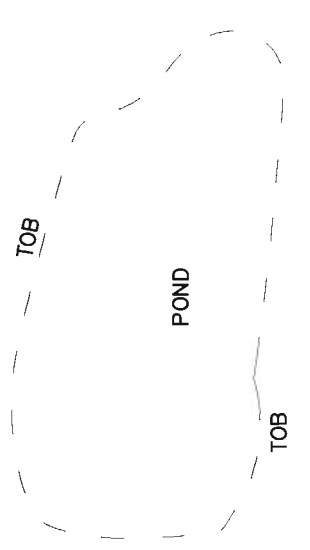
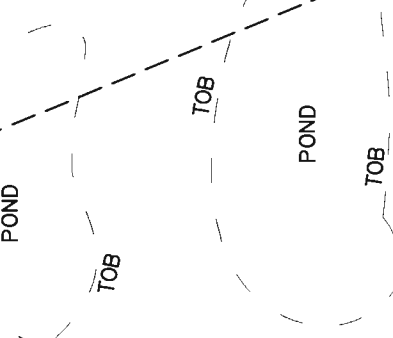
35-43-24-00
LEE CO
2000 NORTH REC
(NOT A

1001.35'

S 00°01'12" W

CONSERVATION
EASEMENT
{*4} INST#2008000172981
{*5} INST#2008000179549

CONSERVATION
EASEMENT
{*4} INST#2008000172981
{*5} INST#2008000179549



7780 20'
NORTH RIGHT-OF-WAY
LEG
P.O.C. =
P.O.B. =
SEC =
TWP =
RNG =
SIR = S
FIR = F

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.

JANUARY 6, 2026

FLORIDA LICENSED BUSINESS LB8450

Kenneth E. Trask
PLS4684 State of
Florida

Digitally signed by Kenneth E.
Trask PLS4684 State of Florida
Date: 2026.01.07 09:13:16
-05'00'

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°08'31"E	1335.34'
L3	N52°44'57"W	93.39'
L4	S87°15'03"W	205.53'
L5	N84°27'00"W	715.01'
L6	N88°45'03"E	62.60'
L7	S68°23'50"E	192.46'
L8	N84°45'03"E	176.68'
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°46'00"E	36.63'
L15	S87°14'31"E	20.19'
L16	S60°29'05"E	46.22'
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	S81°40'38"W	14.85'
L25	S36°01'20"W	19.20'
L26	S58°31'04"W	33.08'
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	20.78'
L39	S73°57'30"W	10.39'
L40	S73°08'01"W	19.96'
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	24.76'
L49	S48°56'53"W	32.37'
L50	S15°56'55"W	7.81'
L51	S02°45'03"W	203.62'
L52	S65°19'36"E	112.74'
L53	S77°13'52"E	276.61'
L54	S65°52'21"E	105.00'

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'	S46°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
6057226.43 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: 813139.62
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
PLS4684 State of
Florida

Digitally signed by Kenneth E. Trask
PLS4684 State of Florida
Date: 2026.01.07 09:12:48 -05'00'

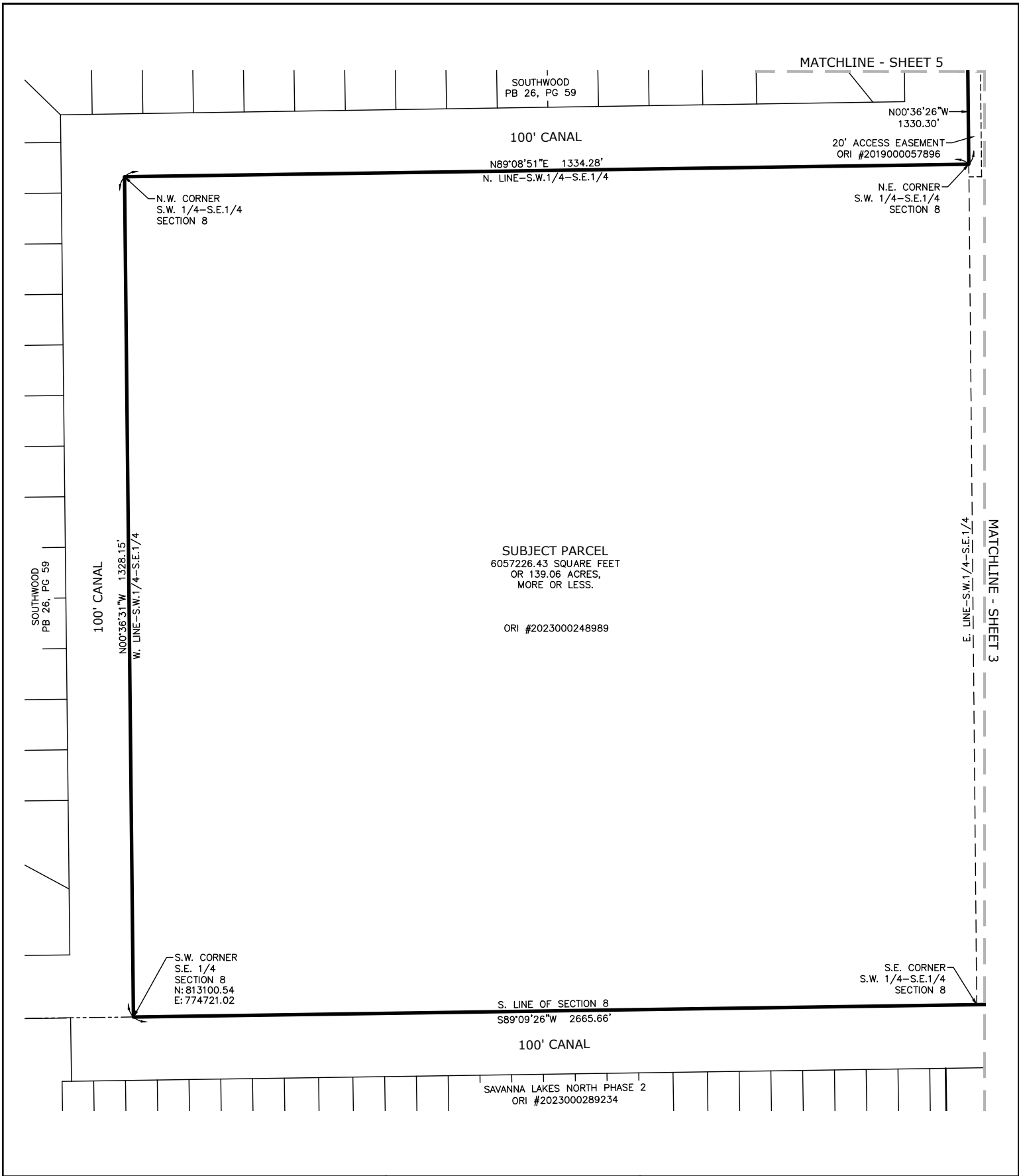
KENNETH E. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. LS4684

K.E. Trask, P.A.

Land Surveyors

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

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



SOUTHWOOD
PB 26, PG 59

MATCHLINE - SHEET 5

N00°36'26\"W
1330.30'

100' CANAL

20' ACCESS EASEMENT
ORI #2019000057896

N89°08'51\"E 1334.28'
N. LINE-S.W.1/4-S.E.1/4

N.E. CORNER
S.W. 1/4-S.E.1/4
SECTION 8

N.W. CORNER
S.W. 1/4-S.E.1/4
SECTION 8

SUBJECT PARCEL
6057226.43 SQUARE FEET
OR 139.06 ACRES,
MORE OR LESS.

ORI #2023000248989

MATCHLINE - SHEET 3
E LINE-S.W.1/4-S.E.1/4

SOUTHWOOD
PB 26, PG 59

100' CANAL

N00°36'31\"W 1328.15'
W. LINE-S.W.1/4-S.E.1/4

S.W. CORNER
S.E. 1/4
SECTION 8
N: 813100.54
E: 774721.02

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

S.E. CORNER
S.W. 1/4-S.E.1/4
SECTION 8

100' CANAL

SAVANNA LAKES NORTH PHASE 2
ORI #2023000289234

**SKETCH TO ACCOMPANY
DESCRIPTION**

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

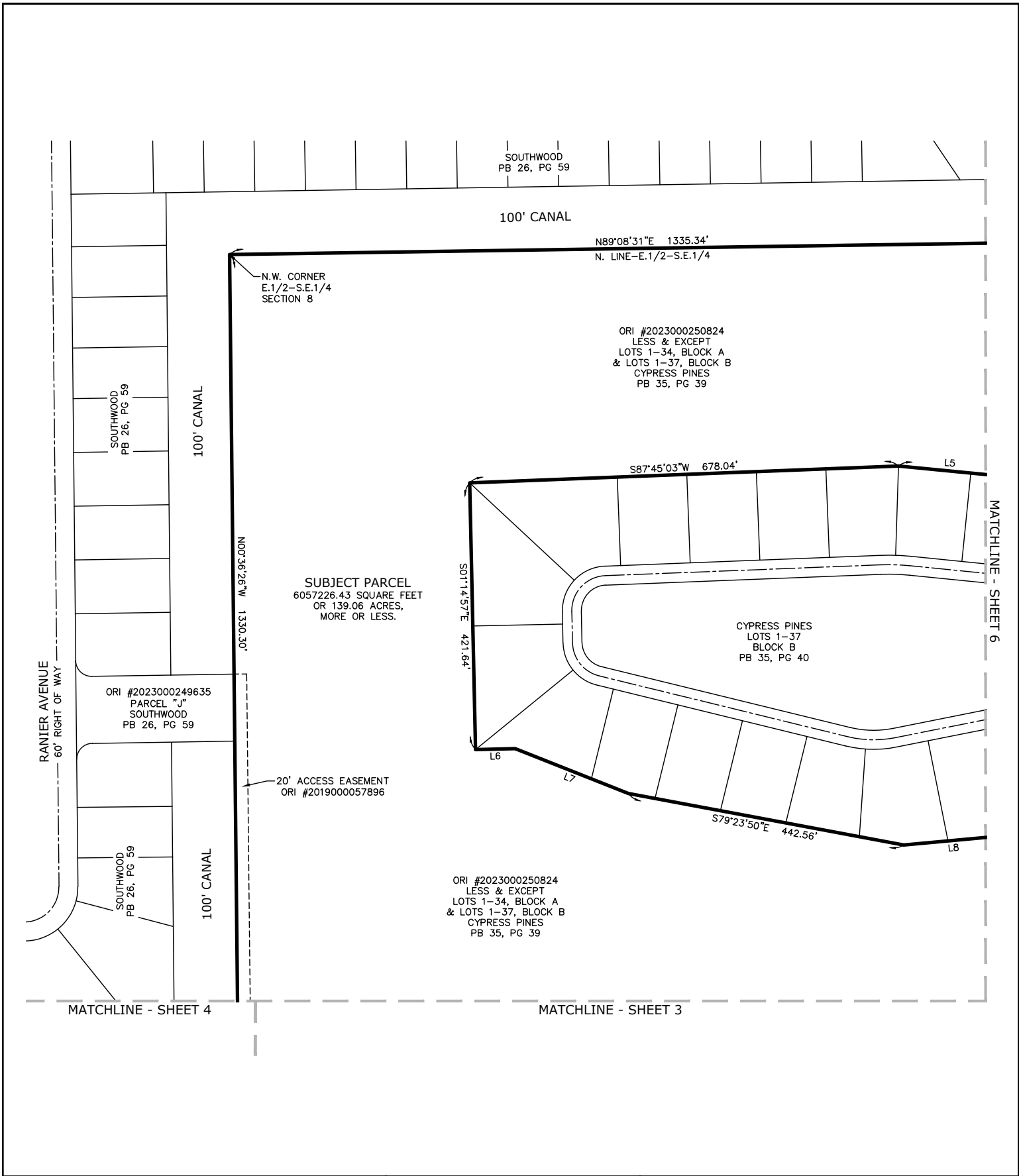


K.E. Trask, P.A.

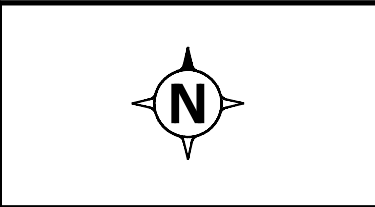
Land Surveyors

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

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

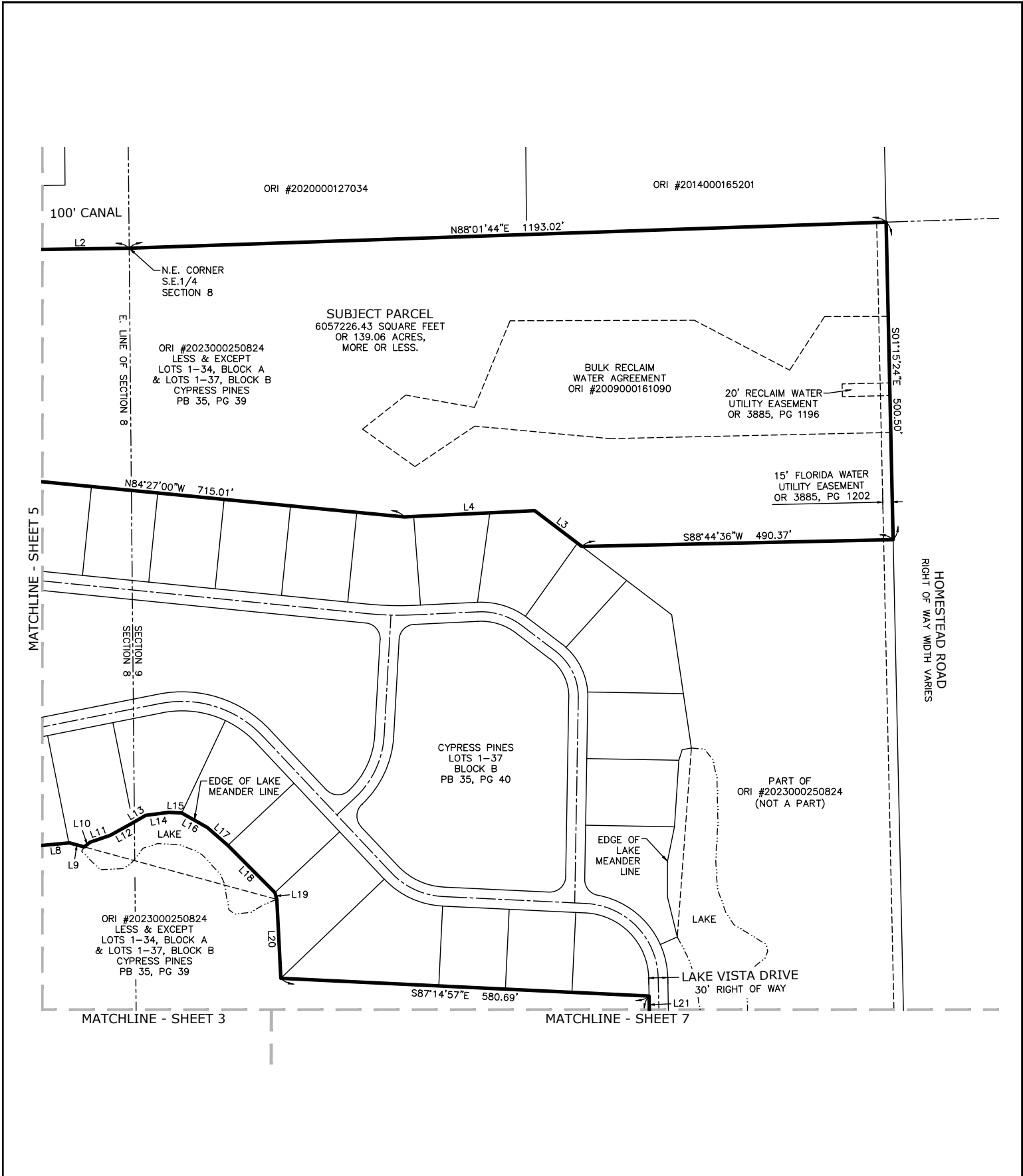


SKETCH TO ACCOMPANY DESCRIPTION
 OF A PARCEL LYING IN SECTION 8 & 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA.



K.E. Trask, P.A.
 Land Surveyors
 Florida Licensed Business No. LB8450
 12345 Blasingim Road
 Fort Myers, Florida 33966
 (239) 980-1495

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



**SKETCH TO ACCOMPANY
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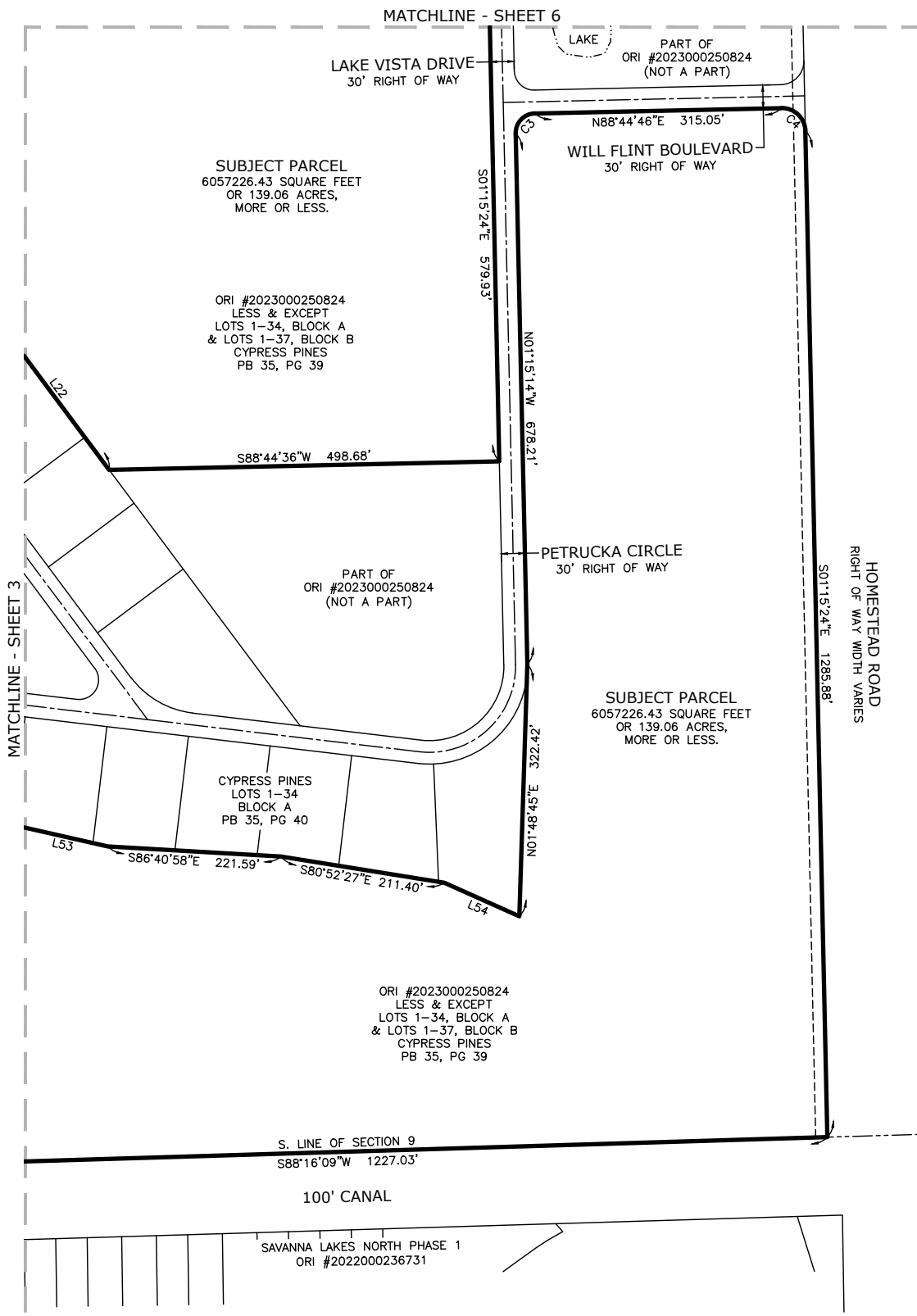


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SKETCH TO ACCOMPANY DESCRIPTION

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



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1615 Forum Place, 5th 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.

