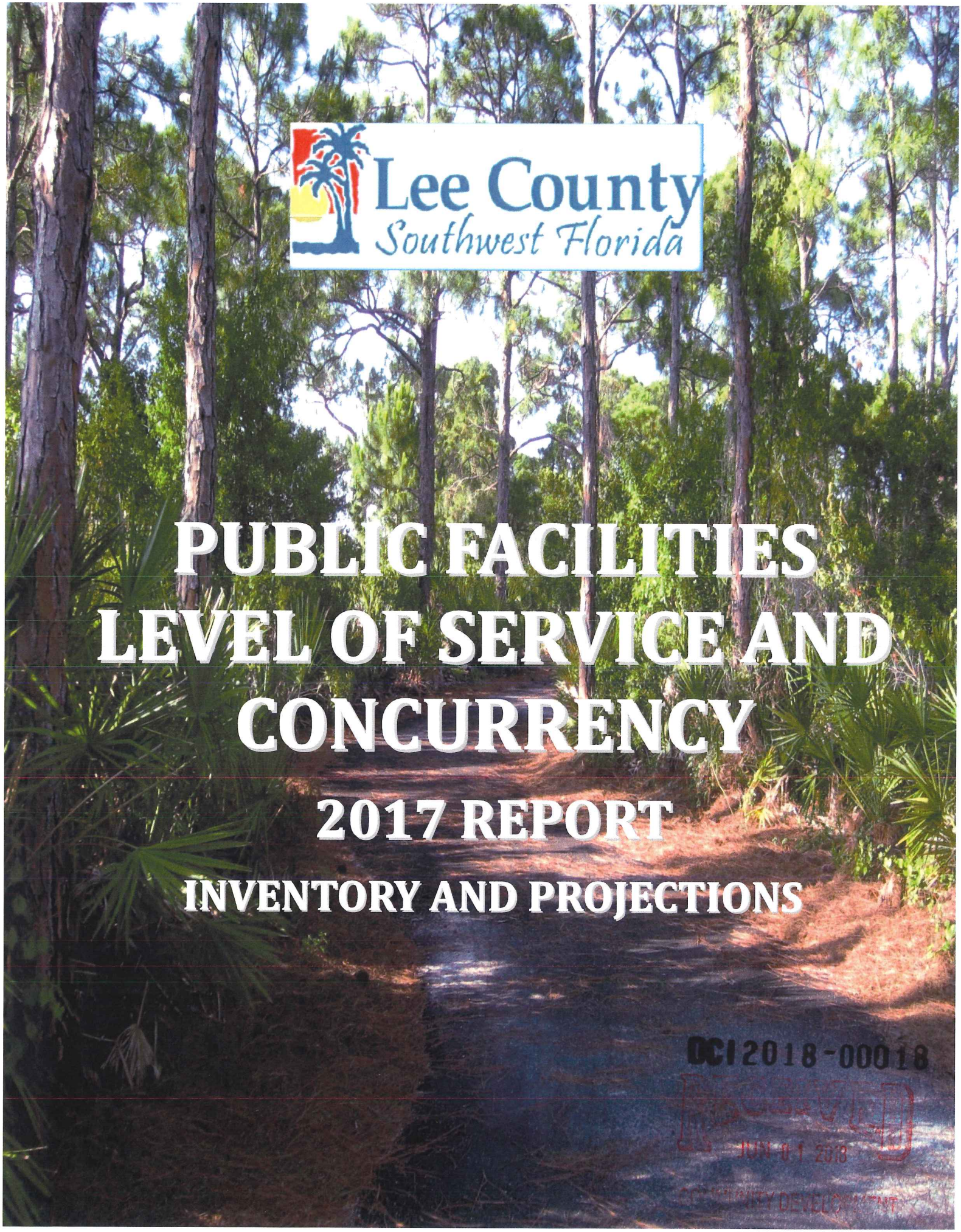


PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY

2017 REPORT

INVENTORY AND PROJECTIONS

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LOS standards for transportation are found in Lee Plan Policy 95.1.3:

POLICY 95.1.3.7. *Roadway Facilities:*
LOS "E" is the standard LOS for principal and minor arterials, and major collectors on county-maintained transportation facilities. Level of service standards for the State Highway System during peak travel hours are D in urbanized areas and C outside urbanized areas.

Due to scenic, historic, environmental, aesthetic, and right-of-way characteristics and considerations, Lee County has determined that certain roadway segments will not be widened. Therefore, reduced peak hour levels of service will be accepted on those constrained roads within unincorporated Lee County as a trade-off for the preservation of the scenic, historic, environmental, and aesthetic character of the community. These constrained roads are defined in Table 2(a). (Amended by Ordinance No. 16-07)

Level of Service Calculations



Determination of LOS for roadways is based on quantitative calculations and qualitative comparisons developed by the Transportation Research Board in the 2010 Highway Capacity Manual (HCM). Capacity conceptually is the maximum number of vehicles or persons that can pass a point in a given amount of time under normal conditions.[15] There are different HCM methodologies for calculating capacity and LOS for different types of transportation facilities including roadway segments, intersections, transit facilities, pedestrian facilities, and bicycle facilities. The methodologies consider traffic volumes, geometry, and traffic control. LOS is based on a qualitative comparison of travel conditions using the letters "A" through 'F".

Lee Plan Policy 37.1.1 further defines the LOS standard: *"For minimum acceptable levels of service determination, the peak season, peak hour and peak direction conditions will be defined as the 100th highest volume hour of the year in the predominant traffic flow direction."*

Determination of roadway LOS is complex and can be influenced by a number of variables. HCM roadway segment LOS qualitative characteristics are in Table 17.

15 Florida Quality of Service Manual 2013, Florida Department of Transportation

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Table 17 Roadway Segment LOS Qualitative Characteristics [16]

LOS	Urban highways with regular stop conditions (interrupted flow).	Freeways or highways outside urbanized areas with no regular stop conditions (uninterrupted flow).
A	Average travel speed approximately 90% or more of free flow conditions. Many vehicles do not stop.	Complete free flow conditions. Unrestricted maneuverability.
B	Average travel speed 70% of free flow. Slightly restricted maneuverability and average travel speeds. Good signal progression or short cycle lengths.	Free flow conditions. Slightly restricted maneuverability. Minor disruptions are easily absorbed.
C	Average travel speed 50% of free flow. Stable operations with more restricted maneuverability. Fair signal progression or longer cycle lengths. Occasional cycle failures (wait through two or more red lights).	Slightly reduced travel speeds. Minor disruptions are noticeable but absorbed. Two-lane roads have noticeable platoons, stable flow susceptible to congestion with turning traffic and slow moving vehicles.
D	Average travel speed 40% of free flow. Noticeable congestion. Delay is sensitive to changes in flow and many vehicles stop due to unfavorable signal progression and long cycle lengths. Noticeable cycle failures.	Traffic congestion, reduced travel speeds and severely restricted maneuverability. Two-lane roads have unstable flow and passing is difficult. Turning vehicles and distractions cause shock waves in the traffic stream.
E	Average travel speed 33% of free flow. Unstable operations near or at capacity with noticeable congestion. Poor signal progression and long cycle lengths. Frequent cycle failures.	Unstable operations near or at capacity. Minor disruptions cause queues to form. Two-lane roads have unstable flow and passing is virtually impossible.
F	Average travel speed 25% or less of free flow. Unstable operation unacceptable to most drivers. High levels of congestion. Poor signal progression and long cycle lengths with noticeable cycle failures.	Highly unstable operations with forced or breakdown flow.

HCM LOS calculation methods are incorporated into the Florida Department of Transportation (FDOT) publication, Quality Level of Service (QLOS) Handbook (2013). The QLOS Handbook includes the methodology for calculation of LOS. The qualitative characteristics summarized in Table 17 are translated into threshold traffic volumes between each LOS condition. Those threshold traffic volumes are called service volumes. FDOT calculates service volumes for average, referred to as generalized, conditions statewide. FDOT also provides computer software for the complex calculation of roadway segment service volumes and LOS.

16 Highway Capacity Manual 2010 Transportation Research Board

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Roadway segments with no regular stop conditions are considered uninterrupted flow conditions. A regular stop condition is a two-mile or less spacing of traffic signals or stop signs. Service volumes in uninterrupted flow conditions vary depending on the number of lanes, presence of a median, and presence of left turn lanes. LOS A, B, C, D and E generalized service volumes are somewhat evenly distributed.

Segments with traffic signals or stop conditions are considered interrupted flow conditions. Service volumes in interrupted flow conditions vary depending on roadway geometry, speed, traffic signal spacing and timing. LOS A and B maximum service volumes can be very low on high speed roads and sometimes cannot be achieved on lower speed roads. Depending on signal density and timing, LOS C may range from half of capacity to near capacity and LOS D may range from near capacity to capacity. LOS E maximum service volumes roughly represent capacity.



Lee County uses the FDOT methodology and computer software supplemented with local data to calculate link specific service volumes for Lee County roadways. Analysis tables with roadway link information (road type, LOS standard, capacity, service volumes, traffic volume projections, K and D factors, 100th highest hour volume calculations) for Lee County roadways are found on the county website page titled Traffic Study Resources.[17] The 100th highest hour volume in the peak direction is compared to the maximum service volume at the adopted level of service to determine existing LOS. If the traffic volume exceeds the maximum service volume at the adopted level of service, then the road segment is an existing transportation deficiency. Roadway segments with a constrained designation are noted in the inventory. Reduced peak hour LOS is acceptable on constrained road segments.

Future estimated LOS in Tables 18 through 20 adds the higher of one percent per year growth projections, or estimated traffic volume from approved development order traffic impact statements to the 2016 100th highest hour volume. Roadway segments that are forecast to not meet the LOS standard as a result of traffic growth for approved development are considered future transportation deficiencies.

Road segments with the note "old count" have not been counted since 2006. The Lee County Traffic Count data includes 69 road segments that were counted both in 2006 (or 2007) and 2016. The average roadway segment traffic volume increase across that ten year time period was 7.1 percent. EDR data lists Lee County population at 574,310 in 2006 and 680,539 in 2016 population. This represents a population increase in the same time period of 18.5 percent[18]. On road segments with the note "old count projection", the forecast traffic volume was increased by an additional 7.1 percent to reflect average traffic volume increases between 2006 and 2016.

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17 https://www.leegov.com/dcd/infraplanning/traffic

18 Florida Office of Economic and Demographic Research http://edr.state.fl.us/Content/population-demographics/data/CountyPopulation_2016.pdf

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The relative percentage increase in traffic volume to increase in population can be calculated as a ratio:

7.1 (traffic volume increase) / 18.5 (population increase) = 0.38 relative to population.

Table 3 indicates a population increase of 12.6 percent from 2016 to 2021. A forecast one percent per year traffic volume growth over five years is a 5.1 percent increase. As a ratio:



5.1 (traffic volume increase) / 12.6 (population increase) = 0.40 relative to estimated population increase.

Tables 18 through 20 indicate that all county maintained arterial and major collector roadways operated at an acceptable LOS in 2016 except one, Ortiz Avenue from SR 82 to Luckett Road.

Forecast traffic volumes in Tables 18 and 19 may result in unacceptable LOS in incorporated areas by the year 2021 on Buckingham Road from Orange River Blvd to SR 80, Del Prado Boulevard from US 41 to Slater Road, and Plantation Road from Daniels Parkway to Idlewild Street. The forecast on Plantation Road is based on increased traffic volume which may be offset or reduced by the planned 6-laning of Metro Parkway indicated in Table 21. Buckingham Road and Del Prado Boulevard are currently operating at approximately 50 percent of capacity. Approved development traffic volume estimates at build out increase the forecast traffic volume to just over capacity.

Similarly, Table 20 indicates that five roadway segments are forecast to operate below acceptable LOS standards in incorporated areas by 2021. In the City of Fort Myers, Colonial Boulevard from McGregor Boulevard to Summerlin Road, and Summerlin Road to US 41, operates at near capacity. In the City of Cape Coral, Veterans Parkway from Chiquita Boulevard to Skyline Boulevard is approaching capacity. The 5.1 percent forecast in traffic volumes due to population growth will put both road segments over capacity.

Table 20 also indicates that two segments in the Village of Estero are forecast to operate below an acceptable LOS due to approved developments. They are Corkscrew Road from west of I-75 to Three Oaks Parkway and Corkscrew Road from Ben Hill Griffin Parkway to Wildcat Run Drive. Traffic volume forecasts in the Estero area are being analyzed further as part of several traffic studies: the I-75/Corkscrew Road Preliminary Development and Environmental (PD&E) Study, the Lee County Environmental Enhancement Community Protection Overlay (EEPCO) Study, and the Village of Estero Area-Wide Traffic study. Traffic counts from the EEPCO study are used where noted to calculate existing volumes in Tables 18, 19, and 20.

Regulation of land use is under the jurisdiction of the respective municipality. Lee County does not have an inventory of estimated development trips for land uses approved by municipalities. Responsibilities for inventory and funding vary subject to municipal regulations and any applicable interlocal agreements. Interstate 75 interchanges are under the jurisdiction of FDOT. I-75 interchanges with Bonita Beach Road, Colonial Boulevard, and Corkscrew Road are within municipalities and are not listed in Tables 20 or 21.

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Existing conditions on the state highway system in unincorporated Lee County are reported in Table 21 for informational purposes. The MPO and FDOT evaluate future state highway system needs in the LRTP. [19] Modifications and capacity improvements to the state highway system are under the jurisdiction of FDOT.

Table 18: Existing and Future Roadway LOS on County-Maintained Arterials in Unincorporated Areas

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD		2016		2021		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXISTING	LOS	FUTURE	NOTES
ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	434	D	456	
	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	472	D	496	
ALEXANDER BELL	SR 82	MILWAUKEE BLVD	2LN	E	990	C	424	C	446	
	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	C	424	D	557	Shadow Lakes
ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,159	B	1,218	
	DUSTY RD	LEE RD	6LD	E	2,960	B	1,159	B	1,445	Alico Business Park
	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,159	B	1,353	Three Oaks Regional Center
	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,245	B	2,360	EEPCO Study
	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,175	B	1,345	EEPCO Study
	BEN HILL GRIFFIN BLVD	AIRPORT HAUL RD	2LN/ 4LD	E	1,100/ 1,840	C	384	C	873	4 Ln constr 2018, EEPCO Study
	AIRPORT HAUL RD	GREEN MEADOW DR	2LN	E	1,100	C	384	E	477	EEPCO Study
	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	131	B	224	EEPCO Study
BEN HILL GRIFFIN PKWY	ESTERO PKWY	FGCU ENTRANCE	4LD	E	2,000	B	1,158	B	1,158	EEPCO Study
	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	E	2,000	B	1,158	B	1,230	EEPCO Study
	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	B	1,582	B	1,713	EEPCO Study
	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,003	A	1,054	EEPCO Study
BUCKING-HAM RD	SR 82	GUNNERY RD	2LN	E	990	C	421	D	442	
	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	D	479	D	503	
	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	513	F	1,064	Buckingham 345 & Portico
COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	
	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	2,041	D	2,145	
	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,041	D	2,145	
	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,866	D	1,961	
CORK-SCREW RD	BELLA TERRA BLVD	ALICO RD	2LN	E	1,140	D	235	E	677	EEPCO Study, Corkscrew Shores
	ALICO RD	6 L's FARMS RD	2LN	E	1,140	D	246	E	552	EEPCO Study, The Place
	6 L's FARMS RD	COUNTY LINE	2LN	E	1,140	D	189	D	205	EEPCO Study

19 Op. Cit. MPO 2040 Long Range Transportation Plan

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Table 18 (cont.): Existing and Future Roadway LOS on County-Maintained Arterials in Unincorporated Areas

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD		2016		2021		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXISTING	LOS	FUTURE	NOTES
CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,249	D	1,313	
	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,249	D	1,313	
	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,315	D	1,382	
	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,101	D	2,208	
DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,291	D	2,408	
	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,109	D	2,381	Constrained
	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	F	3,060	F	3,359	Constrained
	PALOMINO LN	I-75	6LD	E	3,040	F	3,060	F	3,216	Constrained
	I-75	TREELINE AVE	6LD	E	3,260	B	2,656	B	2,791	
	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	B	2,656	B	2,791	
	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	B	2,589	B	2,721	
	GATEWAY BLVD	SR 82	4LD	E	2,160	B	1,928	B	2,108	SKY Walk
DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	380	F	878	old count, Crane Landing
GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	634	C	666	
	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,233	C	1,337	
	BASS RD	WINKLER RD	6LD	E	2,780	C	1,233	C	1,296	
	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	C	1,233	C	1,296	
	SUMMERLIN RD	US 41	6LD	E	2,780	B	2,026	C	2,171	
GUNNERY RD	SR 82	23RD ST SW	4LD	E	1,920	B	1,017	B	1,086	
	23RD ST SW	LEE BLVD	4LD	E	1,920	B	1,017	B	1,086	
	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	763	C	896	
HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,397	B	1,468	
	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,382	B	1,452	
	MOODY RD	US 41	4LD	E	1,880	B	1,382	B	1,452	
HOMESTEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	D	506	E	532	
	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	D	506	E	532	
	SUNRISE BLVD	LEELAND HEIGHTS	4LN	E	2,960	D	1,239	D	1,302	4 lane under construction
	LEELAND HEIGHTS	LEE BLVD	4LN	E	2,960	D	1,239	D	1,302	
JOEL BLVD	BELL BLVD	18TH ST	4LN	E	2,120	B	622	B	831	Joel Blvd CPD
	18TH ST	SR 80	2LN	E	1,010	C	377	C	396	
LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	B	2,552	B	2,682	
	ALVIN AVE	GUNNERY RD	6LD	E	2,840	B	2,064	B	2,184	
	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	B	2,364	B	2,485	
	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	649	B	682	
	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	649	B	682	
LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	832	B	853	
LITTLETON RD	CORBETT RD	US 41	2LN	E	860	C	393	C	413	
	US 41	BUS 41	2LN	E	860	C	431	C	453	
LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	B	357	B	439	4 Ln design & ROW

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Table 18 (cont.): Existing and Future Roadway LOS on County-Maintained Arterials in Unincorporated Areas