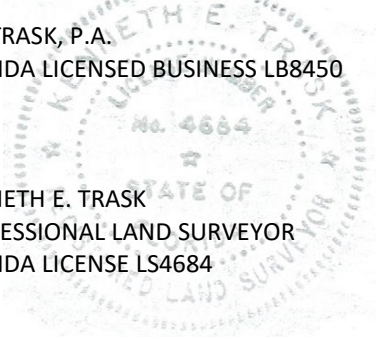
SAID PARCEL CONTAINS 6057226.43 SQUARE FEET OR 139.06 ACRES, MORE OR LESS.

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°08'31"E	1335.34'
L3	N52°44'57"W	93.39'
L4	S87°15'03"W	205.53'
L5	N84°27'00"W	715.01'
L6	N88°45'03"E	62.60'
L7	S68°23'50"E	192.46'
L8	N84°45'03"E	176.68'
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°46'00"E	36.63'
L15	S87°14'31"E	20.19'
L16	S60°29'05"E	46.22'
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	S81°40'38"W	14.85'
L25	S36°01'20"W	19.20'
L26	S58°31'04"W	33.08'
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	20.78'
L39	S73°57'30"W	10.39'
L40	S73°08'01"W	19.96'
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	24.76'
L49	S48°56'53"W	32.37'
L50	S15°56'55"W	7.81'
L51	S02°45'03"W	203.62'
L52	S65°19'36"E	112.74'
L53	S77°13'52"E	276.61'
L54	S65°52'21"E	105.00'

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'	S46°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
6057226.43 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: 813139.62
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

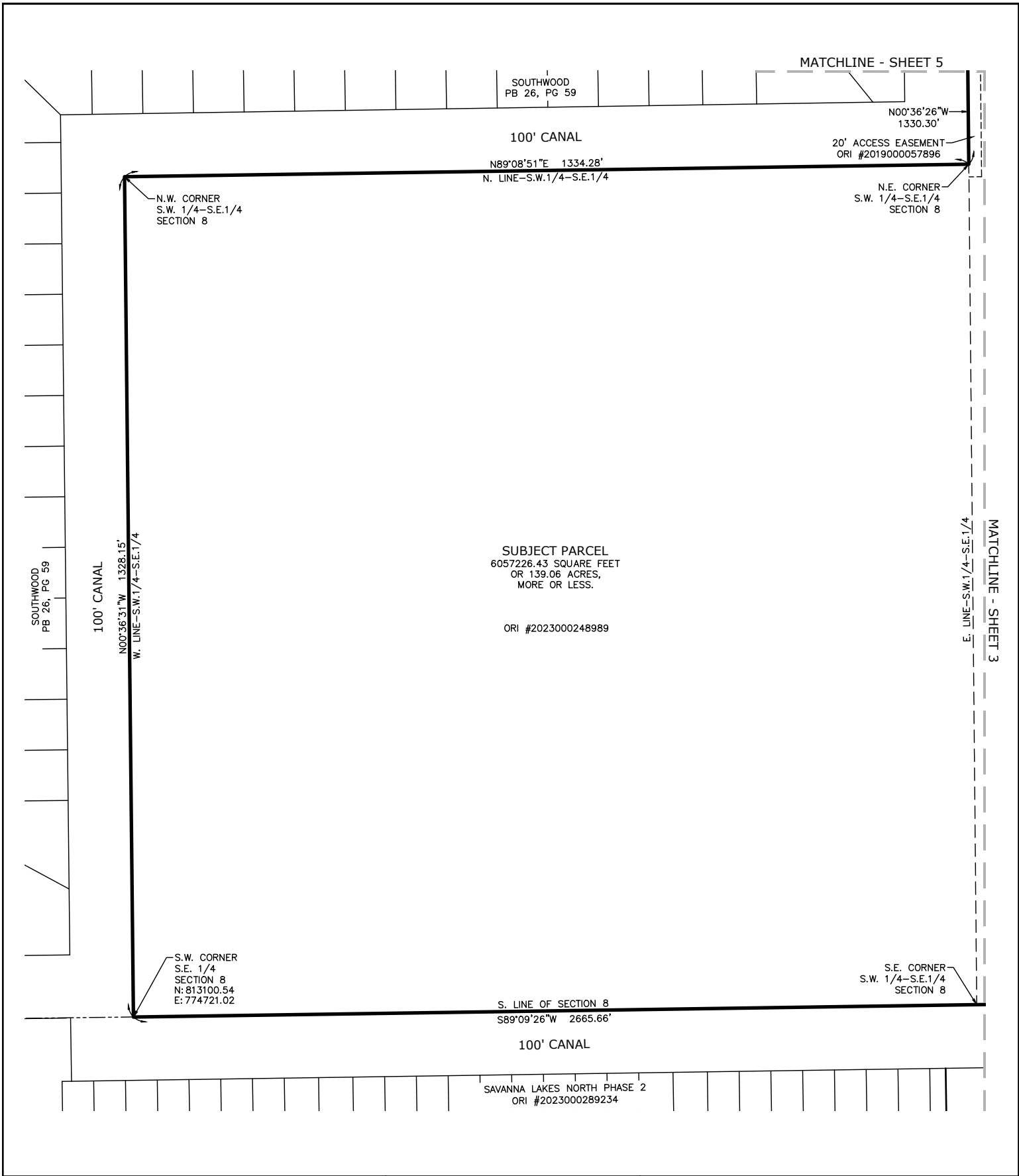
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date	dwg	scale	job#	sheet
1-6-26	25-18SK	1"=200'	25-18	3 OF 7



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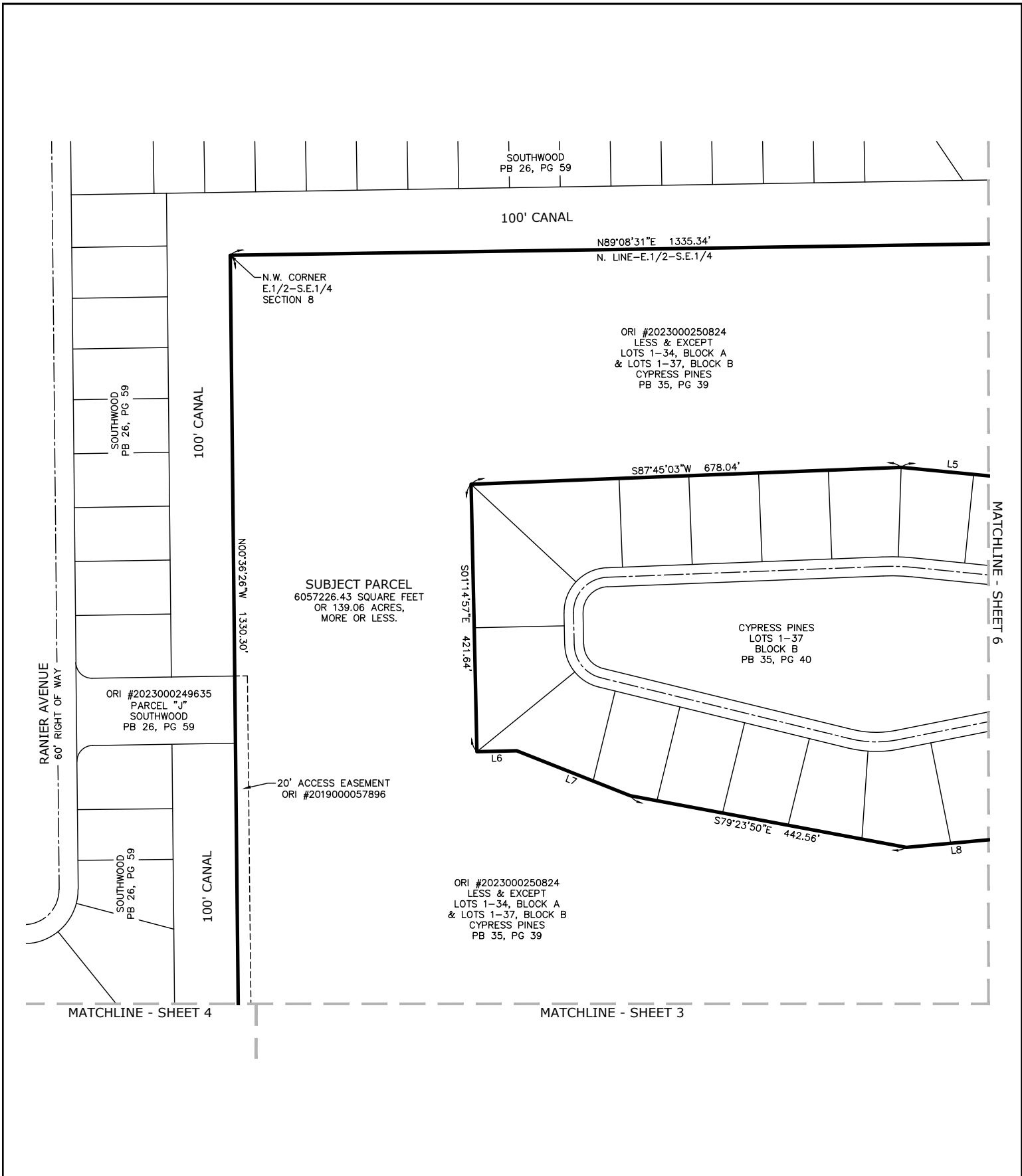


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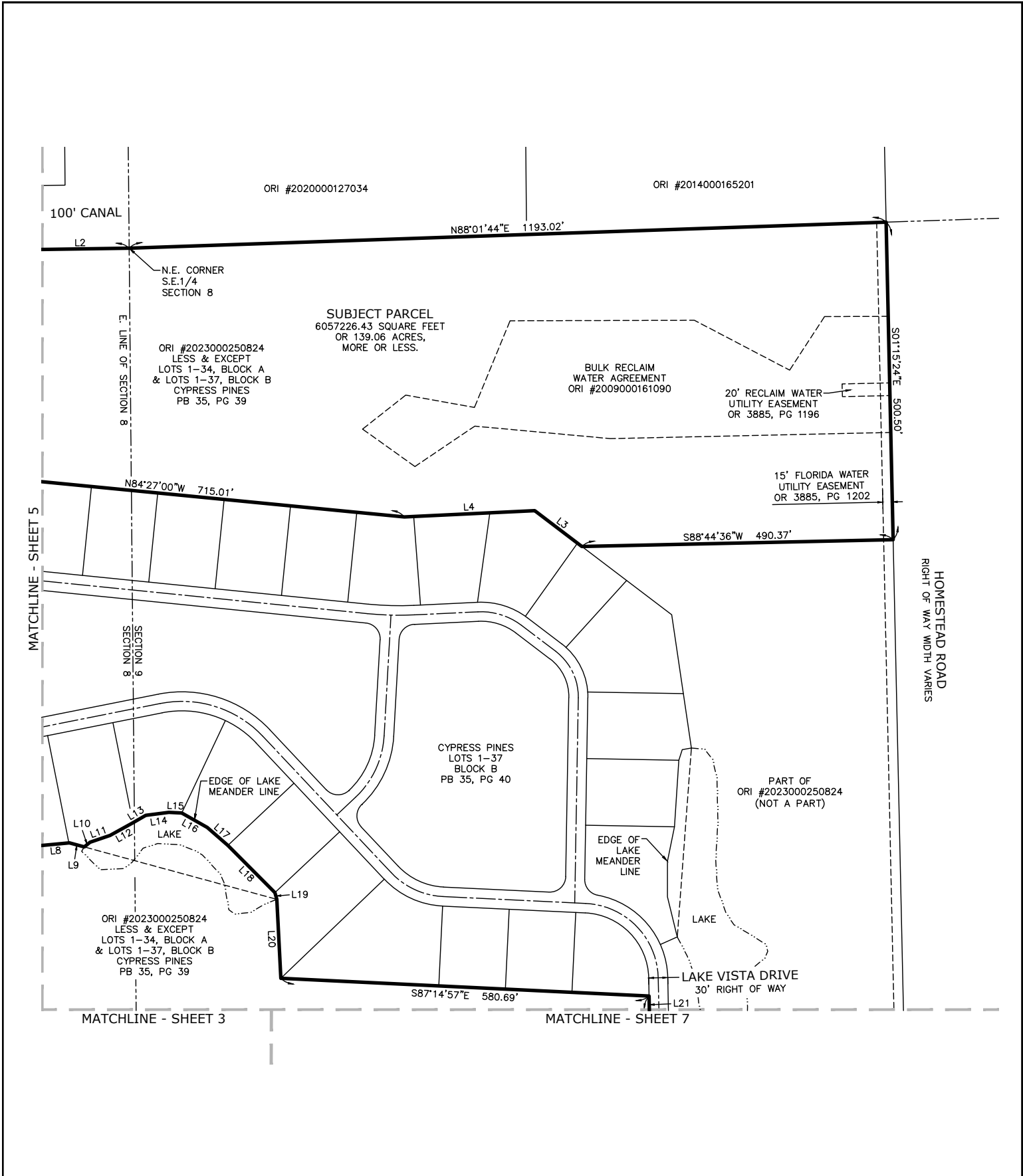


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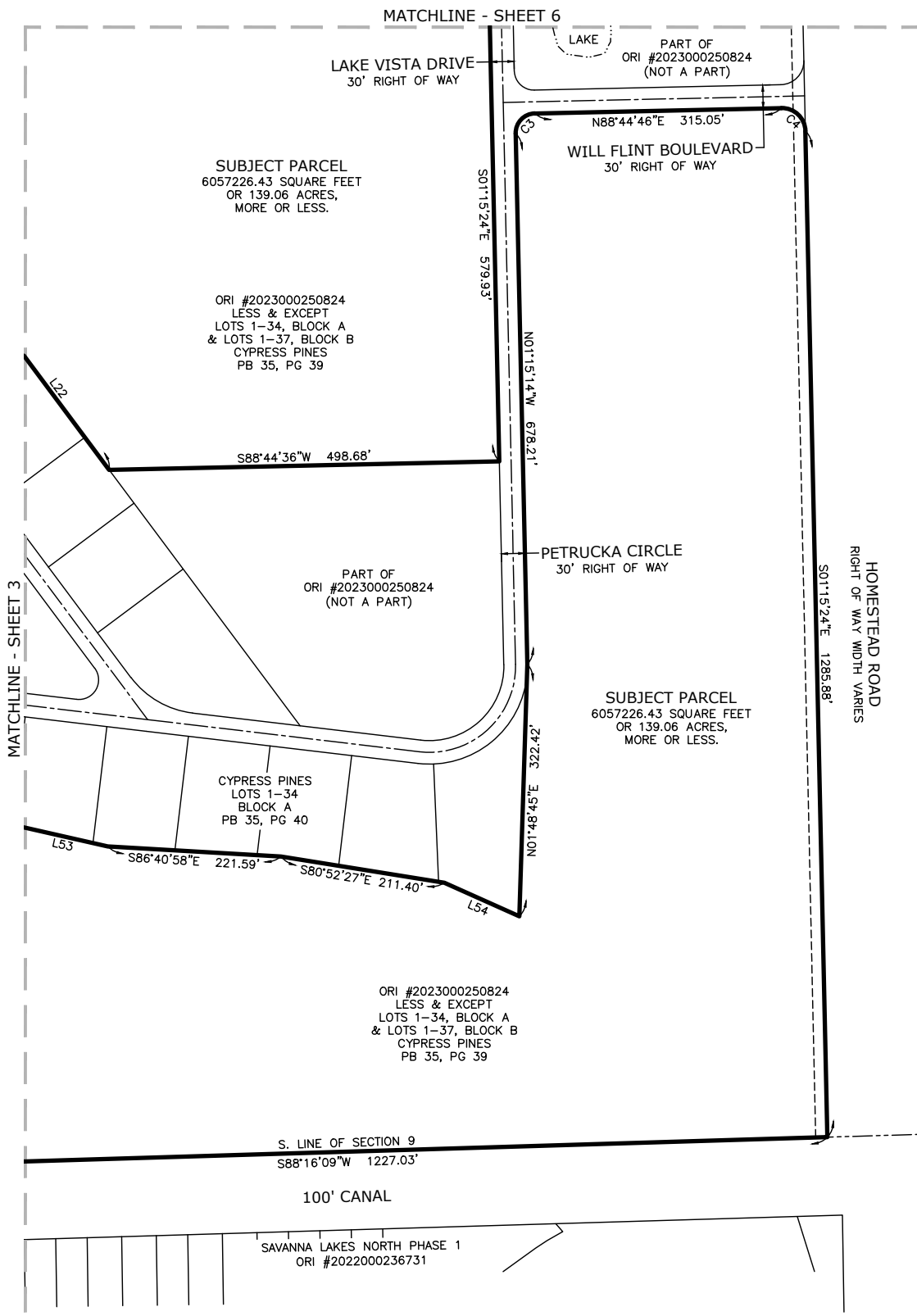


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EXHIBIT "B"

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.

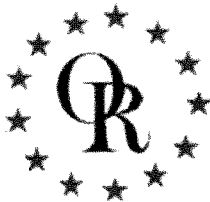
Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

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  President

Attest  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. 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.
- 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**

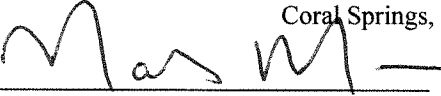
1. The Insured is: **Par Course, LLC a Florida limited liability company**
2. **The estate or interest in the Land that is insured by this policy is FEE SIMPLE as shown by instrument recorded in Instrument Number 2025000324646; Instrument Number 2025000324647; Instrument Number 2025000324648, Public 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.