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD		2016		2021		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXISTING	LOS	FUTURE	NOTES
McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	B	1,141	B	1,199	
	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,071	B	1,126	
	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	964	A	1,013	
	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	964	A	1,013	
N RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	A	126	B	246	
	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	A	119	B	264	
	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	119	A	152	
ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	411	C	432	
	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	C	344	C	381	
ORTIZ AVE	COLONIAL BLVD	SR 82	2LN	E	900	C	839	C	882	
	SR 82	LUCKETT RD	2LN	E	900	F	1,046	F	1,099	4 Ln design & ROW
	LUCKETT RD	SR 80	2LN	E	900	B	392	B	412	4 Ln design & ROW
PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	592	E	692	Constrained
PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	1,043	B	1,096	
	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,294	B	1,369	
	US 41	BUS 41	4LD	E	1,890	B	1,139	B	1,197	
SANIBEL CAUSE-WAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	902	E	948	
SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,378	B	1,448	
	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	B	1,040	B	1,167	
SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	430	C	452	
STRING-FELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	236	D	597	Constrained
	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	236	C	365	Constrained
	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	C	411	C	529	Constrained
	PINELAND RD	MAIN ST	2LN	E	1,060	C	411	C	505	
SUMMERLIN RD	McGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,257	A	1,321	
	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,257	A	1,321	
	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,854	A	1,965	
	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,854	A	1,949	
	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,854	A	1,950	
	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	B	1,229	B	1,340	
	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,224	B	1,286	
	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	1,940	B	2,039	
	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	1,940	B	2,039	
SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	387	C	407	
	23RD ST SW	LEE BLVD	2LN	E	1,010	C	387	C	407	
	LEE BLVD	W 12TH ST	2LN	E	1,010	D	521	D	548	
	W 12TH ST	W 75TH ST	2LN	E	860	D	643	D	676	

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Table 18 (cont.): Existing and Future Roadway LOS on County-Maintained Arterials in Unincorporated Areas

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						NOTES
				STANDARD		2016		2021		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXISTING	LOS	FUTURE	
THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	1,120	B	1,221	
	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	B	665	B	838	
TREELINE AVE	TERMIMAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	B	1,455	B	1,673	Harley Davidson
	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	754	A	792	
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	D	469	D	495	
	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	880	B	593	B	625	
	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	880	B	666	B	700	
	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,780	D	669	D	756	old count projection
	COLLEGE PKWY	McGREGOR BLVD	2LN	E	800	B	350	B	395	old count projection

F = Does not meet the County adopted LOS standard (NOTE: Below LOS standard is acceptable on constrained roads)

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Table 19: Existing and Future Roadway LOS on County-Maintained Collectors in Unincorporated Areas

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD		2016		2021		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXISTING	LOS	FUTURE	NOTES
A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	345	C	363	
BARRETT RD	PONDELLA RD	PINE ISLAND RD	2LN	E	860	C	103	C	116	old count projection
BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	590	C	912	
BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	377	D	579	
BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	236	C	248	
BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	149	C	171	
BROADWAY RD (ALVA)	SR 80	N. RIVER RD	2LN	E	860	C	181	C	204	old count projection
BROADWAY RD (FT MYERS)	CARRELL RD	HANSON ST	2LN	E	860	C	341	C	385	old count projection
CAPTIVA DR	BLIND PASS	SOUTH SEAS	2LN	E	860	C	267	C	302	Constrained, old count
CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	284	C	298	
CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	105	C	150	Port Authority maintained
CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	217	C	245	old count projection
COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	143	C	162	old count projection
CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	510	C	536	
	METRO PKWY	PLANTATION RD	2LN	E	860	C	265	C	279	
DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	366	C	385	
DAVIS RD	McGREGOR BLVD	IONA RD	2LN	E	860	C	15	C	17	old count projection
EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	21	C	22	
FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	C	369	C	401	
GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	C	226	C	240	Constrained
GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	59	C	68	
HART RD	SR 78	TUCKER LANE	2LN	E	860	C	341	C	385	old count projection
IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	C	196	C	206	
IONA RD	DAVIS RD	McGREGOR BLVD	2LN	E	860	C	359	C	436	
ISLAND PARK RD	PARK RD	US 41	2LN	E	860	C	80	C	260	
	SUMMERLIN RD	IONA RD	2LN	E	860	C	101	C	106	
KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	298	C	337	old count projection
	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	106	C	120	old count projection
LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	206	C	217	
LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	544	C	614	old count projection
LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	C	433	C	485	
LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	318	C	334	
MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	195	C	205	
	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	195	C	209	
MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	182	C	206	old count projection
NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	53	C	56	
NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	145	C	164	old count projection
NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	124	C	130	

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Table 19 (cont.): Existing and Future Roadway LOS on County-Maintained Collectors in Unincorporated Areas

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD		2016		2021		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXISTING	LOS	FUTURE	NOTES
ORANGE GROVE BLVD	CLUB ENTR.	4 LANE END	2LN	E	860	C	393	C	488	
	4 LANE END	HANCOCK B. PKWY	4LN	E	1,790	C	393	C	488	
	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	406	C	427	
ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	151	C	159	
PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	454	C	477	
PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	205	C	215	
PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	124	C	140	
PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	537	D	583	
	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	289	C	494	Heritage Isle
	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	289	C	304	
PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	371	C	490	Intermed Park
	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	824	F	866	FDOT Metro Pkwy 6-laning
	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	906	C	952	
PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	73	C	467	old count, Stoneybrook North
RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	55	C	62	old count projection
RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	67	C	78	
	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	67	C	70	
SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	446	C	469	
SANIBEL BLVD	US 41	LEE RD	2LN	E	860	C	452	C	475	
SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	E	860	C	228	C	240	
SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	C	512	C	538	
STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	182	C	207	
SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	D	608	D	639	
TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	163	C	171	
	ORTIZ AVE	STALEY RD	2LN	E	860	C	184	D	697	Elementary U.
WESTGATE BLVD	SW 23RD ST	LEE BLVD	2LN	E	860	C	433	C	485	
WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	2LD	E	910	C	320	C	336	
	SAUTERN DR	McGREGOR BLVD	2LD	E	910	C	320	C	336	
WILLIAMS AVE	LEE BLVD	W. 6TH ST	2LN	E	860	D	630	D	676	
WINKLER RD	STOCKBRIDGE DR	SUMMERLIN RD	2LN	E	860	C	461	D	566	old count
WOODLAND BLVD	US 41	AUSTIN ST	2LN	E	860	C	266	C	300	old count projection
W. 6TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	146	C	165	old count projection
W. 12TH ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	C	246	C	259	
	SUNSHINE BLVD	WILLIAMS AVE	2LN	E	860	C	76	C	86	old count projection
	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	92	C	104	old count projection
W. 14TH ST	SUNSHINE BLVD	RICHMOND AVE	2LN	E	860	C	48	C	54	old count projection

F = Does not meet the County adopted LOS standard (NOTE: Below LOS standard is acceptable on constrained roads)

NOTE: Babcock Road, Columbus Boulevard, Evergreen Road, John Morris Road, Maple Drive, Olga Road, Ranchette Road, and Sunrise Boulevard are minor collectors and are not subject to LOS standards. Broadway, Coconut Road, River Ranch Road, and Williams Road are now maintained by the Village of Estero and have been removed from this report.

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Table 20: County-Maintained Roadways in Incorporated Areas. Existing and Future LOS

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD		2016		2021		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXISTING	LOS	FUTURE	NOTES
BEN HILL GRIFFIN PKWY	CORKSCREW RD	ESTERO PKWY	4LD	E	2,000	B	1,024	B	1,228	EEPCO Study
BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	690	C	725	Constrained In City Plan
	VANDERBILT DR	US 41	4LD	E	1,900	C	1,594	C	1,675	Constrained In City Plan
	US 41	OLD 41	4LD	E	1,860	C	1,167	C	1,318	Constrained, old count projection
	OLD 41	IMPERIAL ST	6LD	E	2,800	C	1,884	C	1,980	Constrained In City Plan
	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	1,466	C	1,540	Constrained In City Plan
	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	508	B	534	Constrained In City Plan
	BONITA GRANDE DR	BELLO BLVD	4LD	E	2,020	B	508	B	534	Constrained In City Plan
BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	E	692	E	782	old count projection
BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,801	E	1,893	
BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	A	746	A	784	
	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	415	C	512	
CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	C	2,643	D	2,778	
COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	D	2,628	F	2,968	old count projection, programmed alt. analysis
	SUMMERLIN RD	US 41	6LD	E	2,840	D	2,788	F	2,930	
	DYNASTY DR	SR 82	6LD	D	3,040	C	2,375	C	2,496	
CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	22	C	226	old count, added VA clinic
CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	955	C	1,220	Galleria at Corkscrew
	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	C	1,768	F	2,025	Estero Crossing
	E OF I-75	BEN HILL GRIFFIN PKWY	4LD	E	1,900	C	1,136	C	1,194	
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	2LD	E	1,200	C	839	F	1,281	EEPCO Study
	WILDCAT RUN DR	BELLA TERRA BLVD	2LD	E	1,200	B	696	C	1,138	EEPCO Study
DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	C	1,404	C	1,586	old count projection
	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	C	1,404	C	1,586	old count projection
	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	D	1,783	D	1,874	
	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	D	1,923	D	2,021	
	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	C	2,102	C	2,209	
	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,882	C	1,978	
ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	493	A	518	Constrained
	PESCADORA AVE	VOORHIS ST	2LN	E	726	A	538	A	565	Constrained
	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	B	538	B	565	Constrained
	TROPICAL SHORES WAY	CENTER ST	2LN	E	671	F	716	F	809	Constrained, old count
ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	589	B	876	East & West Cypress View
	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	589	B	619	
FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,300	D	966	D	1,015	
	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,570	D	1,650	

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Table 20 (cont.): County-Maintained Roadways in Incorporated Areas. Existing and Future LOS

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD				STANDARD		NOTES
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXISTING	LOS	FUTURE	
HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	E	1,880	B	990	B	1,040	
HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	2LN	E	890	D	386	D	406	Constrained
	McLAUGHLIN BLVD	MELODY LANE	2LN	E	890	D	386	D	406	Constrained
	MELODY LANE	ESTERO BLVD	2LN	E	890	D	386	D	406	Constrained
IMPERIAL PKWY	COUNTY LINE	BONITA BEACH RD	4LD	E	1,920	B	978	B	1,028	
	E TERRY ST	COCONUT RD	4LD	E	1,920	B	828	B	870	
SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	981	B	1,031	
	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	981	A	1,031	
SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,157	D	1,216	
	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,157	D	1,216	
THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,106	B	1,289	
TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	754	A	792	
VETERANS MEM. PKWY	SR 78	CHIQUITA	4LD	D	2,040	A	811	A	852	
	CHIQUITA	SKYLINE	4LD	D	2,040	B	1,810	F	2,044	old count projection
	SKYLINE	SANTA BARBARA BLVD	6LD	D	3,080	A	2,058	A	2,163	
	SANTA BARBARA BLVD	COUNTRY CLUB BLVD	6LD	D	3,080	B	2,692	B	2,829	
	COUNTRY CLUB BLVD	MIDPOINT BRDG TOLL P	6LD	D	3,080	B	2,714	B	2,852	
	MIDPOINT BRDG TOLL P	McGREGOR BLVD	4LB	D	4,000	C	2,645	D	2,780	

F = Does not meet the County adopted LOS standard (NOTE: Below LOS standard is acceptable on constrained roads)

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Table 21: FDOT Maintained Existing and Future Roadway LOS[20] in Unincorporated Areas

ROADWAY LINK				100th HIGHEST HOUR DIRECTIONAL VOLUME				
				STANDARD		2016		NOTES
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST	
BUS 41 (N TAMIAMI TR)	CITY LIMITS (N END EDISON BRIDGE)	SR 78	6LD	D	3,171	C	1,575	
	SR 78	LITTLETON RD	4LD	D	2,100	C	985	
	LITTLETON RD	US 41	4LD	D	2,100	C	537	
I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	5,500	D	5,255	
	CORKSCREW RD	ALICO RD	6LF	D	5,500	D	5,255	
	ALICO RD	DANIELS PKWY	6LF	D	6,500	D	5,326	
	DANIELS PKWY	COLONIAL BLVD	6LF	D	5,500	D	4,706	
	M.L.K.(SR 82)	LUCKETT RD	6LF	D	5,500	D	4,628	
	LUCKETT RD	SR 80	6LF	D	5,500	C	4,419	
	SR 80	SR 78	6LF	D	5,500	C	3,608	
	SR 78	COUNTY LINE	6LF	D	5,500	B	2,715	
McGREGOR BLVD (SR 867)	OLD MCGREGOR BLVD/GLADIOLUS DR	A&W BULB RD	4LD	D	2,100	C	1,660	
	A&W BULB RD	COLLEGE PKWY	4LD	D	2,100	C	1,836	
	COLLEGE PKWY	WINKLER RD	2LN	D	924	C	815	Constrained
	WINKLER RD	CITY LIMITS (S OF COLONIAL BLVD)	2LN	D	924	F	1,194	Constrained
MICHAEL G RIPPE PKWY (SR 739)	US 41	ALICO RD	4LD	D	2,100	C	1,225	
	ALICO RD	SIX MILE PKWY	6LD	D	3,171	C	1,225	
METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	3,171	C	1,199	
	DANIELS PKWY	CRYSTAL DR	4LD	D	2,100	C	1,359	
	CRYSTAL DR	IDLEWILD ST	4LD	D	2,100	C	1,798	
	IDLEWILD ST	COLONIAL BLVD	4LD	D	2,100	C	1,746	
IMMOKALE E RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	2LN/ 6LD	D	970/ 3,020	F	1,545	widening to 6 lanes is under construction
	GATEWAY BLVD	GRIFFIN DR/RAY AVE	2LN/ 6LD	D	970/ 3,020	F	990	
	GRIFFIN DR/RAY AVE	DANIELS PKWY/GUNNERY RD	2LN/ 6LD	D	970/ 3,020	C	901	
	DANIELS PKWY/GUNNERY RD	HOMESTEAD RD	2LN	D	1,190	F	1,649	6 lane constr 2022
	HOMESTEAD RD	ALABAMA RD	2LN/ 6LD	D	1,190/ 3,020	F	1,649	6 lane constr 2018
	ALABAMA RD	BELL BLVD	2LN/ 4LD	D	1,190/ 2,000	C	534	4 lane construction 2018
	BELL BLVD	COUNTY LINE	2LN/ 4LD	D	1,190/ 2,000	C	597	
SAN CARLOS BLVD (SR 865)	MANTANZAS PASS BRIDGE	MAIN ST	2LN	D	880	F	1,096	Constrained
	MAIN ST	SUMMERLIN RD	4LD	D	2,100	C	1,096	PD&E Study
	SUMMERLIN RD	KELLY RD	2LD	D	970	D	921	
	KELLY RD	GLADIOLUS DR/OLD MCGREGOR BLVD	4LD	D	2,100	C	921	
SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	2,100	C	1,902	

20 FDOT 2016 District 1 LOS Spreadsheet http://www.fdot.gov/planning/systems/programs/sm/los/districts/district1/default.shtm

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Table 21 (cont.): FDOT Maintained Existing and Future Roadway LOS[21] in Unincorporated Areas

ROADWAY LINK				100th HIGHEST HOUR DIRECTIONAL VOLUME				
				STANDARD		2016		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST	NOTES
SR 31 (ARCADIA RD)	SR 80	N OF SR 78 (OLD RODEO DR)	2LN	D	924	C	561	
	N OF SR 78 (OLD RODEO DR)	NORTH RIVER RD	2LN	C	850	C	471	
	NORTH RIVER RD	COUNTY LINE	2LN	C	850	B	339	PD&E/SEIR Study
SR 78 (PINE ISLAND RD)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	2,100	C	1,580	
	US 41	BUS 41	4LD	D	2,100	C	1,722	
SR 78 (BAYSHORE RD)	NEW POST RD/HART RD	NEW POST RD/HART RD	4LD	D	2,100	C	1,722	
	HART RD	SLATER RD (W OF WILLOW STREAM RD)	4LD	D	2,100	C	1,731	
	SLATER RD (W OF WILLOW STREAM RD)	E OF I-75 (W OF PRITCHETT PKWY)	4LD	D	2,100	C	1,285	
	E OF I-75 (W OF PRITCHETT PKWY)	OLD BAYSHORE RD	2LN	D	924	C	639	
	OLD BAYSHORE RD	SR 31	2LN	D	924	C	447	
SR 80 (PALM BEACH BLVD)	PROSPECT AVE	FIGUERA AVE (W. OF ORTIZ AVE)	4LD	D	2,100	C	1,063	
	FIGUERA AVE (W. OF ORTIZ AVE)	I-75	6LD	D	3,171	C	1,195	
	I-75	SR 31	6LD	D	3,171	C	1,887	
	SR 31	BUCKINGHAM RD	4LD	D	2,100	C	1,818	
	BUCKINGHAM RD	W OF WERNER DR	4LD	D	3,240	C	1,220	
	W OF WERNER DR	HICKEY CREEK RD	4LD	C	2,120	B	1,220	
	HICKEY CREEK RD	BROADWAY ST	4LD	C	2,120	B	1,039	
	BROADWAY ST	JOEL BLVD	4LD	C	1,607	B	1,039	
	JOEL BLVD	HENDRY CO. LINE	4LD	C	2,120	B	815	
US 41 (S TAMIAMI TRAIL)	ESTERO PKWY	SAN CARLOS BLVD	6LD	D	3,171	C	1,998	
	SANIBEL BLVD	ISLAND PARK RD	6LD	D	3,171	C	2,524	
	ISLAND PARK RD	BRIARCLIFF RD	6LD	D	3,171	D	3,208	
	BRIARCLIFF RD	GLADIOLUS DR/SIX MILE PKWY	6LD	D	3,171	F	3,208	
	GLADIOLUS DR/SIX MILE PKWY	DANIELS PKWY	6LD	D	3,171	C	2,807	
US 41 (CLEVE-LAND AVE)	DANIELS PKWY	PINE DR	6LD	D	3,171	C	2,678	SR 739 6 laning Design & ROW programmed
	PINE DR	BOY SCOUT RD	6LD	D	3,171	C	2,934	
	BOY SCOUT RD	CITY LIMIT N. OF NORTH AIRPORT RD	6LD	D	3,171	C	2,683	
	CITY LIMITS N. END OF BRIDGE	PONDELLA RD	4LD	D	2,100	F	2,597	
	PONDELLA RD	LITTLETON RD	4LD	D	2,100	C	1,534	
US 41 (N TAMIAMI TRAIL)	LITTLETON RD	DEL PRADO BLVD	4LD	D	2,100	C	1,251	
	DEL PRADO BLVD	DRAKER ST (SUN SEEKERS RV PARK)	4LD	D	2,100	C	1,619	
	DRAKER ST (SUN SEEKERS RV PARK)	CHARLOTTE CO. LINE	4LD	D	2,100	C	1,094	
F	= Does not meet the adopted State LOS Standard [Note: Below LOS standard is acceptable on constrained links]							