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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
OWNER'S POLICY
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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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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

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“Exhibit A”

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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.



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TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

WILDCAT RPD

(PROJECT NO. F2603.15)

PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

May 7, 2026



CONTENTS

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED DEVELOPMENT
- IV. TRIP GENERATION
- V. TRIP DISTRIBUTION
- VI. FUTURE TRAFFIC CONDITIONS
- VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS
- VIII. INTERSECTION ANALYSIS
- IX. CONCLUSION



I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking rezoning approval. The proposed development is located at 350 Homestead Road South in Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

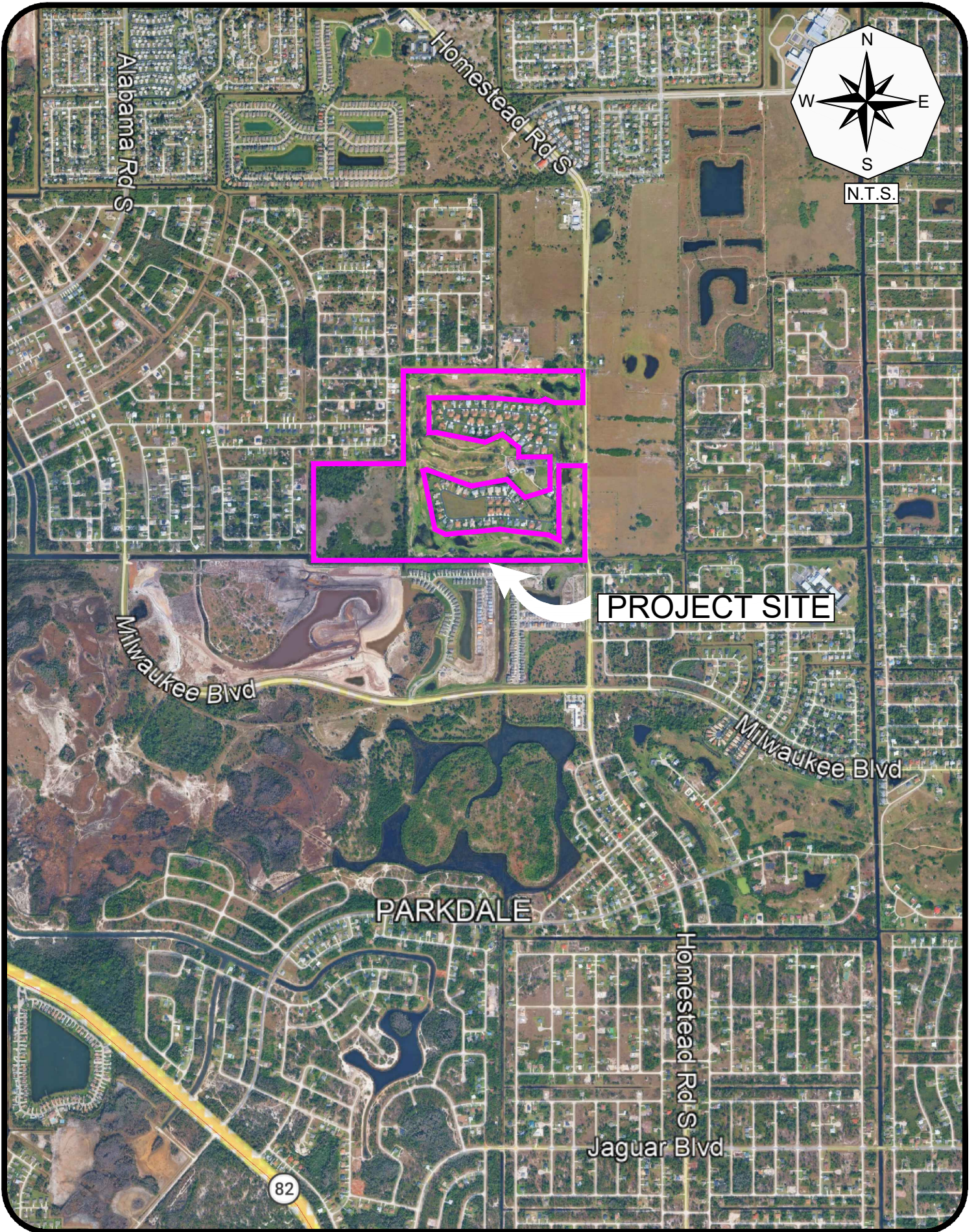
The approximate 148.9-acre subject site is currently zoned as Residential Multiple Family (RM-2) and Agricultural (AG-2). The applicant is proposing to rezone the subject site to Residential Planned Development (RPD) to permit the development of up to 600 residential dwelling units. Access to the RPD is proposed to Homestead Road South via two connections and to Ranier Avenue via a single connection opposite of Grant Boulevard.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various site access drives were completed and an analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

II. EXISTING CONDITIONS

The subject site is currently partially occupied by a golf course on an approximate 109 acres of property. The remaining 40 acres of property is currently vacant. The overall site is generally bordered by Homestead Road South to the east, and by residential uses and Lamsid Canal to the south, west and north.

F2603.15





Homestead Road S. is a two-lane undivided arterial roadway that borders the subject site to the east. Homestead Road north of Illaria Court is a four-lane divided arterial roadway. Homestead Road South has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

Grant Blvd is a two-lane undivided collector to the west of the subject site. Grant Boulevard has a posted speed limit of 30 mph and is under the jurisdiction of the Lee County Department of Transportation.

III. PROPOSED DEVELOPMENT

The approximate 148.9-acre subject site is currently zoned as Residential Multiple Family (RM-2) and Agricultural (AG-2). The applicant is proposing to rezone the subject site to Residential Planned Development (RPD) to permit the development of up to 600 residential dwelling units. **Table 1** summarizes the uses/intensities that were assumed as part of proposed rezoning request.

**Table 1
Land Uses
Wildcat RPD**

Land Use	Proposed
Residential	600 Dwelling Units

Access to the RPD is proposed to Homestead Road South via two connections and to Ranier Avenue via a single connection opposite of Grant Boulevard.

IV. TRIP GENERATION

The trip generation for the proposed rezoning was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 12th Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the proposed residential uses. The equations used from this land use are



contained in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour as well as the daily trip generation of the development as currently proposed.

Table 2
Trip Generation
Wildcat RPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (600 Units)	110	298	408	310	190	500	5,107

V. TRIP DISTRIBUTION

The trips as a result of the proposed development shown in Table 2 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on the current and project population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on **Figure 2**. Also shown on Figure 2 is the site traffic assignment to the proposed site access drives and surrounding intersections.

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service “C” volumes. The Level of Service threshold volumes were obtained from the **Lee County Generalized Peak Hour Directional Service Volume Table**. Based on Table 1A, Homestead Road between Milwaukee Boulevard and Ilaria Court, and Grant Boulevard between the site and SR 82 are the only roadway segments anticipated to be significantly impacted by the proposed development.

F2603.15

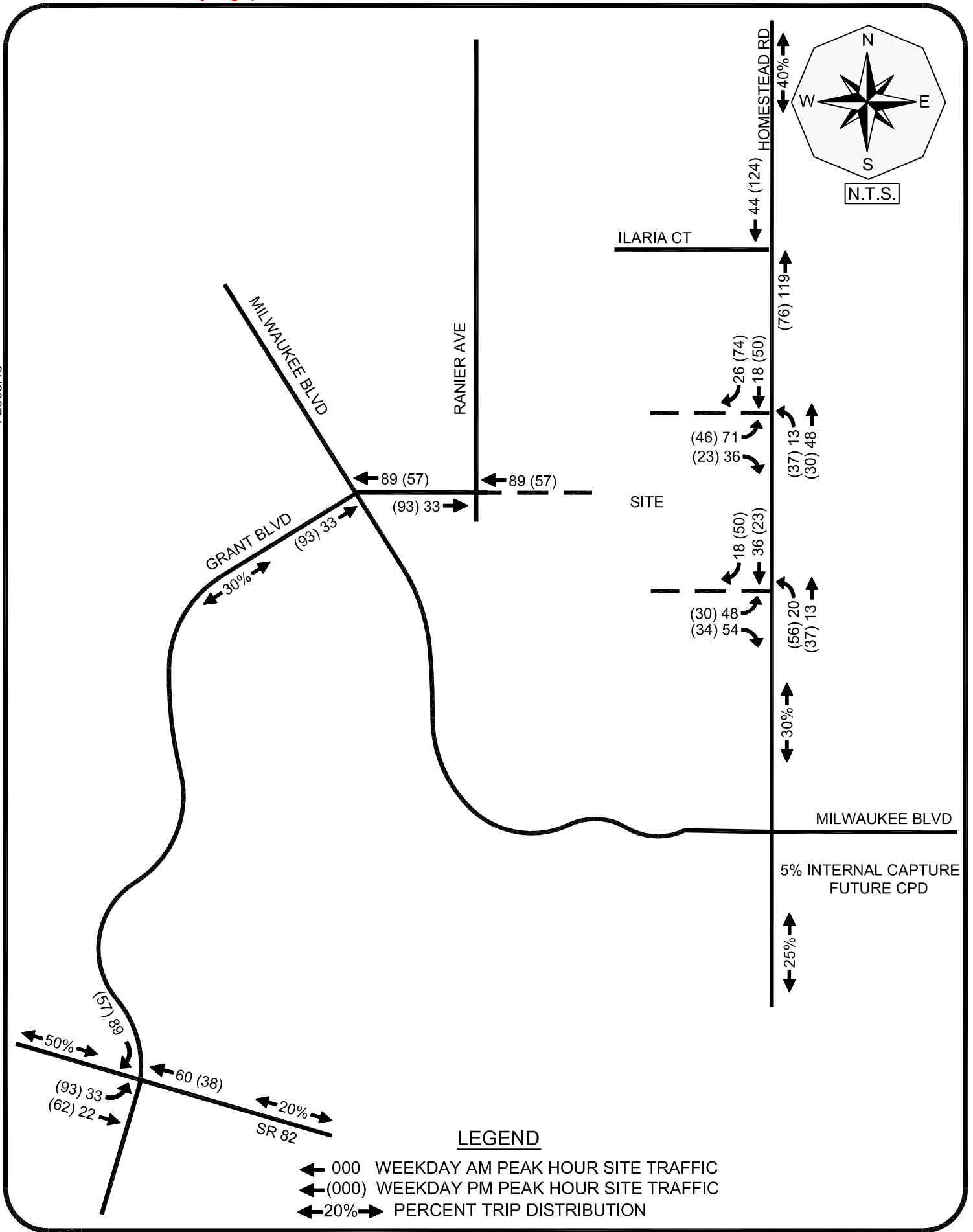


Figure 2



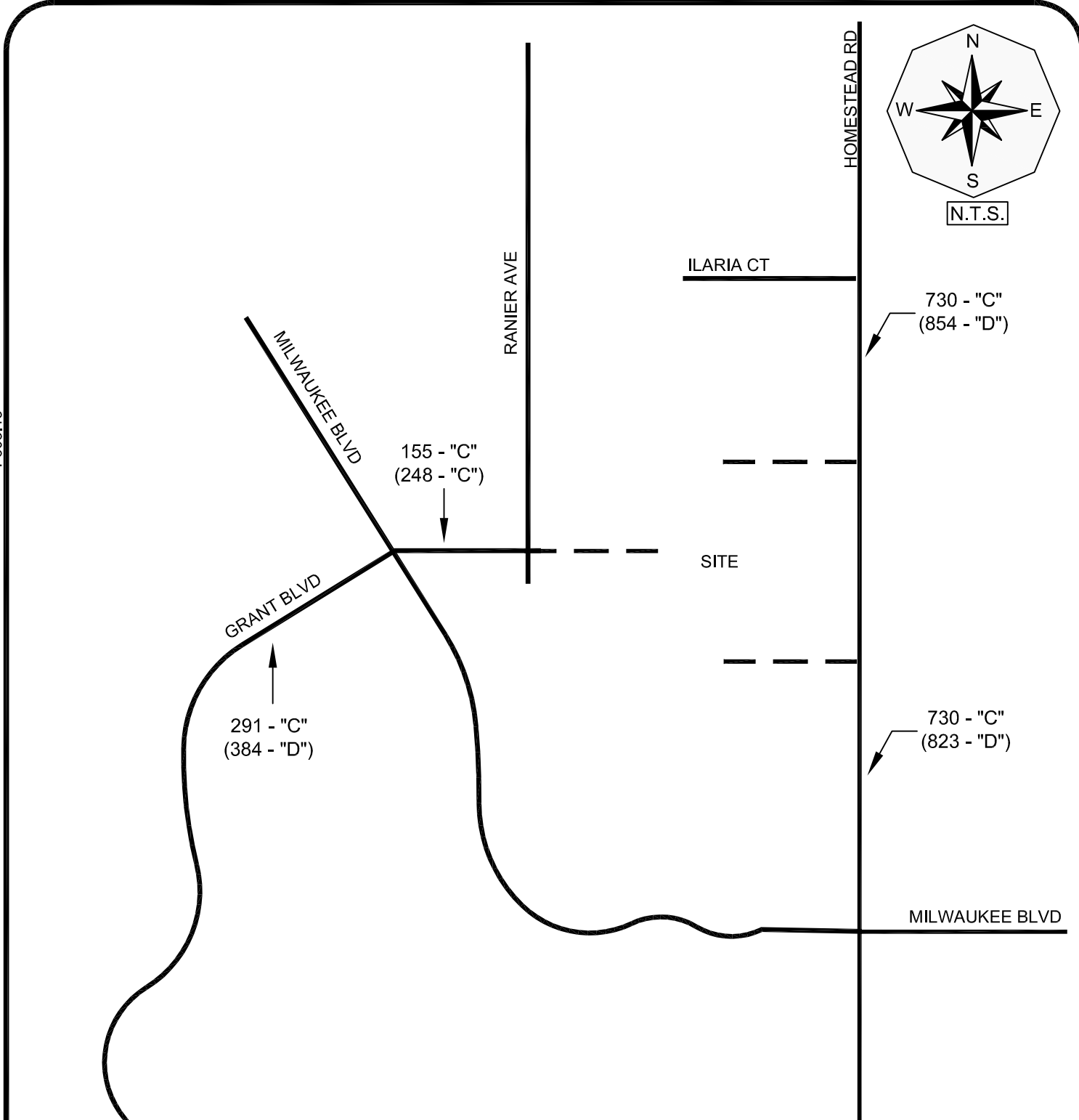
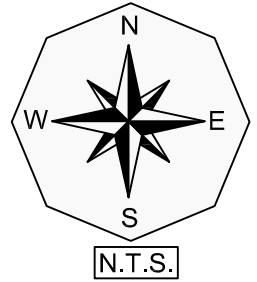
VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2031 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rate on Homestead Road South was determined through comparisons of the latest historical annual traffic data obtained from the Lee County's *Traffic Count Report*. Due to lack of historical traffic data on Grant Boulevard, a minimum annual growth rate of 2% compounded annually was assumed. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2031 without the development and year 2031 with the development.

Table 2A in the Appendix of the report indicates the methodology utilized to obtain the year 2031 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes for Homestead Road were obtained from the 2025 *Lee County Public Facilities Level of Service and Concurrency Report*. Due to lack of traffic data on Grant Road, the base year traffic volumes on Grant Boulevard were obtained from the peak season traffic counts conducted as part of this report at Grant Boulevard and Milwaukee Boulevard intersection on April 23, 2026.

Figure 3 indicates the year 2031 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday P.M. peak hour with the development traffic added to the roadways. This figure was derived from Table 2A contained in the Appendix.

F603.15



LEGEND

XXX - "X" 2031 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC AND LEVEL OF SERVICE DESIGNATION

(XXX -"X") 2031 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND PLUS PEAK DIRECTION PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION

2031 LEVEL OF SERVICE ANALYSIS

WILDCAT RPD

Figure 3



VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In comparing the links' functional classification and calculated 2031 traffic volumes to the Service Volume Tables, it was determined that all analyzed roadways are projected to operate at or above the minimum adopted Level of Service in 2031 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development.

Turn lane improvements at the proposed site access drives will be evaluated at the time the project seeks a Local Development Order approval.

VIII. INTERSECTION ANALYSIS

Intersection analysis was performed at the proposed site access drives on Homestead Road as well as at off-site intersections of Grant Boulevard with Milwaukee Boulevard and SR 82 utilizing the *SYNCHRO*[®] software. The analysis was completed based on the projected 2031 weekday AM and PM peak hour traffic conditions. Peak hour traffic counts were conducted by TR Transportation at the surrounding intersections on April 23, 2026. The peak hour traffic counts were conducted during the peak season conditions as confirmed by the seasonal factor data provided by FDOT in their *Traffic Information Online* resource. The FDOT peak season correction factor is included in the Appendix of this report for reference. The existing peak season traffic volumes were then increased by a growth rate factor to determine the projected 2031 background turning movement volumes. The turning volumes projected to be added to the intersections as illustrated on Figure 2 were then added to the 2031 background volumes to estimate the future 2031 traffic volumes with the project. These volumes are based on the data from the spreadsheets contained in the Appendix of this report titled *Development of Future Year Background Turning Volumes*.



Based upon the results of the capacity analysis at the unsignalized off-site intersection of Grant Boulevard with Milwaukee Boulevard, all movements were shown to operate at an acceptable Level of Service both with and without the project in the 2031 AM and PM peak hour traffic conditions.

Based upon the results of the capacity analysis at the unsignalized off-site intersection of Grant Boulevard with SR 82, several movements were shown to operate at a poor Level of Service both with and without the project in the 2031 AM and PM peak hour traffic conditions. However, this intersection is considered as an off-site intersection. All off-site impacts are mitigated by the project through the payment of the road impact fees.

Based upon the results of the capacity analysis at the proposed site access drives along Homestead Road, the eastbound left turn movement was shown to operate at a poor Level of Service with the project in the 2031 AM and PM peak hour conditions. All other movements were shown to operate at acceptable Level of Service with the project in the 2031 AM and PM peak hour conditions. However, the analysis at this time was completed based on the worst-case development scenario. Intersection analysis will be conducted again at the time the project seeks a Local Development Order approval, which is when more specific project uses/intensities will be known. *SYNCHRO*® summary sheets are attached to the Appendix of this report for reference.

IX. CONCLUSION

The proposed development is located at 310 Homestead Road South in Lee County, Florida. The Level of Service analysis conducted as part of this report indicates all roadways to operate above the minimum adopted Level of Service in 2031 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development. The zoning amendment as proposed is consistent with the goals and objectives of the Lee



County Comprehensive Plan in that there is sufficient roadway capacity projected to accommodate the anticipated development.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a Local Development Order approval.