21 Ibid FDOT 2016 District 1 LOS Spreadsheet

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Projects considered for the CIP are evaluated based on priorities in Lee Plan Policy 95.1.1, which includes consideration of LOS and status in the year 2040 MPO LRTP. Table 22 includes projects programmed in the CIP that are fully funded through construction. Table 23 includes projects that are funded for either design or right-of-way acquisition, however, construction is not fully funded.

Table 24 includes candidate CIP projects to address existing and projected transportation deficiencies on county roads. Del Prado Boulevard east of US 41, Plantation Road from Daniels Pkwy to Idlewild St, and Veterans Parkway from Chiquita to Skyline will be considered in development of the next priority list.

Table 22: Programmed CIP Projects Through Construction

Road	From	To	Stage(s)	Funded Fiscal Year	Comment
Estero Boulevard	Big Carlos Pass Bridge	Matanzas Pass Bridge	Design Construction	Current year through 2020/2021	Constrained road; Operational improvements in six phases
Burnt Store Road 4L	SR 78 (Pine Island Rd)	Van Buren Pkwy	Design Right-of-Way Construction	Current year through 2018/2019	Three phases MPO LRTP
Homestead Road 4L	Sunrise	Alabama	Construction	2015/2016	Addresses projected deficiency
Alico Road 4L	Ben Hill Griffin Pkwy	Airport Haul Road	Right-of-Way Construction	2016/2017	In MPO LRTP
Three Oaks Parkway Extension North	N. of Alico Rd	Daniels Parkway	Design Right-of-Way Construction	Current year 2016/2017 2020/2021	I-75 reliever
Ortiz Avenue 4L	Colonial Blvd	SR 82	Design Construction	2017/2018 2020/2021	I-75 reliever, City of Fort Myers

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Table 23: Partially Programmed CIP projects

Road	From	To	Stage(s)	Funded Fiscal Year	Priority	Comment
Big Carlos Pass bridge replacement			PD&E Design Construction	Current year 2017/2018 2020/2021	#1	construction partially funded
Hickory Boulevard bridge replacements			Design	2017/2018	#2	
Lehigh Acres Paving program			Construction	2017/2018 2021/2022	#3	
Littleton Road 4L	Corbett Rd	US 41	Design	2020/2021	#4	In MPO LRTP
Colonial Boulevard Alt. Analysis	McGregor Blvd	US 41	Study	2018/2019	#9	City of Fort Myers
Alico Connector	Alico Rd	SR 82	Right-of-Way	2019/2020	#10	Daniels Parkway LOS reliever
Cape Coral Bridge WB span replacement			Design	2020/2021		Toll funded

Table 24: Unprogrammed CIP Candidate Project Priorities

Road	From	To	Priority	Comment
Tier 1				
Ortiz Avenue 4L	SR 82	Luckett Rd	#5	Addresses projected deficiency
Luckett Road 4L	Ortiz Ave	I-75	#6	
Burnt Store Road 4L	Van Buren Pkwy	Charlotte County line	#7	
Tier 2				
Ortiz Avenue 4L	Luckett Rd	SR 80 (Palm Beach Blvd)	#8	
Corkscrew Road 4L	Ben Hill Griffin Pkwy	Bella Terra Blvd	#11	EEPCO evaluation
Corkscrew Road 4L	Bella Terra Blvd	Alico Rd	#12	EEPCO evaluation
Crystal Drive 2L	Plantation Rd	Six Mile Cypress Pkwy	#16	
Corkscrew Road 6L	Three Oaks Pkwy	I-75	#17	
Tier 3				
Homestead Rd 4L	Milwaukee Blvd	Sunrise Blvd	#19	
Buckingham Rd 4L	Orange River Blvd	SR 80 (Palm Beach Blvd)	#21	
Bonita Beach Rd 6L	US 41	Old 41	#22	
Crystal Drive 3L	US 41	Metro Pkwy	#24	

NOTE: Unprogrammed priorities #13, 14, 15, 18, 20, and 23 are bridge replacements.

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APPENDIX D

SYNCHRO/HCM ANALYSIS OUTPUT

DC12018-00018

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INTERSECTION CAPACITY ANALYSIS

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Lanes, Volumes, Timings
6: Buckingham Rd & Portico Blvd



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	8	15	508	4	12	517
Future Volume (vph)	8	15	508	4	12	517
Satd. Flow (prot)	1597	1429	1810	1538	1626	1712
Flt Permitted	0.950				0.950	
Satd. Flow (perm)	1597	1429	1810	1538	1626	1712
Lane Group Flow (vph)	8	16	529	4	13	539
Sign Control	Stop		Free			Free

Intersection Summary			
Control Type: Unsignalized			
Intersection Capacity Utilization 37.2%		ICU Level of Service A	
Analysis Period (min) 15			

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Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	8	15	508	4	12	517
Future Vol, veh/h	8	15	508	4	12	517
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	-	290	276	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	13	13	5	5	11	11
Mvmt Flow	8	16	529	4	13	539

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1094	529	0	0	533	0
Stage 1	529	-	-	-	-	-
Stage 2	565	-	-	-	-	-
Critical Hdwy	6.53	6.33	-	-	4.21	-
Critical Hdwy Stg 1	5.53	-	-	-	-	-
Critical Hdwy Stg 2	5.53	-	-	-	-	-
Follow-up Hdwy	3.617	3.417	-	-	2.299	-
Pot Cap-1 Maneuver	226	529	-	-	991	-
Stage 1	569	-	-	-	-	-
Stage 2	548	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	223	529	-	-	991	-
Mov Cap-2 Maneuver	223	-	-	-	-	-
Stage 1	562	-	-	-	-	-
Stage 2	548	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.4	0	0.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	223	529	991	-
HCM Lane V/C Ratio	-	-	0.037	0.03	0.013	-
HCM Control Delay (s)	-	-	21.8	12	8.7	-
HCM Lane LOS	-	-	C	B	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0.1	0	-

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HCM 6th Signalized Intersection Summary
8: Buckingham Rd & Orange River Blvd

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	155	17	448	5	11	5	123	365	0	13	458	94
Future Volume (veh/h)	155	17	448	5	11	5	123	365	0	13	458	94
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1900	1900	1900	1707	1707	1707	1796	1796	1796
Adj Flow Rate, veh/h	165	18	477	5	12	5	131	388	0	14	487	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	0	0	0	13	13	13	7	7	7
Cap, veh/h	394	38	519	107	233	81	291	653	0	330	583	
Arrive On Green	0.33	0.33	0.33	0.33	0.33	0.33	0.08	0.38	0.00	0.02	0.32	0.00
Sat Flow, veh/h	881	115	1572	123	707	244	1626	1707	0	1711	1796	0
Grp Volume(v), veh/h	183	0	477	22	0	0	131	388	0	14	487	0
Grp Sat Flow(s),veh/h/ln	996	0	1572	1075	0	0	1626	1707	0	1711	1796	0
Q Serve(g_s), s	0.4	0.0	19.4	0.1	0.0	0.0	3.5	12.1	0.0	0.4	16.7	0.0
Cycle Q Clear(g_c), s	14.1	0.0	19.4	14.0	0.0	0.0	3.5	12.1	0.0	0.4	16.7	0.0
Prop In Lane	0.90		1.00	0.23		0.23	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	431	0	519	421	0	0	291	653	0	330	583	
V/C Ratio(X)	0.42	0.00	0.92	0.05	0.00	0.00	0.45	0.59	0.00	0.04	0.84	
Avail Cap(c_a), veh/h	454	0	544	445	0	0	291	1130	0	429	1188	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	19.7	0.0	21.4	15.5	0.0	0.0	15.5	16.4	0.0	15.1	20.8	0.0
Incr Delay (d2), s/veh	0.7	0.0	20.5	0.1	0.0	0.0	1.1	0.9	0.0	0.1	3.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	9.6	0.2	0.0	0.0	1.2	4.1	0.0	0.1	6.5	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	20.3	0.0	41.9	15.6	0.0	0.0	16.6	17.3	0.0	15.1	24.1	0.0
LnGrp LOS	C	A	D	B	A	A	B	B	A	B	C	
Approach Vol, veh/h		660			22			519			501	A
Approach Delay, s/veh		35.9			15.6			17.1			23.8	
Approach LOS		D			B			B			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.1	31.4		27.9	11.0	27.6		27.9				
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	5.0	44.0		23.0	5.0	44.0		23.0				
Max Q Clear Time (g_c+I1), s	2.4	14.1		21.4	5.5	18.7		16.0				
Green Ext Time (p_c), s	0.0	2.2		0.5	0.0	2.9		0.0				

Intersection Summary	
HCM 6th Ctrl Delay	26.4
HCM 6th LOS	C

Notes

Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.

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HCM 6th Signalized Intersection Summary
3: Buckingham Rd/Old Olga Rd & SR 80

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	74	1401	192	153	614	12	231	77	192	90	80	73
Future Volume (veh/h)	74	1401	192	153	614	12	231	77	192	90	80	73
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1811	1811	1752	1752	1752	1841	1841	1841	1841	1841	1841
Adj Flow Rate, veh/h	76	1430	0	156	627	0	236	79	196	92	82	74
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	6	6	6	10	10	10	4	4	4	4	4	4
Cap, veh/h	96	1634		181	1756		324	70	174	162	169	143
Arrive On Green	0.06	0.47	0.00	0.11	0.53	0.00	0.12	0.15	0.15	0.06	0.09	0.09
Sat Flow, veh/h	1725	3441	1535	1668	3328	1485	1753	469	1163	1753	1841	1560
Grp Volume(v), veh/h	76	1430	0	156	627	0	236	0	275	92	82	74
Grp Sat Flow(s),veh/h/ln	1725	1721	1535	1668	1664	1485	1753	0	1631	1753	1841	1560
Q Serve(g_s), s	5.2	44.8	0.0	11.0	13.2	0.0	14.0	0.0	18.0	5.6	5.1	5.4
Cycle Q Clear(g_c), s	5.2	44.8	0.0	11.0	13.2	0.0	14.0	0.0	18.0	5.6	5.1	5.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.71	1.00		1.00
Lane Grp Cap(c), veh/h	96	1634		181	1756		324	0	245	162	169	143
V/C Ratio(X)	0.79	0.87		0.86	0.36		0.73	0.00	1.12	0.57	0.49	0.52
Avail Cap(c_a), veh/h	172	1634		195	1756		324	0	245	162	169	143
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	56.0	28.3	0.0	52.6	16.5	0.0	42.1	0.0	51.0	46.3	51.8	52.0
Incr Delay (d2), s/veh	13.3	6.9	0.0	29.3	0.6	0.0	8.0	0.0	94.9	4.6	3.1	4.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	18.6	0.0	6.0	4.8	0.0	6.8	0.0	13.6	2.7	2.5	2.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	69.3	35.2	0.0	81.9	17.1	0.0	50.1	0.0	145.9	50.8	54.9	56.4
LnGrp LOS	E	D		F	B		D	A	F	D	D	E
Approach Vol, veh/h		1506	A		783	A		511			248	
Approach Delay, s/veh		36.9			30.0			101.7			53.8	
Approach LOS		D			C			F			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.7	70.3	13.0	24.0	19.0	64.0	20.0	17.0
Change Period (Y+Rc), s	6.0	7.0	6.0	6.0	6.0	7.0	6.0	6.0
Max Green Setting (Gmax), s	12.0	58.0	7.0	18.0	14.0	56.0	14.0	11.0
Max Q Clear Time (g_c+I1), s	7.2	15.2	7.6	20.0	13.0	46.8	16.0	7.4
Green Ext Time (p_c), s	0.1	8.9	0.0	0.0	0.0	7.7	0.0	0.2

Intersection Summary	
HCM 6th Ctrl Delay	47.3
HCM 6th LOS	D

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

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Lanes, Volumes, Timings
6: Buckingham Rd & Portico Blvd



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	124	264	627	211	448	638
Future Volume (vph)	124	264	627	211	448	638
Satd. Flow (prot)	1597	1429	1810	1538	1626	1712
Flt Permitted	0.950				0.950	
Satd. Flow (perm)	1597	1429	1810	1538	1626	1712
Lane Group Flow (vph)	129	275	653	220	467	665
Sign Control	Stop		Free			Free

Intersection Summary			
Control Type: Unsignalized			
Intersection Capacity Utilization 74.7%		ICU Level of Service D	
Analysis Period (min) 15			

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Intersection	
Int Delay, s/veh	216.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	124	264	627	211	448	638
Future Vol, veh/h	124	264	627	211	448	638
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	-	290	276	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	13	13	5	5	11	11
Mvmt Flow	129	275	653	220	467	665

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2252	653	0	0	873	0
Stage 1	653	-	-	-	-	-
Stage 2	1599	-	-	-	-	-
Critical Hdwy	6.53	6.33	-	-	4.21	-
Critical Hdwy Stg 1	5.53	-	-	-	-	-
Critical Hdwy Stg 2	5.53	-	-	-	-	-
Follow-up Hdwy	3.617	3.417	-	-	2.299	-
Pot Cap-1 Maneuver	~ 42	448	-	-	736	-
Stage 1	498	-	-	-	-	-
Stage 2	172	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 15	448	-	-	736	-
Mov Cap-2 Maneuver	~ 15	-	-	-	-	-
Stage 1	182	-	-	-	-	-
Stage 2	172	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, $	1270.7	0	7.4
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	15	448	736	-
HCM Lane V/C Ratio	-	-	8.611	0.614	0.634	-
HCM Control Delay (s)	-	-	$ 3922.9	25	18	-
HCM Lane LOS	-	-	F	D	C	-
HCM 95th %tile Q(veh)	-	-	17.1	4	4.6	-

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

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HCM 6th Signalized Intersection Summary
8: Buckingham Rd & Orange River Blvd

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	222	19	488	5	12	5	152	608	5	16	658	147
Future Volume (veh/h)	222	19	488	5	12	5	152	608	5	16	658	147
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1900	1900	1900	1707	1707	1707	1796	1796	1796
Adj Flow Rate, veh/h	236	20	519	5	13	5	162	647	5	17	700	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	0	0	0	13	13	13	7	7	7
Cap, veh/h	262	14	519	58	150	42	380	877	7	384	848	
Arrive On Green	0.28	0.33	0.33	0.28	0.33	0.33	0.12	0.52	0.47	0.07	0.47	0.00
Sat Flow, veh/h	518	44	1572	0	453	126	1626	1692	13	1711	1796	0
Grp Volume(v), veh/h	256	0	519	23	0	0	162	0	652	17	700	0
Grp Sat Flow(s),veh/h/ln	562	0	1572	579	0	0	1626	0	1705	1711	1796	0
Q Serve(g_s), s	0.0	0.0	25.0	0.0	0.0	0.0	3.2	0.0	22.6	0.3	25.5	0.0
Cycle Q Clear(g_c), s	21.0	0.0	25.0	21.0	0.0	0.0	3.2	0.0	22.6	0.3	25.5	0.0
Prop In Lane	0.92		1.00	0.22		0.22	1.00		0.01	1.00		0.00
Lane Grp Cap(c), veh/h	247	0	519	218	0	0	380	0	884	384	848	
V/C Ratio(X)	1.04	0.00	1.00	0.11	0.00	0.00	0.43	0.00	0.74	0.04	0.83	
Avail Cap(c_a), veh/h	247	0	519	218	0	0	380	0	1125	463	1185	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	29.7	0.0	25.4	19.1	0.0	0.0	12.7	0.0	14.3	10.4	17.3	0.0
Incr Delay (d2), s/veh	67.1	0.0	39.6	0.2	0.0	0.0	0.8	0.0	1.9	0.0	3.4	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	9.3	0.0	14.6	0.3	0.0	0.0	1.0	0.0	7.4	0.1	9.5	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	96.8	0.0	65.0	19.3	0.0	0.0	13.5	0.0	16.2	10.4	20.7	0.0
LnGrp LOS	F	A	F	B	A	A	B	A	B	B	C	
Approach Vol, veh/h		775			23			814			717	A
Approach Delay, s/veh		75.5			19.3			15.6			20.5	
Approach LOS		E			B			B			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.5	41.3		27.0	11.0	37.8		27.0				
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	5.0	46.0		21.0	5.0	46.0		21.0				
Max Q Clear Time (g_c+I1), s	2.3	24.6		27.0	5.2	27.5		23.0				
Green Ext Time (p_c), s	0.0	4.1		0.0	0.0	4.2		0.0				

Intersection Summary	
HCM 6th Ctrl Delay	37.1
HCM 6th LOS	D

Notes

Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.