Based upon the results of the capacity analysis at the unsignalized off-site intersection of Grant Boulevard with Milwaukee Boulevard, all movements were shown to operate at an acceptable Level of Service both with and without the project in the 2031 AM and PM peak hour traffic conditions.

Based upon the results of the capacity analysis at the unsignalized off-site intersection of Grant Boulevard with SR 82, several movements were shown to operate at a poor Level of Service both with and without the project in the 2031 AM and PM peak hour traffic conditions. However, this intersection is considered as an off-site intersection. All off-site impacts are mitigated by the project through the payment of the road impact fees.

Based upon the results of the capacity analysis at the proposed site access drives along Homestead Road, the eastbound left turn movement was shown to operate at a poor Level of Service with the project in the 2031 AM and PM peak hour conditions. All other movements were shown to operate at acceptable Level of Service with the project in the 2031 AM and PM peak hour conditions. However, the analysis at this time was completed based on the worst-case development scenario. Intersection analysis will be conducted again at the time the project seeks a Local Development Order approval, which is when more specific project uses/intensities will be known.

APPENDIX

TABLES 1A & 2A

**TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
WILDCAT RPD**

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	PERCENT									
		ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PROJECT TRAFFIC	PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Homestead Rd	N. of Ilaria Ct	4LD	0	250	1,840	1,960	1,960	1,960	40%	124	6.7%
	N. of Site	2LU	0	140	800	860	860	860	40%	124	15.5%
	S. of Site	2LU	0	140	800	860	860	860	30%	93	11.6%
	S. of Milwaukee Blvd	2LU	0	140	800	860	860	860	25%	78	9.8%
Grant Blvd	W. of Site	2LU	0	0	310	660	740	740	30%	93	30.0%
	W. of Milwaukee Blvd	2LU	0	0	310	660	740	740	30%	93	30.0%
SR 82	W. of Grant Blvd	6LD	0	400	2,840	2,940	2,940	2,940	50%	155	5.5%

* Level of Service threshold volumes were obtained from the Lee County Generalized Peak Hour Directional Service Volumes

**TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
WILDCAT RPD**

TOTAL PROJECT TRAFFIC AM =		408	IN =	110	OUT=	298													
TOTAL PROJECT TRAFFIC PM =		500	IN=	310	OUT=	190													
2024/2026																			
ROADWAY	SEGMENT	Sta#	BASE YR	LATEST	YRS OF	ANNUAL	PK SEASON	PK HR	PK HR	PK SEASON	PERCENT	2031		2031					
												ADT	ADT	GROWTH	RATE	PEAK DIR. ¹	VOLUME	LOS	TRAFFIC
Homestead Rd	N. of Site	451	11,600	15,500	9	3.27%	583	583	730	C	40%	119	124	850	D	854	D		
	S. of Site	451	11,600	15,500	9	3.27%	583	583	730	C	30%	89	93	820	D	823	D		
Grant Blvd	W. of Site	N/A	N/A	N/A	N/A	2.00%	140	155	155	C	30%	89	93	244	C	248	C		
	W. of Milwaukee Blvd	N/A	N/A	N/A	N/A	2.00%	264	291	291	C	30%	89	93	380	D	384	D		

1 Current 2024 peak hour peak season peak direction traffic volumes for Homestead Rd was obtained from the 2025 Lee County Public Facilities Level of Service and Concurrency Report.
 1 Due to lack of traffic data, the current 2026 peak hour peak season peak direction traffic volumes for Grant Road was obtained from the traffic count conducted at Grant Blvd/Milwaukee Blvd intersection.
 * AGR was calculated based the historical traffic data obtained from Lee County Traffic Count Report.

**LEE COUNTY GENERALIZED PEAK
HOUR DIRECTIONAL 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.						

**TRAFFIC DATA FROM THE LEE
COUNTY PUBLIC FACILITIES LEVEL
OF SERVICE AND CONCURRENCY
REPORT**

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2024-100TH HIGHEST HOUR		2029 FUTURE FORECAST*		Notes		
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾		VOLUME ⁽²⁾	V/C ⁽³⁾
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	1,040	0.52	B	1,093	0.55	(4)
10200	EVERGREEN RD	US 41	BUS 41	2LN	E	860	C	103	0.12	C	108	0.13	(4)
10300	FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	C	252	0.29	C	265	0.31	
10400	FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,300	D	1,281	0.56	D	1,346	0.59	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,547	0.67	D	1,625	0.71	
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	C	329	0.38	C	346	0.40	constrained
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,790	C	782	0.44	C	822	0.46	
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	2LN	E	860	E	782	0.91	E	822	0.96	
10900	GLADIOLUS DR	MCGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	658	0.36	C	692	0.38	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,140	0.62	C	1,198	0.65	
11100	GLADIOLUS DR	BASS RD	WINKLER RD	6LD	E	2,780	C	1,140	0.41	C	1,198	0.43	
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	B	1,140	0.41	B	1,198	0.43	
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	2,780	C	2,348	0.84	C	2,468	0.89	
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	135	0.16	C	141	0.16	
11500	GUNNERY RD	SR 82	LEE BLVD	4LD	E	1,920	B	1,589	0.83	B	1,670	0.87	
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	992	0.97	F	1,043	1.02	
11700	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	E	1,880	B	1,130	0.60	B	1,188	0.63	
11800	HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,083	0.58	B	1,138	0.61	
11900	HANCOCK BRIDGE PKWY	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,348	0.72	B	1,417	0.75	
12000	HANCOCK BRIDGE PKWY	MOODY RD	US 41	4LD	E	1,880	B	1,287	0.68	B	1,353	0.72	
12100	HART RD	SR 78	TUCKER LANE	2LN	E	860	C	294	0.34	C	309	0.36	(4)
12200	HICKORY BLVD	BONITA BEACH RD	MCLAUGHLIN BLVD	2LN	E	890	D	374	0.42	D	393	0.44	constrained
12300	HICKORY BLVD	MCLAUGHLIN BLVD	MELODY LANE	2LN	E	890	D	374	0.42	D	393	0.44	constrained
12400	HICKORY BLVD	MELODY LANE	ESTERO BLVD	2LN	E	890	D	374	0.42	D	393	0.44	constrained
12480	HOMESTEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	D	583	0.58	D	613	0.61	
12490	HOMESTEAD RD	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	D	583	0.58	D	613	0.61	
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	4LN	E	1,960	C	583	0.30	C	613	0.31	
12500	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	4LN	E	1,960	D	1,491	0.76	D	1,567	0.80	
31800	I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	6080/7585	D	5987	0.98	D	6777	0.75	
31900	I-75	CORKSCREW RD	ALICO RD	6LF	D	6,080	D	5,576	0.92	F	6,440	1.06	
32000	I-75	ALICO RD	DANIELS PKWY	6LF	D	6080/8090	F	6,438	1.06	F	7,425	1.22	
32100	I-75	DANIELS PKWY	COLONIAL BLVD	6LF	D	6,080	E	6,090	1.00	F	7,069	1.16	
32300	I-75	COLONIAL BLVD	DR MLK JR BLVD (SR 82)	6LF	D	7,080	C	5,473	0.77	D	6,090	0.86	
32400	I-75	DR MLK JR BLVD (SR 82)	LUCKETT RD	6LF	D	6,080	D	6,040	0.99	F	6,915	1.14	
32500	I-75	LUCKETT RD	SR 80	6LF	D	7,080	C	5,833	0.82	D	6,618	0.93	
32500	I-75	SR 80	SR 78	8LF	D	8,090	B	4,471	0.55	C	5,074	0.63	
32600	I-75	SR 78	COUNTY LINE	6LF	D	6,080	B	3,499	0.58	C	3,946	0.65	
12700	IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	C	213	0.25	C	224	0.26	(4)
13000	IMMOKALEE RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	6LD	D	2,814	D	2,655	0.94	F	3,211	1.14	
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	6LD	D	2,814	C	1,966	0.70	C	2,406	0.86	Timber Creek RPD
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	6LD	D	2,814	C	2,419	0.86	F	2,896	1.03	
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	4LD	D	1,900	C	1,134	0.60	C	1,376	0.72	
13400	IMMOKALEE RD (SR 82)	BELL BLVD	COUNTY LINE	4LD	D	1,900	C	862	0.45	C	1,020	0.54	
13500	IMPERIAL PKWY	COLLIER COUNTY LINE	BONITA BEACH RD	4LD	E	1,920	B	1,740	0.91	B	1,829	0.95	
13550	IMPERIAL PKWY	E TERRY ST	COCONUT RD	4LD	E	1,920	B	1,352	0.70	B	1,421	0.74	City of Bonita Springs/Village of Estero
13600	IONA RD	DAVIS RD	MCGREGOR BLVD	2LN	E	860	C	404	0.47	C	447	0.52	Watrous Plantation
13700	ISLAND PARK RD	PARK RD	US-41	2LN	E	860	C	97	0.11	C	144	0.17	(4)Coves of Estero Bay
13800	JOEL BLVD	ALEX GRAHAM BELL BLVD	18TH ST	4LN	E	2,120	B	668	0.32	B	702	0.33	

**HISTORICAL TRAFFIC DATA FROM
LEE COUNTY TRAFFIC COUNT
REPORT**

Updated 3/9/2026		f	Daily Traffic Volume (AADT)												
STREET	LOCATION	Station #	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
DEL PRADO BLVD	S OF FOUR MILE COVE RD	40	46500	45600	46500	46400	45200	45100	40400	45000	45100	44100	43300	42500	
DEL PRADO BLVD	E OF US 41	443	5400	6000	6600	7200	7800	7800	8800		9600	11100	12000	13300	
ESTERO BLVD	@ BIG CARLOS PASS BR.	274				9400		10200				6300		7900	
ESTERO BLVD	N OF DENORA ST	44	13500	12700	12400			11000	11400	13400	12200				
ESTERO PKWY	W OF BEN HILL GRIFFIN PKW	459		15800		19500		17400		12500		22600		25100	
ESTERO PKWY	E OF US 41	465		11500		16200		15700		17100		20000		20700	
FIDDLESTICKS BLVD	S OF DANIELS PKWY	276	7200		7700		7800		7700		7000		8800		
FOWLER ST	E OF US 41	511	20700		23300		22100		18800		21700		20100		
FOWLER ST	S OF MORENO ST	28	23000	24500	23700	24900	23900	27400	24800	27700	28700	29700			
FOWLER ST	S OF M.L.K. BLVD (SR 82)	119							14400	17400	17600	18300	19400	16500	
GATEWAY BLVD	S OF GRIFFIN	536						22460							
GILCHRIST AVE	S OF 4TH STREET W	535								13500					
GLADIOLUS DR	E OF SAN CARLOS BLVD	284		13100		13100		11000		11400		10900		10600	
GLADIOLUS DR	E OF A&W BULB RD	39	20500	21900	22600	23000	22500	23200	19800	21900	23000	22300	21300	20400	
GLADIOLUS DR	W OF US 41	46	38900	40600	42000	42700	41500	43200	39000	44900	46200	43400	44600	41900	
GREENBRIAR BLVD	W OF JOEL BLVD	476										2700	3100	3100	
GRIFFIN DR	S OF SR 82	534						8000							
GUNNERY RD	N OF IMMOKALEE RD	290	18300	19100	21500	20400			26300	25800	26100		29400	31000	
GUNNERY RD	N OF LEE BLVD (CR 884)	289	13600	15100	14800	15500	15800	15700	16700		15700		13400		
GUNNERY RD	S OF BUCKINGHAM RD			7800											
HANCOCK BRIDGE PKWY	W OF BEAU DR	17	20600	21500	22000	22200	23700	22900	19700	21100	21900	22800	18100	19200	
HANCOCK BRIDGE PKWY	E OF ORANGE GROVE BLVD	116							15900		22000	22900	20300	22400	
HANCOCK BRIDGE PKWY	W OF ORANGE GROVE BLVD	292	20900	20900	23800	21300	23800	23700	21400	22700		25100	16300		
HANCOCK BRIDGE PKWY	W OF NE 24 AVE	115									19900	19500	17900	19000	
HART RD	N OF BAYSHORE RD (SR 78)	298		6500		6800						6300		5700	
HOMESTEAD RD	N OF BETH STACEY BLVD	6104									27500	29200	29700	31300	
HOMESTEAD RD	@ WESTMINSTER RD	6	24800	26200	27000	27100	27500	26100	20000	26400	28400	30300	31700	33900	
HOMESTEAD RD	S OF ARTHUR RD	451	10400	11600	11800	11700					11600		15500		
HOMESTEAD RD	N OF IMMOKALEE RD	456						1900				2700		3300	
IMMOKALEE RD (SR 82)	W OF COLONIAL BLVD	90		25900	28800			30700	29900						
IMMOKALEE RD (SR 82)	E OF GUNNERY RD	21	25100	26700	28000	26100		28000	27600	36500	40400	45500	48100	50500	
IMPERIAL PKWY	N OF STRIKE LN	63	11000	13200	13000	14200	14800	15000	11700	13500	15200	16700	17200	17400	
IMPERIAL PKWY	S OF BONITA BEACH RD	492				22200		20200				23700		22900	
IONA RD	W OF McGREGOR BLVD	303		7100		7200		7000				7100		7100	
JOEL BLVD (CR 884)	E OF BELL BLVD	306	13400	14100	14500	14100	13600	14800	13900				15200	16600	
JOEL BLVD (CR 884)	N OF E 10TH ST	69			8900	9000	9400	9500	9100	10300	10600	11900	12900	13700	
JOEL BLVD (CR 884)	S OF PALM BEACH BLVD	305	7600	8200	8800	9200	9200	11000	10900			13400	14900	13300	
JOHN MORRIS RD	N OF SUMMERLIN RD	498		4500		4700		4800				3400		4100	

FDOT SEASONAL FACTOR

2025 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 1200 LEE COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.95 PSCF
1	01/01/2025 - 01/04/2025	0.97	1.02
2	01/05/2025 - 01/11/2025	1.00	1.05
3	01/12/2025 - 01/18/2025	1.02	1.07
4	01/19/2025 - 01/25/2025	1.00	1.05
* 5	01/26/2025 - 02/01/2025	0.98	1.03
* 6	02/02/2025 - 02/08/2025	0.96	1.01
* 7	02/09/2025 - 02/15/2025	0.94	0.99
* 8	02/16/2025 - 02/22/2025	0.94	0.99
* 9	02/23/2025 - 03/01/2025	0.93	0.98
*10	03/02/2025 - 03/08/2025	0.93	0.98
*11	03/09/2025 - 03/15/2025	0.93	0.98
*12	03/16/2025 - 03/22/2025	0.93	0.98
*13	03/23/2025 - 03/29/2025	0.94	0.99
*14	03/30/2025 - 04/05/2025	0.95	1.00
*15	04/06/2025 - 04/12/2025	0.95	1.00
*16	04/13/2025 - 04/19/2025	0.96	1.01
17	04/20/2025 - 04/26/2025	0.97	1.02
18	04/27/2025 - 05/03/2025	0.99	1.04
19	05/04/2025 - 05/10/2025	1.01	1.06
20	05/11/2025 - 05/17/2025	1.03	1.08
21	05/18/2025 - 05/24/2025	1.03	1.08
22	05/25/2025 - 05/31/2025	1.04	1.09
23	06/01/2025 - 06/07/2025	1.05	1.11
24	06/08/2025 - 06/14/2025	1.06	1.12
25	06/15/2025 - 06/21/2025	1.06	1.12
26	06/22/2025 - 06/28/2025	1.06	1.12
27	06/29/2025 - 07/05/2025	1.07	1.13
28	07/06/2025 - 07/12/2025	1.07	1.13
29	07/13/2025 - 07/19/2025	1.07	1.13
30	07/20/2025 - 07/26/2025	1.06	1.12
31	07/27/2025 - 08/02/2025	1.06	1.12
32	08/03/2025 - 08/09/2025	1.05	1.11
33	08/10/2025 - 08/16/2025	1.04	1.09
34	08/17/2025 - 08/23/2025	1.04	1.09
35	08/24/2025 - 08/30/2025	1.05	1.11
36	08/31/2025 - 09/06/2025	1.05	1.11
37	09/07/2025 - 09/13/2025	1.05	1.11
38	09/14/2025 - 09/20/2025	1.06	1.12
39	09/21/2025 - 09/27/2025	1.05	1.11
40	09/28/2025 - 10/04/2025	1.03	1.08
41	10/05/2025 - 10/11/2025	1.02	1.07
42	10/12/2025 - 10/18/2025	1.01	1.06
43	10/19/2025 - 10/25/2025	1.01	1.06
44	10/26/2025 - 11/01/2025	1.00	1.05
45	11/02/2025 - 11/08/2025	1.00	1.05
46	11/09/2025 - 11/15/2025	1.00	1.05
47	11/16/2025 - 11/22/2025	0.99	1.04
48	11/23/2025 - 11/29/2025	0.99	1.04
49	11/30/2025 - 12/06/2025	0.98	1.03
50	12/07/2025 - 12/13/2025	0.98	1.03
51	12/14/2025 - 12/20/2025	0.97	1.02
52	12/21/2025 - 12/27/2025	1.00	1.05
53	12/28/2025 - 12/31/2025	1.02	1.07