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HCM 6th Signalized Intersection Summary
3: Buckingham Rd/Old Olga Rd & SR 80

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	98	1855	465	381	813	16	409	130	342	111	158	90
Future Volume (veh/h)	98	1855	465	381	813	16	409	130	342	111	158	90
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1811	1811	1752	1752	1752	1841	1841	1841	1841	1841	1841
Adj Flow Rate, veh/h	100	1893	0	389	830	0	417	133	349	113	161	92
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	6	6	6	10	10	10	4	4	4	4	4	4
Cap, veh/h	177	1634		306	1849		382	82	216	221	184	156
Arrive On Green	0.10	0.48	0.00	0.18	0.56	0.00	0.17	0.18	0.15	0.09	0.10	0.10
Sat Flow, veh/h	1725	3441	1535	1668	3328	1485	1753	449	1179	1753	1841	1560
Grp Volume(v), veh/h	100	1893	0	389	830	0	417	0	482	113	161	92
Grp Sat Flow(s),veh/h/ln	1725	1721	1535	1668	1664	1485	1753	0	1628	1753	1841	1560
Q Serve(g_s), s	6.6	57.0	0.0	22.0	17.7	0.0	21.0	0.0	22.0	6.7	10.4	6.8
Cycle Q Clear(g_c), s	6.6	57.0	0.0	22.0	17.7	0.0	21.0	0.0	22.0	6.7	10.4	6.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.72	1.00		1.00
Lane Grp Cap(c), veh/h	177	1635		306	1849		382	0	299	221	184	156
V/C Ratio(X)	0.56	1.16		1.27	0.45		1.09	0.00	1.61	0.51	0.87	0.59
Avail Cap(c_a), veh/h	187	1635		306	1849		382	0	299	221	184	156
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.3	31.5	0.0	49.0	15.8	0.0	40.3	0.0	50.4	42.5	53.3	51.6
Incr Delay (d2), s/veh	3.5	78.5	0.0	145.5	0.8	0.0	72.9	0.0	291.5	2.0	34.9	6.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.0	39.5	0.0	21.2	6.4	0.0	17.7	0.0	33.1	3.0	6.5	2.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	54.8	110.0	0.0	194.5	16.6	0.0	113.2	0.0	342.0	44.5	88.1	58.6
LnGrp LOS	D	F		F	B		F	A	F	D	F	E
Approach Vol, veh/h		1993	A		1219	A		899			366	
Approach Delay, s/veh		107.2			73.3			235.9			67.2	
Approach LOS		F			E			F			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.3	68.7	13.0	24.0	24.0	59.0	23.0	14.0
Change Period (Y+Rc), s	6.0	7.0	6.0	6.0	6.0	7.0	6.0	6.0
Max Green Setting (Gmax), s	9.0	61.0	7.0	18.0	18.0	52.0	17.0	8.0
Max Q Clear Time (g_c+I1), s	8.6	19.7	8.7	24.0	24.0	59.0	23.0	12.4
Green Ext Time (p_c), s	0.0	12.6	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	120.6
HCM 6th LOS	F

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

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Lanes, Volumes, Timings
6: Buckingham Rd & Portico Blvd

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	166	354	627	283	601	638
Future Volume (vph)	166	354	627	283	601	638
Satd. Flow (prot)	1597	1429	1810	1538	1626	1712
Flt Permitted	0.950				0.950	
Satd. Flow (perm)	1597	1429	1810	1538	1626	1712
Lane Group Flow (vph)	173	369	653	295	626	665
Sign Control	Stop		Free			Free

Intersection Summary			
Control Type: Unsignalized			
Intersection Capacity Utilization 85.5%		ICU Level of Service E	
Analysis Period (min) 15			

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Intersection	
Int Delay, s/veh	2626.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	166	354	627	283	601	638
Future Vol, veh/h	166	354	627	283	601	638
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	-	290	276	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	13	13	5	5	11	11
Mvmt Flow	173	369	653	295	626	665

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2570	653	0	0	948	0
Stage 1	653	-	-	-	-	-
Stage 2	1917	-	-	-	-	-
Critical Hdwy	6.53	6.33	-	-	4.21	-
Critical Hdwy Stg 1	5.53	-	-	-	-	-
Critical Hdwy Stg 2	5.53	-	-	-	-	-
Follow-up Hdwy	3.617	3.417	-	-	2.299	-
Pot Cap-1 Maneuver	~ 26	448	-	-	689	-
Stage 1	498	-	-	-	-	-
Stage 2	~ 118	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 2	448	-	-	689	-
Mov Cap-2 Maneuver	~ 2	-	-	-	-	-
Stage 1	~ 45	-	-	-	-	-
Stage 2	~ 118	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay$ s	13436.6	0	19.5
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	2	448	689	-
HCM Lane V/C Ratio	-	-	-86.458	0.823	0.909	-
HCM Control Delay (s)	-	-	$ 42003.4	40.8	40.3	-
HCM Lane LOS	-	-	F	E	E	-
HCM 95th %tile Q(veh)	-	-	24.1	7.8	11.9	-

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

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HCM 6th Signalized Intersection Summary
8: Buckingham Rd & Orange River Blvd

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	240	19	488	5	12	5	152	662	5	16	690	158
Future Volume (veh/h)	240	19	488	5	12	5	152	662	5	16	690	158
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1900	1900	1900	1707	1707	1707	1796	1796	1796
Adj Flow Rate, veh/h	255	20	519	5	13	5	162	704	5	17	734	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	0	0	0	13	13	13	7	7	7
Cap, veh/h	260	13	485	59	151	42	383	911	6	371	886	
Arrive On Green	0.25	0.31	0.31	0.25	0.31	0.25	0.12	0.54	0.48	0.07	0.49	0.00
Sat Flow, veh/h	543	43	1572	0	489	136	1626	1693	12	1711	1796	0
Grp Volume(v), veh/h	275	0	519	23	0	0	162	0	709	17	734	0
Grp Sat Flow(s),veh/h/ln	586	0	1572	625	0	0	1626	0	1705	1711	1796	0
Q Serve(g_s), s	0.0	0.0	23.0	0.0	0.0	0.0	3.0	0.0	24.6	0.3	26.1	0.0
Cycle Q Clear(g_c), s	19.0	0.0	23.0	19.0	0.0	0.0	3.0	0.0	24.6	0.3	26.1	0.0
Prop In Lane	0.93		1.00	0.22		0.22	1.00		0.01	1.00		0.00
Lane Grp Cap(c), veh/h	242	0	485	218	0	0	383	0	917	371	886	
V/C Ratio(X)	1.14	0.00	1.07	0.11	0.00	0.00	0.42	0.00	0.77	0.05	0.83	
Avail Cap(c_a), veh/h	242	0	485	218	0	0	387	0	1188	451	1252	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	29.8	0.0	25.8	19.9	0.0	0.0	12.5	0.0	13.7	10.2	16.2	0.0
Incr Delay (d2), s/veh	99.3	0.0	61.1	0.2	0.0	0.0	0.7	0.0	2.4	0.1	3.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	11.2	0.0	16.4	0.3	0.0	0.0	1.0	0.0	7.9	0.1	9.4	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	129.2	0.0	86.9	20.1	0.0	0.0	13.2	0.0	16.1	10.2	19.5	0.0
LnGrp LOS	F	A	F	C	A	A	B	A	B	B	B	
Approach Vol, veh/h		794			23			871			751	A
Approach Delay, s/veh		101.5			20.1			15.5			19.3	
Approach LOS		F			C			B			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.5	42.1		25.0	10.8	38.8		25.0				
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	5.0	48.0		19.0	5.0	48.0		19.0				
Max Q Clear Time (g_c+I1), s	2.3	26.6		25.0	5.0	28.1		21.0				
Green Ext Time (p_c), s	0.0	4.6		0.0	0.0	4.6		0.0				

Intersection Summary			
HCM 6th Ctrl Delay		44.7	
HCM 6th LOS		D	

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.

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HCM 6th Signalized Intersection Summary
3: Buckingham Rd/Old Olga Rd & SR 80

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	98	1855	537	442	813	16	451	142	377	111	179	90
Future Volume (veh/h)	98	1855	537	442	813	16	451	142	377	111	179	90
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1811	1811	1752	1752	1752	1841	1841	1841	1841	1841	1841
Adj Flow Rate, veh/h	100	1893	0	451	830	0	460	145	385	113	183	92
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	6	6	6	10	10	10	4	4	4	4	4	4
Cap, veh/h	172	1535		347	1844		393	89	237	204	170	144
Arrive On Green	0.10	0.45	0.00	0.21	0.55	0.00	0.19	0.20	0.17	0.08	0.09	0.09
Sat Flow, veh/h	1725	3441	1535	1668	3328	1485	1753	445	1183	1753	1841	1560
Grp Volume(v), veh/h	100	1893	0	451	830	0	460	0	530	113	183	92
Grp Sat Flow(s),veh/h/ln	1725	1721	1535	1668	1664	1485	1753	0	1628	1753	1841	1560
Q Serve(g_s), s	7.2	58.0	0.0	27.0	19.3	0.0	25.0	0.0	26.0	7.4	12.0	7.4
Cycle Q Clear(g_c), s	7.2	58.0	0.0	27.0	19.3	0.0	25.0	0.0	26.0	7.4	12.0	7.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.73	1.00		1.00
Lane Grp Cap(c), veh/h	172	1535		347	1844		393	0	326	204	170	144
V/C Ratio(X)	0.58	1.23		1.30	0.45		1.17	0.00	1.63	0.55	1.08	0.64
Avail Cap(c_a), veh/h	199	1535		347	1844		393	0	326	204	170	144
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	55.9	36.0	0.0	51.5	17.2	0.0	42.2	0.0	53.5	47.6	59.0	56.9
Incr Delay (d2), s/veh	3.1	110.7	0.0	155.3	0.8	0.0	101.3	0.0	296.2	3.3	91.1	10.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.2	46.4	0.0	25.9	7.1	0.0	22.1	0.0	37.4	3.4	9.8	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	59.0	146.7	0.0	206.8	18.0	0.0	143.5	0.0	349.7	50.9	150.1	67.3
LnGrp LOS	E	F		F	B		F	A	F	D	F	E
Approach Vol, veh/h		1993	A		1281	A		990			388	
Approach Delay, s/veh		142.3			84.5			253.9			101.6	
Approach LOS		F			F			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.0	74.0	13.0	28.0	29.0	60.0	27.0	14.0
Change Period (Y+Rc), s	6.0	7.0	6.0	6.0	6.0	7.0	6.0	6.0
Max Green Setting (Gmax), s	11.0	65.0	7.0	22.0	23.0	53.0	21.0	8.0
Max Q Clear Time (g_c+I1), s	9.2	21.3	9.4	28.0	29.0	60.0	27.0	14.0
Green Ext Time (p_c), s	0.0	12.9	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	146.7
HCM 6th LOS	F