* PEAK SEASON

09-FEB-2026 17:18:53

830UPD

1_1200_PKSEASON.TXT

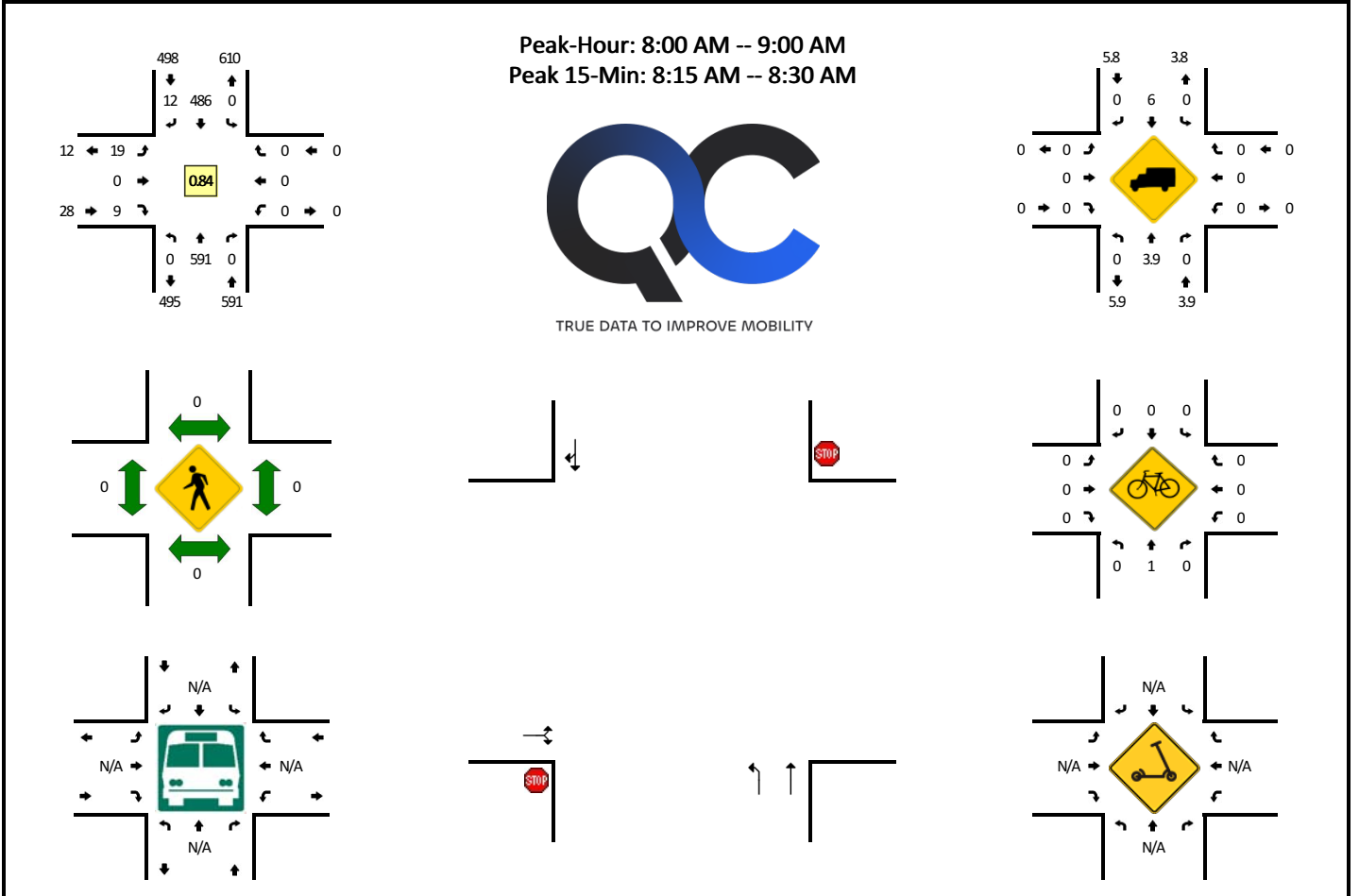
**TRAFFIC COUNT
HOMESTEAD RD @
WILL FLINT BLVD**

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Homestead Rd S -- Will Flint Blvd
CITY/STATE: Lehigh Acres, FL

QC JOB #: 17577001
DATE: Thu, Apr 23 2026



15-Min Count Period Beginning At	Homestead Rd S (Northbound)				Homestead Rd S (Southbound)				Will Flint Blvd (Eastbound)				Will Flint Blvd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	2	119	0	0	0	96	2	0	3	0	4	0	0	0	0	0	226	
7:15 AM	0	124	0	0	0	104	2	0	3	0	4	0	0	0	0	0	237	
7:30 AM	1	100	0	0	0	110	4	0	4	0	4	0	0	0	0	0	223	
7:45 AM	4	97	0	0	0	104	1	0	3	0	5	0	0	0	0	0	214	900
8:00 AM	0	137	0	0	0	128	4	0	4	0	5	0	0	0	0	0	278	952
8:15 AM	0	180	0	0	0	139	5	0	5	0	2	0	0	0	0	0	331	1046
8:30 AM	0	155	0	0	0	128	1	0	4	0	0	0	0	0	0	0	288	1111
8:45 AM	0	119	0	0	0	91	2	0	6	0	2	0	0	0	0	0	220	1117

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	720	0	0	0	556	20	0	20	0	8	0	0	0	0	0	1324
Heavy Trucks	0	24	0	0	0	32	0	0	0	0	0	0	0	0	0	0	56
Buses																	
Pedestrians		0				0					0				0		0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 4/30/2026 9:09 AM

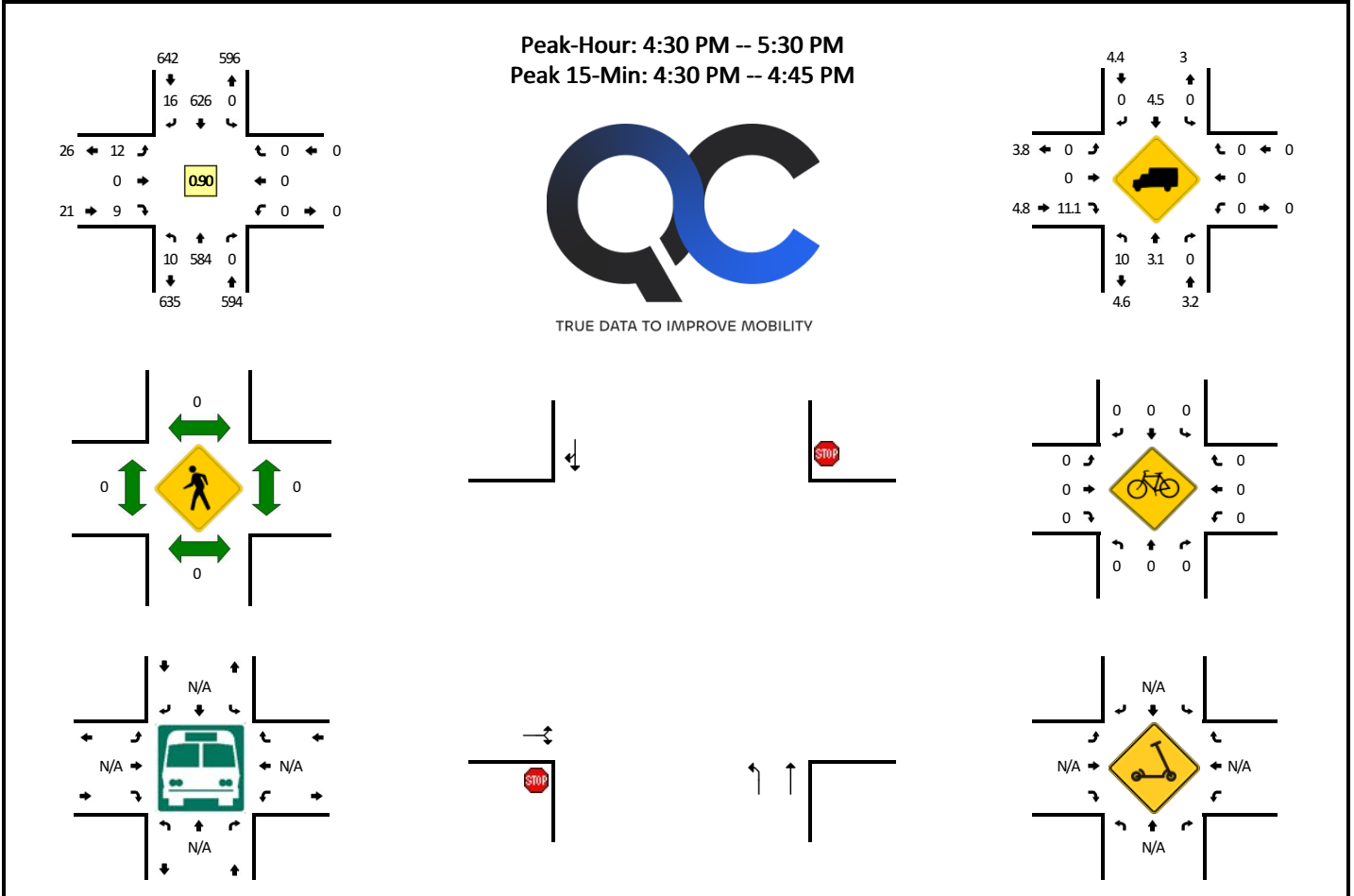
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Homestead Rd S -- Will Flint Blvd
CITY/STATE: Lehigh Acres, FL

QC JOB #: 17577002
DATE: Thu, Apr 23 2026



15-Min Count Period Beginning At	Homestead Rd S (Northbound)				Homestead Rd S (Southbound)				Will Flint Blvd (Eastbound)				Will Flint Blvd (Westbound)				Total	Hourly Totals	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U			
4:00 PM	1	141	0	0	0	126	3	0	1	0	0	0	0	0	0	0	0	272	
4:15 PM	3	145	0	0	0	131	3	0	1	0	2	0	0	0	0	0	0	285	
4:30 PM	2	166	0	0	0	169	6	0	2	0	3	0	0	0	0	0	0	348	
4:45 PM	3	133	0	0	0	152	3	0	2	0	1	0	0	0	0	0	0	294	1199
5:00 PM	2	133	0	0	0	161	2	0	4	0	2	0	0	0	0	0	0	304	1231
5:15 PM	3	152	0	0	0	144	5	0	4	0	3	0	0	0	0	0	0	311	1257
5:30 PM	3	144	0	0	0	147	4	0	4	0	3	0	0	0	0	0	0	305	1214
5:45 PM	2	140	0	0	0	142	0	0	6	0	1	0	0	0	0	0	0	291	1211
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total		
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U			
All Vehicles	8	664	0	0	0	676	24	0	8	0	12	0	0	0	0	0	0	1392	
Heavy Trucks	0	12	0	0	0	48	0	0	0	0	0	0	0	0	0	0	0	60	
Buses																			
Pedestrians		0				0					0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0			0	
Scoters																			

Comments:

Report generated on 4/30/2026 9:09 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

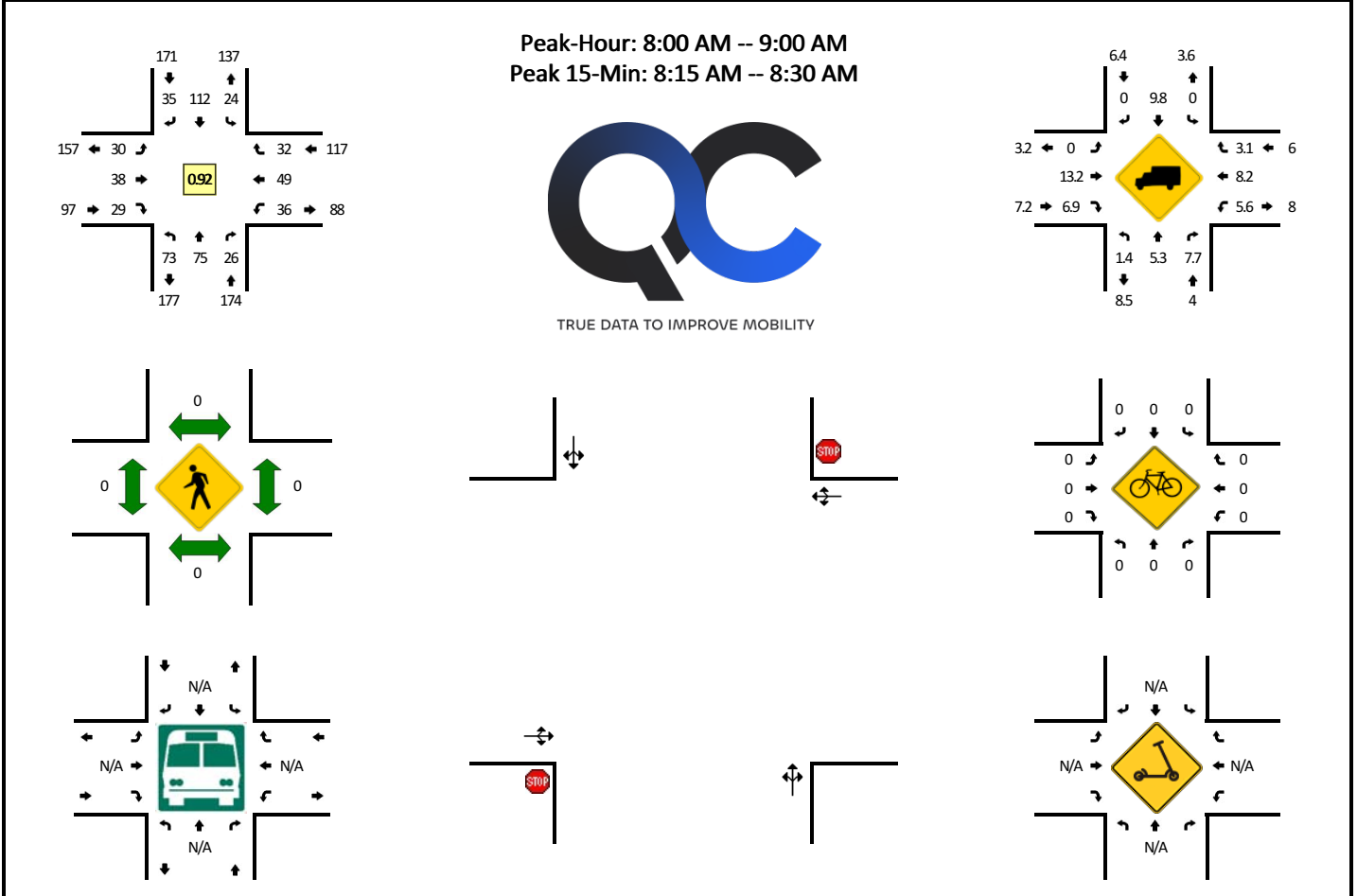
TRAFFIC COUNT
GRANT BLVD @
MILWAUKEE BLVD

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Milwaukee Blvd -- Grant Blvd
CITY/STATE: Lehigh Acres, FL

QC JOB #: 17577003
DATE: Thu, Apr 23 2026



15-Min Count Period Beginning At	Milwaukee Blvd (Northbound)				Milwaukee Blvd (Southbound)				Grant Blvd (Eastbound)				Grant Blvd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	24	26	8	0	8	22	6	0	3	2	14	0	10	17	11	0	151	
7:15 AM	18	17	3	0	7	18	10	0	4	6	14	0	14	19	8	0	138	
7:30 AM	15	13	4	0	7	23	12	0	3	2	9	0	2	19	7	0	116	
7:45 AM	19	15	1	0	5	21	4	0	5	7	13	0	4	14	3	0	111	516
8:00 AM	21	16	6	0	9	28	9	0	5	10	11	0	9	13	4	0	141	506
8:15 AM	21	23	6	0	4	28	9	0	6	11	6	0	13	16	9	0	152	520
8:30 AM	19	18	9	0	6	25	9	0	8	7	7	0	6	6	6	0	126	530
8:45 AM	12	18	5	0	5	31	8	0	11	10	5	0	8	14	13	0	140	559
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	84	92	24	0	16	112	36	0	24	44	24	0	52	64	36	0	608	
Heavy Trucks	0	0	4	0	0	8	0	0	0	4	0	0	4	8	4	0	32	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scooters																		

Comments:

Report generated on 4/30/2026 9:09 AM

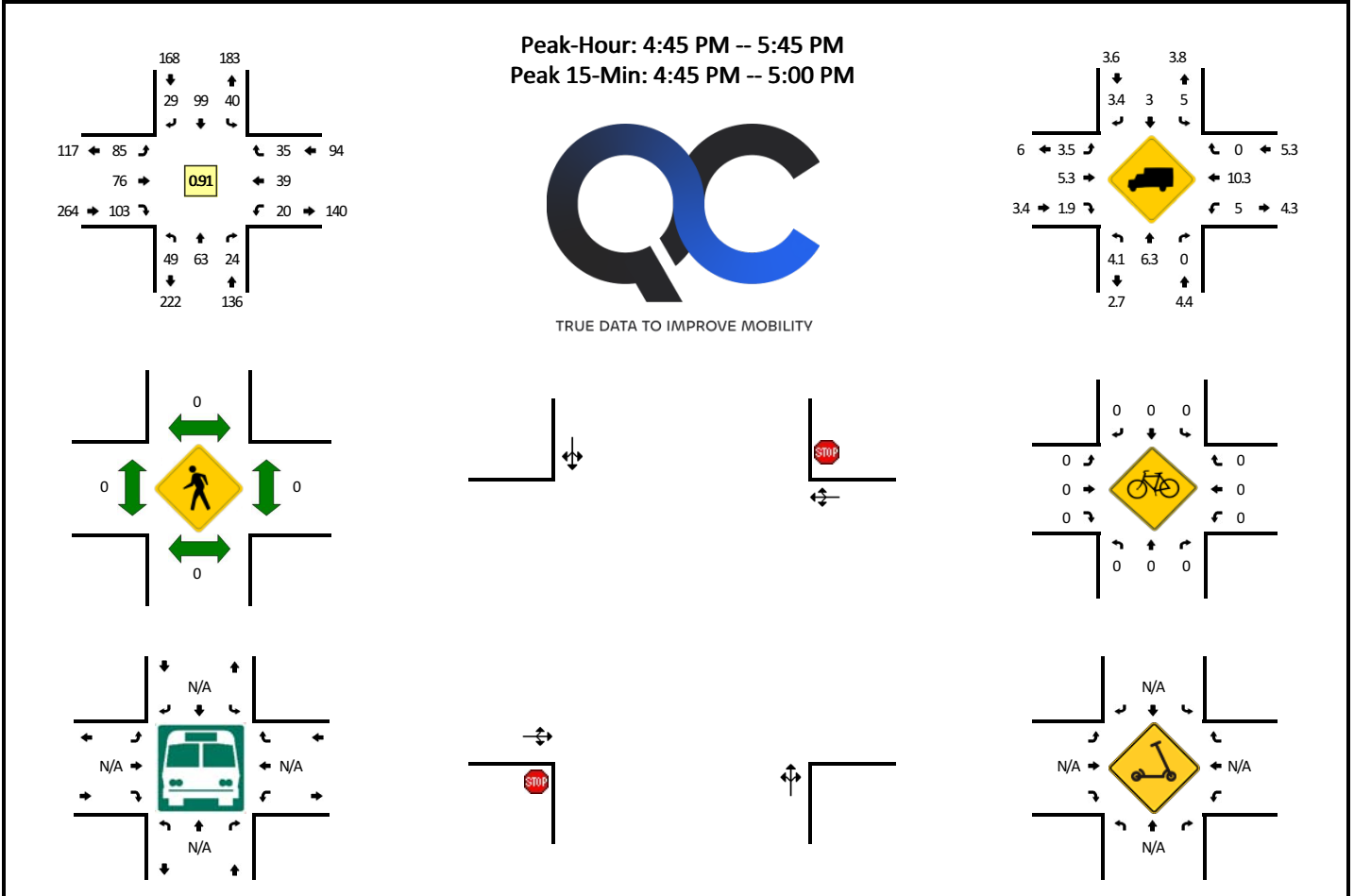
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Milwaukee Blvd -- Grant Blvd
CITY/STATE: Lehigh Acres, FL

QC JOB #: 17577004
DATE: Thu, Apr 23 2026



Peak-Hour: 4:45 PM -- 5:45 PM
Peak 15-Min: 4:45 PM -- 5:00 PM



15-Min Count Period Beginning At	Milwaukee Blvd (Northbound)				Milwaukee Blvd (Southbound)				Grant Blvd (Eastbound)				Grant Blvd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	9	14	6	0	17	26	5	0	15	19	14	0	9	10	8	0	152	
4:15 PM	7	13	2	0	13	26	13	0	20	19	33	0	6	7	6	0	165	
4:30 PM	14	17	5	0	11	20	5	0	15	22	23	0	3	7	10	0	152	
4:45 PM	10	19	9	0	14	31	11	0	19	21	21	0	8	11	8	0	182	651
5:00 PM	7	13	6	0	9	20	10	0	21	18	31	0	4	6	7	0	152	651
5:15 PM	18	15	3	0	9	23	4	0	23	16	33	0	3	9	12	0	168	654
5:30 PM	14	16	6	0	8	25	4	0	22	21	18	0	5	13	8	0	160	662
5:45 PM	17	19	2	0	14	17	6	0	19	26	30	0	4	7	7	0	168	648
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	40	76	36	0	56	124	44	0	76	84	84	0	32	44	32	0	728	
Heavy Trucks	0	12	0		8	4	4		0	4	0		0	12	0		44	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

Comments:

Report generated on 4/30/2026 9:09 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

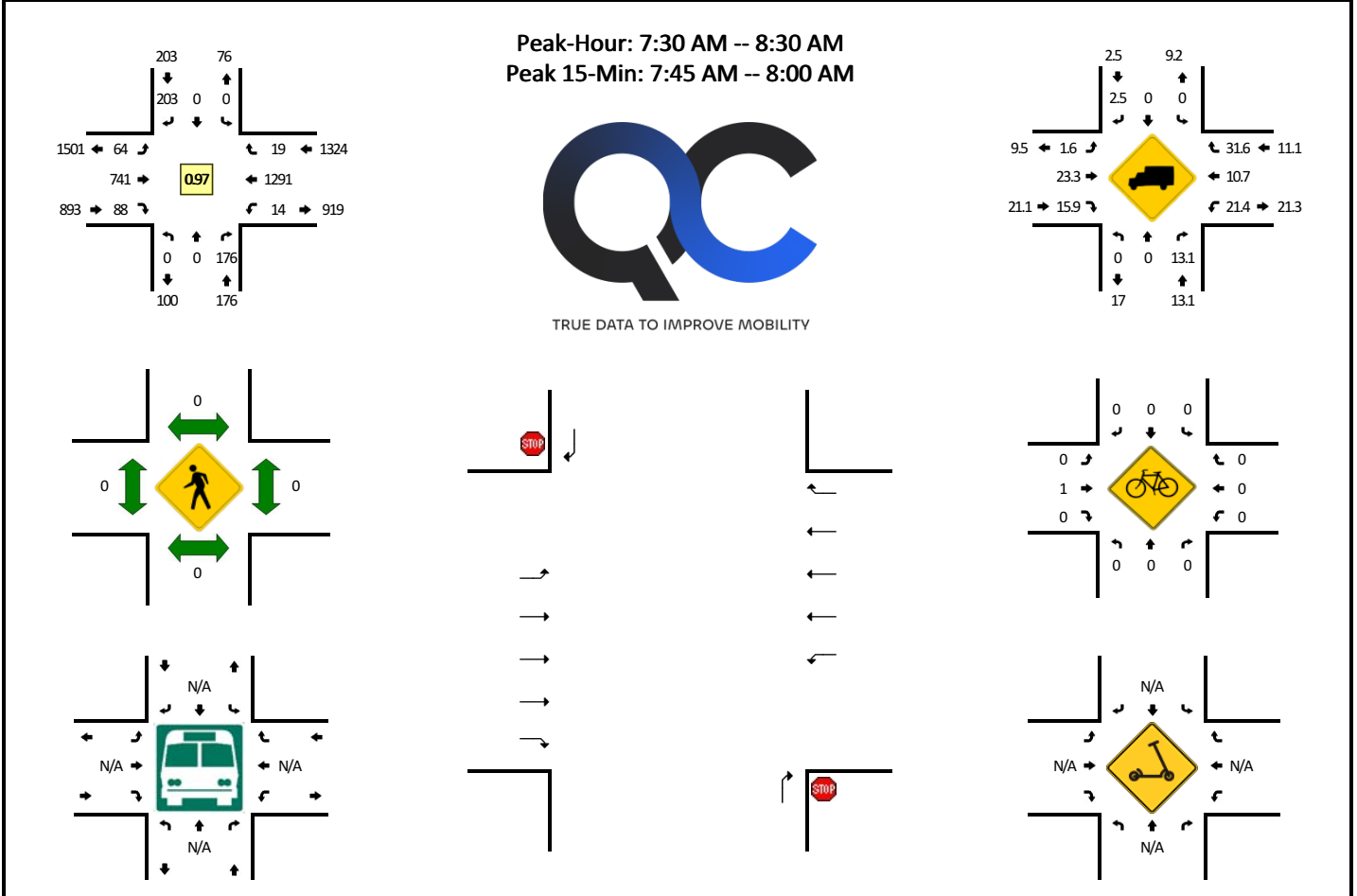
TRAFFIC COUNT
GRANT BLVD @
SR 82

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Grant Blvd/Blackstone Dr -- Immokalee Rd (SR 82)
CITY/STATE: Lehigh Acres, FL

QC JOB #: 17577005
DATE: Thu, Apr 23 2026



15-Min Count Period Beginning At	Grant Blvd/Blackstone Dr (Northbound)				Grant Blvd/Blackstone Dr (Southbound)				Immokalee Rd (SR 82) (Eastbound)				Immokalee Rd (SR 82) (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	61	0	0	0	61	0	19	154	25	1	2	377	8	1	709	
7:15 AM	0	0	32	0	0	0	53	0	10	157	12	1	2	287	0	0	554	
7:30 AM	0	0	36	0	0	0	50	0	8	189	22	1	2	300	4	0	612	
7:45 AM	0	0	46	0	0	0	53	0	22	188	25	2	3	323	5	2	669	2544
8:00 AM	0	0	47	0	0	0	48	0	17	183	18	1	2	335	6	0	657	2492
8:15 AM	0	0	47	0	0	0	52	0	10	181	23	3	5	333	4	0	658	2596
8:30 AM	0	0	43	0	0	0	46	0	12	146	23	0	2	308	5	0	585	2569
8:45 AM	0	0	34	0	0	0	31	0	8	129	33	0	2	300	6	0	543	2443
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	184	0	0	0	212	0	88	752	100	8	12	1292	20	8	2676	
Heavy Trucks	0	0	20	0	0	0	8	0	0	148	20	0	4	136	8	0	344	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

Comments:

Report generated on 4/30/2026 9:09 AM

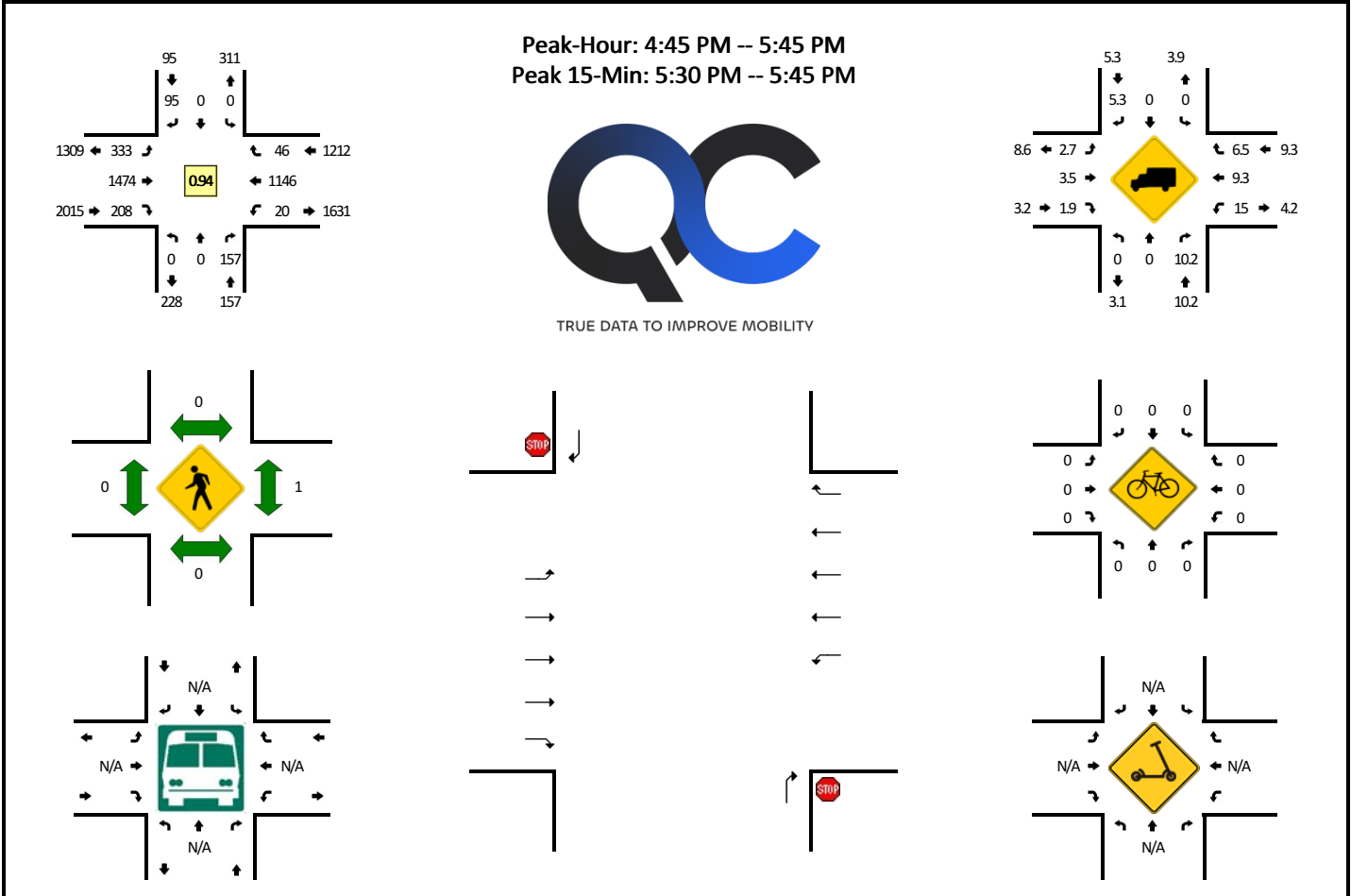
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Grant Blvd/Blackstone Dr -- Immokalee Rd (SR 82)
CITY/STATE: Lehigh Acres, FL

QC JOB #: 17577006
DATE: Thu, Apr 23 2026



15-Min Count Period Beginning At	Grant Blvd/Blackstone Dr (Northbound)				Grant Blvd/Blackstone Dr (Southbound)				Immokalee Rd (SR 82) (Eastbound)				Immokalee Rd (SR 82) (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	38	0	0	0	28	0	58	348	43	11	5	249	8	0	788	
4:15 PM	0	0	40	0	0	0	20	0	68	350	55	17	3	247	13	0	813	
4:30 PM	0	0	26	0	0	0	29	0	60	355	55	20	10	265	9	0	829	
4:45 PM	0	0	38	0	0	0	18	0	52	305	58	11	7	295	8	0	792	3222
5:00 PM	0	0	40	0	0	0	26	0	72	365	42	19	3	272	6	0	845	3279
5:15 PM	0	0	33	0	0	0	24	0	79	405	44	18	6	290	16	0	915	3381
5:30 PM	0	0	46	0	0	0	27	0	62	399	64	20	4	289	16	0	927	3479
5:45 PM	0	0	32	0	0	0	27	0	62	324	57	28	2	244	8	0	784	3471
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	184	0	0	0	108	0	248	1596	256	80	16	1156	64	0	3708	
Heavy Trucks	0	0	8		0	0	4		16	72	0		0	88	4		192	
Buses																		
Pedestrians		0				0				0				4			4	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

Comments:

**DEVELOPMENT OF FUTURE YEAR
BACKGROUND TURNING VOLUMES
SPREADSHEETS**

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Homestead Rd S @ Northernmost Site Access
April 23, 2026
2031

		AM Peak Hour											
		NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts		0	610	0	0	498	0	0	0	0	0	0	0
Peak Season Correction Factor		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes		0	610	0	0	498	0	0	0	0	0	0	0
Growth Rate		0.00%	3.27%	0.00%	0.00%	3.27%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out		5	5	5	5	5	5	5	5	5	5	5	5
2031 Background Turning Volumes		0	716	0	0	585	0	0	0	0	0	0	0
Project Turning Volumes		13	48	0	0	18	26	71	0	36	0	0	0
2031 Background + Project		13	764	0	0	603	26	71	0	36	0	0	0

		PM Peak Hour											
		NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts		0	596	0	0	642	0	0	0	0	0	0	0
Peak Season Correction Factor		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes		0	596	0	0	642	0	0	0	0	0	0	0
Growth Rate		0.00%	3.27%	0.00%	0.00%	3.27%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out		5	5	5	5	5	5	5	5	5	5	5	5
2031 Background Turning Volumes		0	700	0	0	754	0	0	0	0	0	0	0
Project Turning Volumes		37	30	0	0	50	74	46	0	23	0	0	0
2031 Background + Project		37	730	0	0	804	74	46	0	23	0	0	0

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Homestead Rd S @ Southernmost Site Access
April 23, 2026
2031

	AM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	591	0	0	495	0	0	0	0	0	0	0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	0	591	0	0	495	0	0	0	0	0	0	0
Growth Rate	0.00%	3.27%	0.00%	0.00%	3.27%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2031 Background Turning Volumes	0	694	0	0	581	0	0	0	0	0	0	0
Project Turning Volumes	20	13	0	0	36	18	48	54	54	0	0	0
2031 Background + Project	20	707	0	0	617	18	48	54	54	0	0	0

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	594	0	0	635	0	0	0	0	0	0	0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	0	594	0	0	635	0	0	0	0	0	0	0
Growth Rate	0.00%	3.27%	0.00%	0.00%	3.27%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2031 Background Turning Volumes	0	698	0	0	746	0	0	0	0	0	0	0
Project Turning Volumes	56	37	0	0	23	50	30	34	34	0	0	0
2031 Background + Project	56	735	0	0	769	50	30	34	34	0	0	0

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Grant Blvd @ Milwaukee Blvd
April 23, 2026
2031

	AM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	73	75	26	24	112	35	30	38	29	36	49	32
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	73	75	26	24	112	35	30	38	29	36	49	32
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2031 Background Turning Volumes	81	83	29	26	124	39	33	42	32	40	54	35
Project Turning Volumes								33			89	
2031 Background + Project	81	83	29	26	124	39	33	75	32	40	143	35

Intersection
Count Date
Build-Out Year

Grant Blvd @ Milwaukee Blvd
April 23, 2026
2031

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	49	63	24	40	99	29	85	76	103	20	39	35
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	49	63	24	40	99	29	85	76	103	20	39	35
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2031 Background Turning Volumes	54	70	26	44	109	32	94	84	114	22	43	39
Project Turning Volumes								93			57	
2031 Background + Project	54	70	26	44	109	32	94	177	114	22	100	39

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Grant Blvd @ SR 82
April 23, 2026
2031

	AM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	176	0	0	203	64	741	88	14	1,291	19
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	0	0	176	0	0	203	64	741	88	14	1,291	19
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2031 Background Turning Volumes	0	0	194	0	0	224	71	818	97	15	1,425	21
Project Turning Volumes	0	0	194	0	0	89	33	22	97	15	60	21
2031 Background + Project	0	0	194	0	0	313	104	840	97	15	1,485	21

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	0	157	0	0	95	333	1,474	208	20	1,146	46
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	0	0	157	0	0	95	333	1,474	208	20	1,146	46
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2031 Background Turning Volumes	0	0	173	0	0	105	368	1,627	230	22	1,265	51
Project Turning Volumes	0	0	173	0	0	57	93	62	230	22	38	51
2031 Background + Project	0	0	173	0	0	162	461	1,689	230	22	1,303	51

SYNCHRO SUMMARY SHEETS
HOMESTEAD RD @
NORTH SITE ACCESS

HCM 7th TWSC

15: Homestead Rd & North Site Access

2031 AM Pk Hr Background+Project
05/07/2026

Intersection						
Int Delay, s/veh	5.8					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	71	36	13	764	603	26
Future Vol, veh/h	71	36	13	764	603	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	350	-	-	290
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	4	6	2
Mvmt Flow	85	43	15	910	718	31

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1658	718	749	0	-	0
Stage 1	718	-	-	-	-	-
Stage 2	940	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	107	429	860	-	-	-
Stage 1	483	-	-	-	-	-
Stage 2	380	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	105	429	860	-	-	-
Mov Cap-2 Maneuver	105	-	-	-	-	-
Stage 1	474	-	-	-	-	-
Stage 2	380	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	80.5	0.15	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	860	-	105	429	-	-
HCM Lane V/C Ratio	0.018	-	0.801	0.1	-	-
HCM Ctrl Dly (s/v)	9.3	-	114.1	14.3	-	-
HCM Lane LOS	A	-	F	B	-	-
HCM 95th %tile Q(veh)	0.1	-	4.5	0.3	-	-

HCM 7th TWSC

15: Homestead Rd & North Site Access

2031 PM Pk Hr Background+Project
05/07/2026

Intersection

Int Delay, s/veh 3.1

Movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↘	↗	↘	↗	↗	↗
Traffic Vol, veh/h	46	23	37	730	804	74
Future Vol, veh/h	46	23	37	730	804	74
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	350	-	-	290
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	3	4	2
Mvmt Flow	51	26	41	811	893	82

Major/Minor

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1787	893	976	0	-	0
Stage 1	893	-	-	-	-	-
Stage 2	893	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	89	340	707	-	-	-
Stage 1	400	-	-	-	-	-
Stage 2	400	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	84	340	707	-	-	-
Mov Cap-2 Maneuver	84	-	-	-	-	-
Stage 1	376	-	-	-	-	-
Stage 2	400	-	-	-	-	-

Approach

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	71.4	0.5	0
HCM LOS	F		

Minor Lane/Major Mvmt

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	707	-	84	340	-	-
HCM Lane V/C Ratio	0.058	-	0.607	0.075	-	-
HCM Ctrl Dly (s/v)	10.4	-	98.9	16.4	-	-
HCM Lane LOS	B	-	F	C	-	-
HCM 95th %tile Q(veh)	0.2	-	2.8	0.2	-	-

SYNCHRO SUMMARY SHEETS
HOMESTEAD RD @
SOUTH SITE ACCESS

HCM 7th TWSC

18: South Site Access & Homestead Rd

2031 AM Pk Hr Background+Project
05/07/2026

Intersection

Int Delay, s/veh 2.9

Movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↖	↗	↖	↗	↗	↗
Traffic Vol, veh/h	48	54	20	707	617	18
Future Vol, veh/h	48	54	20	707	617	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	350	-	-	290
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	4	6	2
Mvmt Flow	57	64	24	842	735	21

Major/Minor

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1624	735	756	0	-	0
Stage 1	735	-	-	-	-	-
Stage 2	889	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	113	420	855	-	-	-
Stage 1	475	-	-	-	-	-
Stage 2	401	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	110	420	855	-	-	-
Mov Cap-2 Maneuver	110	-	-	-	-	-
Stage 1	461	-	-	-	-	-
Stage 2	401	-	-	-	-	-

Approach

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	40.49	0.26	0
HCM LOS	E		

Minor Lane/Major Mvmt

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	855	-	110	420	-	-
HCM Lane V/C Ratio	0.028	-	0.521	0.153	-	-
HCM Ctrl Dly (s/v)	9.3	-	69	15.1	-	-
HCM Lane LOS	A	-	F	C	-	-
HCM 95th %tile Q(veh)	0.1	-	2.4	0.5	-	-

HCM 7th TWSC

18: South Site Access & Homestead Rd

2031 PM Pk Hr Background+Project
05/07/2026

Intersection

Int Delay, s/veh 2.1

Movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↖	↗	↖	↗	↗	↗
Traffic Vol, veh/h	30	34	56	735	769	50
Future Vol, veh/h	30	34	56	735	769	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	350	-	-	290
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	3	5	2
Mvmt Flow	33	38	62	817	854	56

Major/Minor

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1796	854	910	0	-	0
Stage 1	854	-	-	-	-	-
Stage 2	941	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	88	358	748	-	-	-
Stage 1	417	-	-	-	-	-
Stage 2	379	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	81	358	748	-	-	-
Mov Cap-2 Maneuver	81	-	-	-	-	-
Stage 1	382	-	-	-	-	-
Stage 2	379	-	-	-	-	-

Approach

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	44.99	0.73	0
HCM LOS	E		

Minor Lane/Major Mvmt

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	748	-	81	358	-	-
HCM Lane V/C Ratio	0.083	-	0.412	0.105	-	-
HCM Ctrl Dly (s/v)	10.2	-	77.6	16.2	-	-
HCM Lane LOS	B	-	F	C	-	-
HCM 95th %tile Q(veh)	0.3	-	1.6	0.4	-	-

SYNCHRO SUMMARY SHEETS
GRANT BLVD @
MILWAUKEE BLVD

HCM 7th TWSC

7: Grant Blvd & Milwaukee Blvd

2031 AM Pk Hr Background
05/07/2026

Intersection												
Int Delay, s/veh	7.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	33	42	32	40	54	35	81	83	29	26	124	39
Future Vol, veh/h	33	42	32	40	54	35	81	83	29	26	124	39
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	13	7	6	8	3	1	5	8	0	10	0
Mvmt Flow	36	46	35	43	59	38	88	90	32	28	135	42

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	508	510	156	496	516	106	177	0	0	122	0	0
Stage 1	212	212	-	282	282	-	-	-	-	-	-	-
Stage 2	296	298	-	214	234	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.63	6.27	7.16	6.58	6.23	4.11	-	-	4.1	-	-
Critical Hdwy Stg 1	6.12	5.63	-	6.16	5.58	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.63	-	6.16	5.58	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.117	3.363	3.554	4.072	3.327	2.209	-	-	2.2	-	-
Pot Cap-1 Maneuver	475	451	877	478	455	946	1405	-	-	1478	-	-
Stage 1	790	706	-	716	667	-	-	-	-	-	-	-
Stage 2	713	648	-	779	700	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	362	412	877	376	415	946	1405	-	-	1478	-	-
Mov Cap-2 Maneuver	362	412	-	376	415	-	-	-	-	-	-	-
Stage 1	773	691	-	668	622	-	-	-	-	-	-	-
Stage 2	578	604	-	684	685	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Ctrl Dly, s/v	15.28		15.84		3.25		1.03	
HCM LOS	C		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	718	-	-	466	471	236	-	-
HCM Lane V/C Ratio	0.063	-	-	0.25	0.297	0.019	-	-
HCM Ctrl Dly (s/v)	7.7	0	-	15.3	15.8	7.5	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0.2	-	-	1	1.2	0.1	-	-

HCM 7th TWSC
7: Grant Blvd & Milwaukee Blvd

2031 PM Pk Hr Background
05/07/2026

Intersection												
Int Delay, s/veh	11.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	94	84	114	22	43	39	54	70	26	44	109	32
Future Vol, veh/h	94	84	114	22	43	39	54	70	26	44	109	32
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	4	5	2	5	10	0	4	6	0	5	3	4
Mvmt Flow	103	92	125	24	47	43	59	77	29	48	120	35

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	453	458	137	473	462	91	155	0	0	105	0	0
Stage 1	234	234	-	210	210	-	-	-	-	-	-	-
Stage 2	219	224	-	263	252	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.55	6.22	7.15	6.6	6.2	4.14	-	-	4.15	-	-
Critical Hdwy Stg 1	6.14	5.55	-	6.15	5.6	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.55	-	6.15	5.6	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4.045	3.318	3.545	4.09	3.3	2.236	-	-	2.245	-	-
Pot Cap-1 Maneuver	513	495	911	497	485	972	1413	-	-	1467	-	-
Stage 1	765	706	-	785	714	-	-	-	-	-	-	-
Stage 2	779	713	-	736	684	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	407	455	911	320	447	972	1413	-	-	1467	-	-
Mov Cap-2 Maneuver	407	455	-	320	447	-	-	-	-	-	-	-
Stage 1	737	680	-	750	682	-	-	-	-	-	-	-
Stage 2	662	681	-	529	659	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Ctrl Dly, s/v	20.93		14.16		2.76		1.79	
HCM LOS	C		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	615	-	-	540	507	410	-	-
HCM Lane V/C Ratio	0.042	-	-	0.594	0.225	0.033	-	-
HCM Ctrl Dly (s/v)	7.7	0	-	20.9	14.2	7.5	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	3.8	0.9	0.1	-	-

HCM 7th TWSC

7: Grant Blvd & Milwaukee Blvd

2031 AM Pk Hr Background+Project
05/07/2026

Intersection												
Int Delay, s/veh	11.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	33	75	32	40	143	35	81	83	29	26	124	39
Future Vol, veh/h	33	75	32	40	143	35	81	83	29	26	124	39
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	13	7	6	8	3	1	5	8	0	10	0
Mvmt Flow	36	82	35	43	155	38	88	90	32	28	135	42

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	557	510	156	514	516	106	177	0	0	122	0	0
Stage 1	212	212	-	282	282	-	-	-	-	-	-	-
Stage 2	344	298	-	232	234	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.63	6.27	7.16	6.58	6.23	4.11	-	-	4.1	-	-
Critical Hdwy Stg 1	6.12	5.63	-	6.16	5.58	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.63	-	6.16	5.58	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.117	3.363	3.554	4.072	3.327	2.209	-	-	2.2	-	-
Pot Cap-1 Maneuver	441	451	877	465	455	946	1405	-	-	1478	-	-
Stage 1	790	706	-	716	667	-	-	-	-	-	-	-
Stage 2	671	648	-	762	700	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	250	412	877	332	415	946	1405	-	-	1478	-	-
Mov Cap-2 Maneuver	250	412	-	332	415	-	-	-	-	-	-	-
Stage 1	773	691	-	668	622	-	-	-	-	-	-	-
Stage 2	451	604	-	632	685	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Ctrl Dly, s/v	19.47		22.81		3.25		1.03	
HCM LOS	C		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	718	-	-	399	434	236	-	-
HCM Lane V/C Ratio	0.063	-	-	0.381	0.546	0.019	-	-
HCM Ctrl Dly (s/v)	7.7	0	-	19.5	22.8	7.5	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0.2	-	-	1.7	3.2	0.1	-	-

HCM 7th TWSC
7: Grant Blvd & Milwaukee Blvd

2031 PM Pk Hr Background+Project
05/07/2026

Intersection												
Int Delay, s/veh	24.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	94	177	114	22	100	39	54	70	26	44	109	32
Future Vol, veh/h	94	177	114	22	100	39	54	70	26	44	109	32
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	4	5	2	5	10	0	4	6	0	5	3	4
Mvmt Flow	103	195	125	24	110	43	59	77	29	48	120	35

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	485	458	137	524	462	91	155	0	0	105	0	0
Stage 1	234	234	-	210	210	-	-	-	-	-	-	-
Stage 2	251	224	-	314	252	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.55	6.22	7.15	6.6	6.2	4.14	-	-	4.15	-	-
Critical Hdwy Stg 1	6.14	5.55	-	6.15	5.6	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.55	-	6.15	5.6	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4.045	3.318	3.545	4.09	3.3	2.236	-	-	2.245	-	-
Pot Cap-1 Maneuver	489	495	911	459	485	972	1413	-	-	1467	-	-
Stage 1	765	706	-	785	714	-	-	-	-	-	-	-
Stage 2	749	713	-	691	684	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	331	455	911	216	447	972	1413	-	-	1467	-	-
Mov Cap-2 Maneuver	331	455	-	216	447	-	-	-	-	-	-	-
Stage 1	737	680	-	750	682	-	-	-	-	-	-	-
Stage 2	574	681	-	410	659	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Ctrl Dly, s/v	45.61		18.56		2.76		1.79	
HCM LOS	E		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	615	-	-	483	440	410	-
HCM Lane V/C Ratio	0.042	-	-	0.876	0.402	0.033	-
HCM Ctrl Dly (s/v)	7.7	0	-	45.6	18.6	7.5	0
HCM Lane LOS	A	A	-	E	C	A	A
HCM 95th %tile Q(veh)	0.1	-	-	9.4	1.9	0.1	-

SYNCHRO SUMMARY SHEETS
GRANT BLVD @ SR 82

HCM 7th TWSC
12: Blackstone Dr/Grant Blvd & SR 82

2031 AM Pk Hr Background
05/07/2026

Intersection												
Int Delay, s/veh	5.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↘	↑↑↑	↗	↘	↑↑↑	↗			↗			↗
Traffic Vol, veh/h	71	818	97	15	1425	21	0	0	194	0	0	224
Future Vol, veh/h	71	818	97	15	1425	21	0	0	194	0	0	224
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	485	-	455	475	-	475	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	2	23	16	21	11	32	0	0	13	0	0	3
Mvmt Flow	73	843	100	15	1469	22	0	0	200	0	0	231

Major/Minor	Major1		Major2		Minor1		Minor2					
Conflicting Flow All	1491	0	0	943	0	0	-	-	422	-	-	735
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	5.34	-	-	5.72	-	-	-	-	7.36	-	-	7.16
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.12	-	-	3.31	-	-	-	-	4.03	-	-	3.93
Pot Cap-1 Maneuver	225	-	-	363	-	-	0	0	473	0	0	309
Stage 1	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	225	-	-	363	-	-	-	-	473	-	-	309
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Ctrl Dly, s/v	2.05		0.16		18.06		44.35	
HCM LOS					C		E	

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	473	225	-	-	363	-	-	309
HCM Lane V/C Ratio	0.423	0.325	-	-	0.043	-	-	0.747
HCM Ctrl Dly (s/v)	18.1	28.5	-	-	15.3	-	-	44.3
HCM Lane LOS	C	D	-	-	C	-	-	E
HCM 95th %tile Q(veh)	2.1	1.3	-	-	0.1	-	-	5.6

HCM 7th TWSC

12: Blackstone Dr/Grant Blvd & SR 82

2031 PM Pk Hr Background
05/07/2026

Intersection

Int Delay, s/veh 33.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↘	↑↑↑	↗	↘	↑↑↑	↗			↗			↗
Traffic Vol, veh/h	368	1627	230	22	1265	51	0	0	173	0	0	105
Future Vol, veh/h	368	1627	230	22	1265	51	0	0	173	0	0	105
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	485	-	455	475	-	475	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	3	4	2	15	9	7	0	0	10	0	0	5
Mvmt Flow	391	1731	245	23	1346	54	0	0	184	0	0	112

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	1400	0	0	1976
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	5.36	-	-	5.6
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	3.13	-	-	3.25
Pot Cap-1 Maneuver	~ 247	-	-	110
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	~ 247	-	-	110
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	52.37	0.76	55.25	20.99
HCM LOS			F	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	242 ~ 247	-	-	-	110	-	-	336
HCM Lane V/C Ratio	0.76 1.583	-	-	-	0.213	-	-	0.333
HCM Ctrl Dly (s/v)	55.2\$ 316.7	-	-	-	46.4	-	-	21
HCM Lane LOS	F F	-	-	-	E	-	-	C
HCM 95th %tile Q(veh)	5.4 24.1	-	-	-	0.8	-	-	1.4

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s
+: Computation Not Defined *: All major volume in platoon

HCM 7th TWSC

12: Blackstone Dr/Grant Blvd & SR 82

2031 AM Pk Hr Background+Project
05/07/2026

Intersection

Int Delay, s/veh 14.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↘	↑↑↑	↗	↘	↑↑↑	↗			↗			↗
Traffic Vol, veh/h	104	840	97	15	1485	21	0	0	194	0	0	313
Future Vol, veh/h	104	840	97	15	1485	21	0	0	194	0	0	313
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	485	-	455	475	-	475	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	2	23	16	21	11	32	0	0	13	0	0	3
Mvmt Flow	107	866	100	15	1531	22	0	0	200	0	0	323

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	1553	0	0	966
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	5.34	-	-	5.72
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	3.12	-	-	3.31
Pot Cap-1 Maneuver	210	-	-	354
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	210	-	-	354
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	3.88	0.15	18.45	118.83
HCM LOS			C	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	465	210	-	-	354	-	-	295
HCM Lane V/C Ratio	0.43	0.511	-	-	0.044	-	-	1.094
HCM Ctrl Dly (s/v)	18.5	38.8	-	-	15.6	-	-	118.8
HCM Lane LOS	C	E	-	-	C	-	-	F
HCM 95th %tile Q(veh)	2.1	2.6	-	-	0.1	-	-	12.9

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s
+: Computation Not Defined *: All major volume in platoon

HCM 7th TWSC

12: Blackstone Dr/Grant Blvd & SR 82

2031 PM Pk Hr Background+Project
05/07/2026

Intersection												
Int Delay, s/veh	64											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↘	↑↑↑	↗	↘	↑↑↑	↗			↗			↗
Traffic Vol, veh/h	461	1689	230	22	1303	51	0	0	173	0	0	162
Future Vol, veh/h	461	1689	230	22	1303	51	0	0	173	0	0	162
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	485	-	455	475	-	475	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	3	4	2	15	9	7	0	0	10	0	0	5
Mvmt Flow	490	1797	245	23	1386	54	0	0	184	0	0	172

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1440	0	0	2041	0	0	-	-	898	-	-	693
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	5.36	-	-	5.6	-	-	-	-	7.3	-	-	7.2
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.13	-	-	3.25	-	-	-	-	4	-	-	3.95
Pot Cap-1 Maneuver	~ 236	-	-	101	-	-	0	0	230	0	0	325
Stage 1	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	~ 236	-	-	101	-	-	-	-	230	-	-	325
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Ctrl Dly, s/v	103.12		0.81		63.12		27.86	
HCM LOS					F		D	

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	230	~ 236	-	-	101	-	-	325
HCM Lane V/C Ratio	0.8	2.076	-	-	0.231	-	-	0.53
HCM Ctrl Dly (s/v)	63.1\$	532.4	-	-	50.9	-	-	27.9
HCM Lane LOS	F	F	-	-	F	-	-	D
HCM 95th %tile Q(veh)	5.9	36.8	-	-	0.8	-	-	2.9

Notes	
~: Volume exceeds capacity	\$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

TRIP GENERATION EQUATIONS

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 155

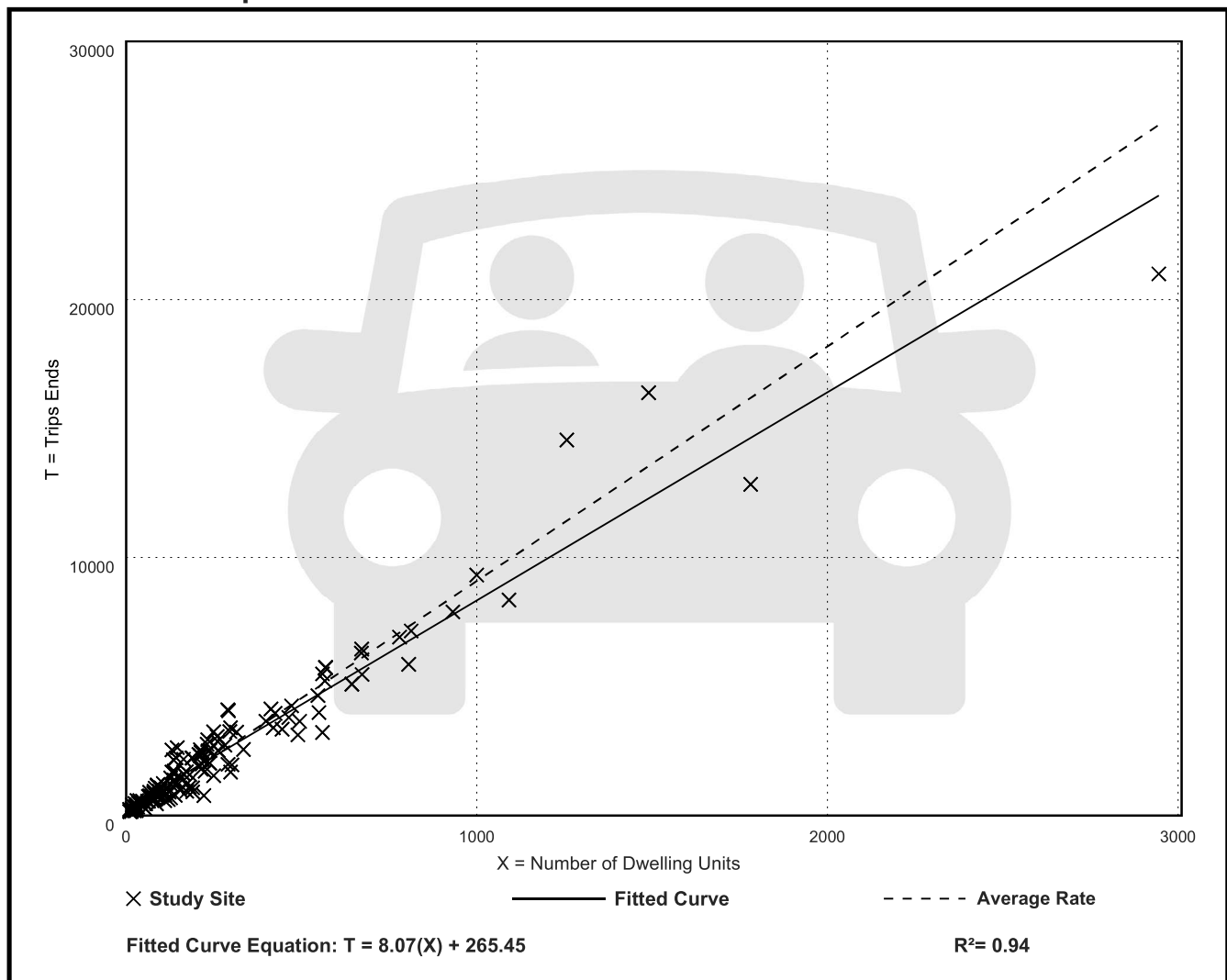
Avg. Num. of Dwelling Units: 261

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

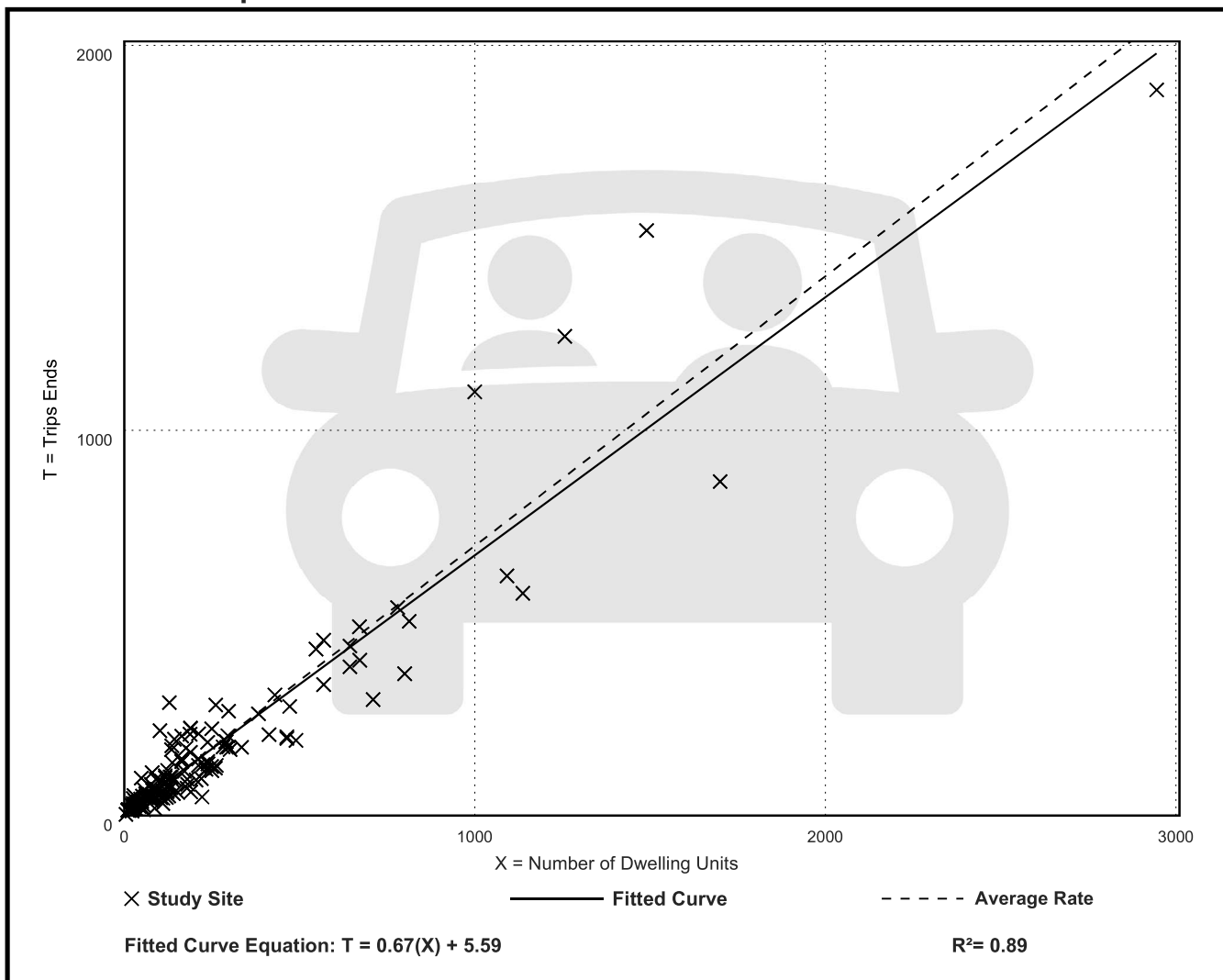
Avg. Num. of Dwelling Units: 239

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

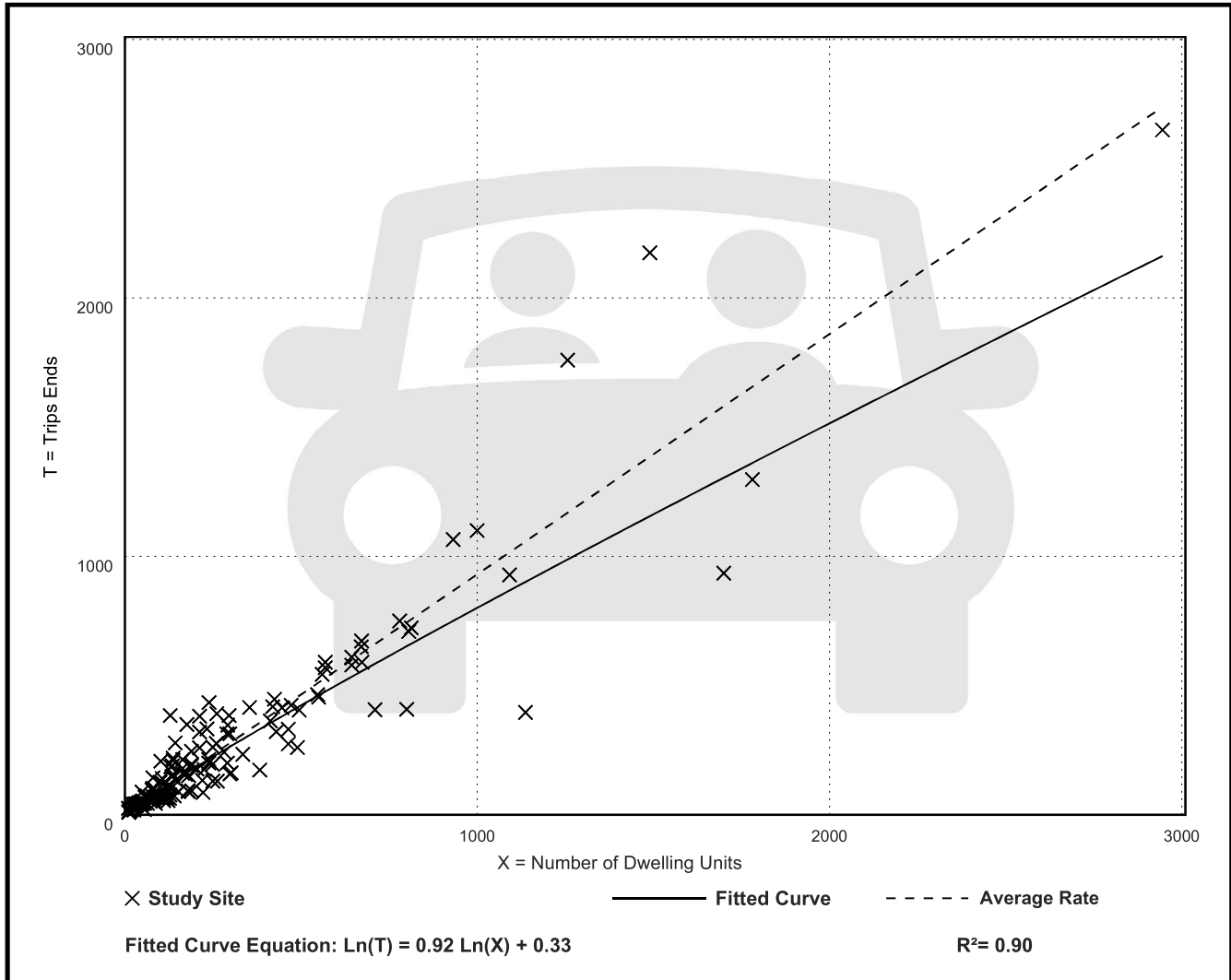
Avg. Num. of Dwelling Units: 266

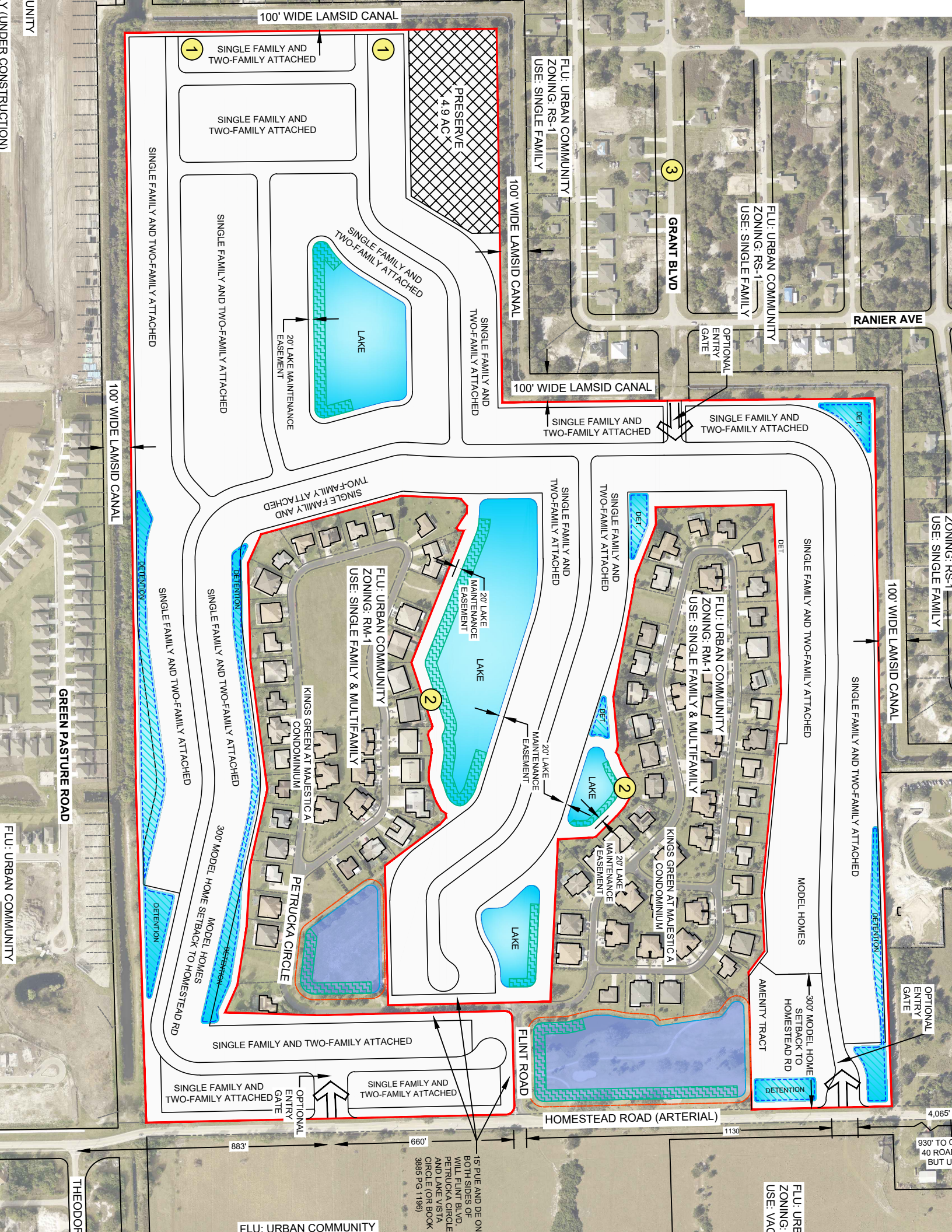
Directional Distribution: 62% entering, 38% exiting

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





100' WIDE LAMSID CANAL

1 SINGLE FAMILY AND TWO-FAMILY ATTACHED

SINGLE FAMILY AND TWO-FAMILY ATTACHED

SINGLE FAMILY AND TWO-FAMILY ATTACHED

SINGLE FAMILY AND TWO-FAMILY ATTACHED

SINGLE FAMILY AND TWO-FAMILY ATTACHED

20' LAKE MAINTENANCE EASEMENT

LAKE

PRESERVE
4.9 AC

SINGLE FAMILY AND TWO-FAMILY ATTACHED

100' WIDE LAMSID CANAL

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

GRANT BLVD

3

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

RANIER AVE

100' WIDE LAMSID CANAL

SINGLE FAMILY AND TWO-FAMILY ATTACHED

SINGLE FAMILY AND TWO-FAMILY ATTACHED

100' WIDE LAMSID CANAL

DETECTION

SINGLE FAMILY AND TWO-FAMILY ATTACHED

SINGLE FAMILY AND TWO-FAMILY ATTACHED

SINGLE FAMILY AND TWO-FAMILY ATTACHED

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

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

SINGLE FAMILY AND TWO-FAMILY ATTACHED

SINGLE FAMILY AND TWO-FAMILY ATTACHED

SINGLE FAMILY AND TWO-FAMILY ATTACHED

SINGLE FAMILY AND TWO-FAMILY ATTACHED

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

SINGLE FAMILY AND TWO-FAMILY ATTACHED

SINGLE FAMILY AND TWO-FAMILY ATTACHED

100' WIDE LAMSID CANAL

ZONING: RS-1
USE: SINGLE FAMILY

GREEN PASTURE ROAD

FLU: URBAN COMMUNITY

MODEL HOMES
300' MODEL HOME SETBACK TO HOMESTEAD RD

PETRUCCA CIRCLE

KINGS GREEN AT MAESTICA
CONDOMINIUM

KINGS GREEN AT MAESTICA
CONDOMINIUM

KINGS GREEN AT MAESTICA
CONDOMINIUM

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KINGS GREEN AT MAESTICA
CONDOMINIUM

SINGLE FAMILY AND TWO-FAMILY ATTACHED

SINGLE FAMILY AND TWO-FAMILY ATTACHED

FLINT ROAD

HOMESTEAD ROAD (ARTERIAL)

MODEL HOMES
300' MODEL HOME SETBACK TO HOMESTEAD RD

AMENITY TRACT

DETECTION

OPTIONAL ENTRY GATE

883'

660'

1130'

4,065'

930' TO C 40 ROAD BUT U

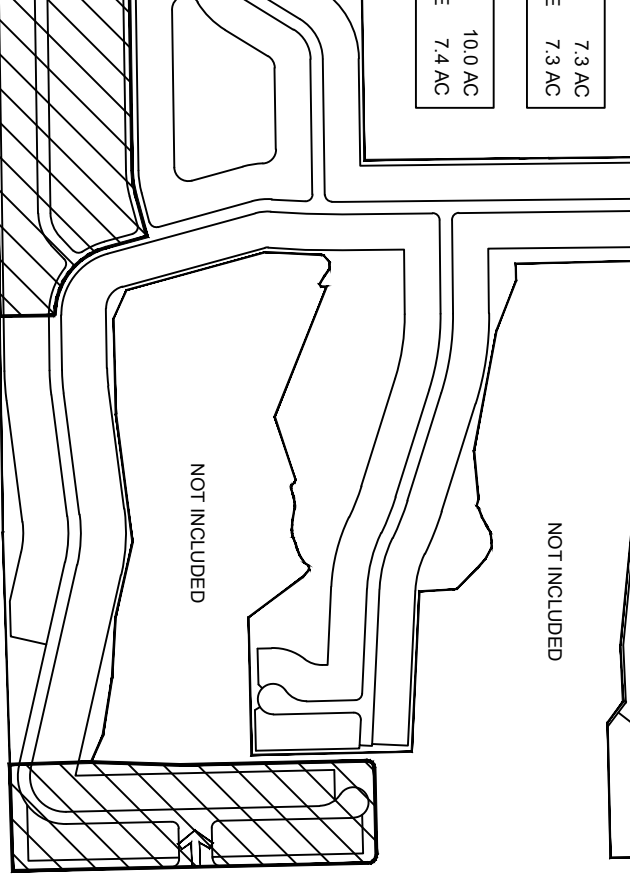
THEODOF

FLU: URBAN COMMUNITY

FLU: URBAN COMMUNITY
ZONING: RS-1
USE: VAC

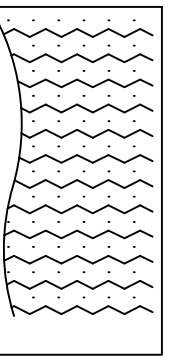
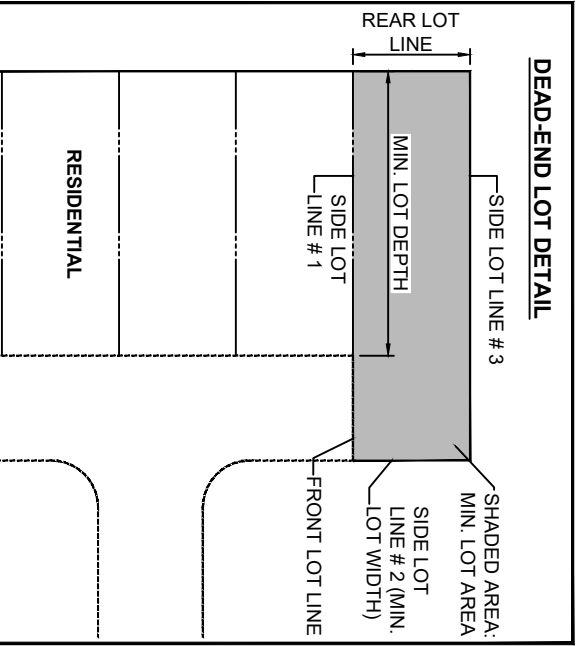
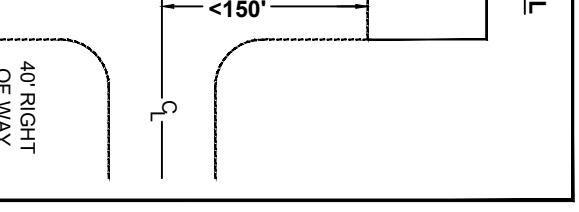
15' PUE AND DE ON BOTH SIDES OF WILL FLINT BLVD, PETRUCCA CIRCLE AND LAKE VISTA CIRCLE (OR BOOK 3885 PG 1190)

7.3 AC
7.3 AC
10.0 AC
7.4 AC



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

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



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