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

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SYNCHRO ARTERIAL ANALYSIS

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Arterial Level of Service: NB Buckingham Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Orange River Blvd	II	45	17.8	14.2	32.0	0.16	18.4	D
SR 80	II	42	222.2	178.3	400.5	2.56	23.0	C
Total	II		240.0	192.5	432.5	2.72	22.7	C

Arterial Level of Service: SB Buckingham Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Orange River Blvd	II	45	204.8	30.1	234.9	2.56	39.2	A
Total	II		204.8	30.1	234.9	2.56	39.2	A

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Arterial Level of Service: NB Buckingham Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Orange River Blvd	II	45	17.8	14.2	32.0	0.16	18.4	D
SR 80	II	42	222.2	198.0	420.2	2.56	21.9	D
Total	II		240.0	212.2	452.2	2.72	21.7	D

Arterial Level of Service: SB Buckingham Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Orange River Blvd	II	45	204.8	30.9	235.7	2.56	39.1	A
Total	II		204.8	30.9	235.7	2.56	39.1	A

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APPENDIX E

HISTORICAL AADT GROWTH TREND ANALYSIS

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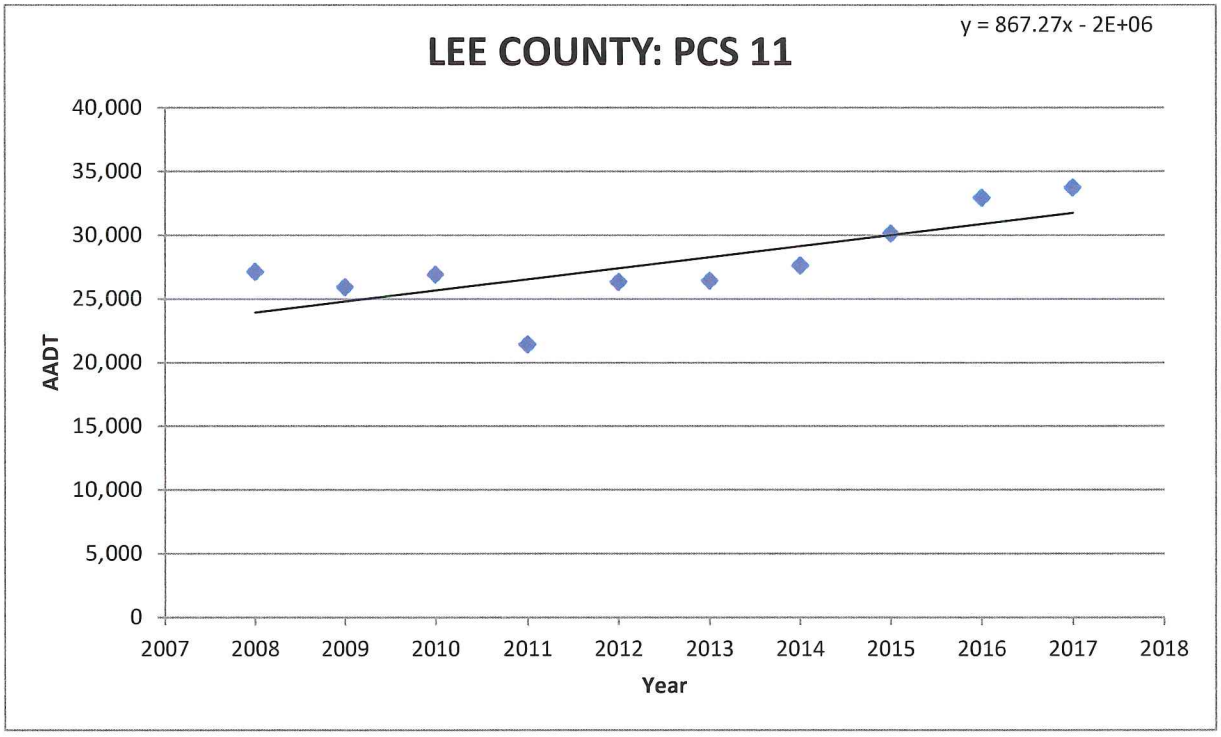
JUN 01 2018

LEE COUNTY: PCS 11
PALM BEACH BLVD (SR 80) WEST OF SR 31

Year	AADT [1]
2008	27,100
2009	25,900
2010	26,900
2011	21,400
2012	26,300
2013	26,400
2014	27,600
2015	30,100
2016	32,900
2017	33,700

Equation		
y_1	x_1	
23,927		2008
y_2	x_2	
31,733		2017

Growth
3.6% per year



Footnotes:
(1) Lee County Traffic Count Report

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LEE COUNTY: PCS 11
BUCKINGHAM RD SOUTH OF PALM BEACH BLVD

Year	AADT [1]
2008	8,000
2009	8,200
2010	8,400
2011	8,400
2012	8,900
2013	8,800
2014	9,000
2015	9,300
2016	9,800
2017	9,800

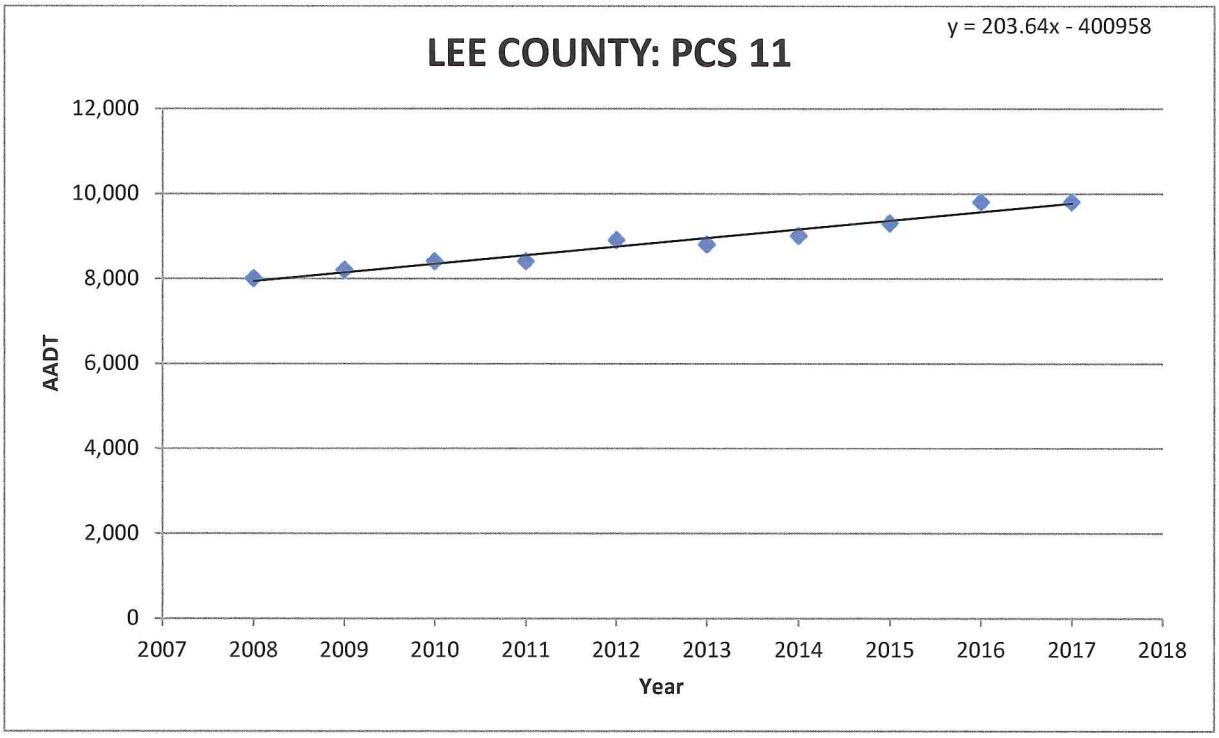
Equation

y_1	x_1
7,944	2008

y_2	x_2
9,776	2017

Growth

2.6% per year



Footnotes:
(1) Lee County Traffic Count Report

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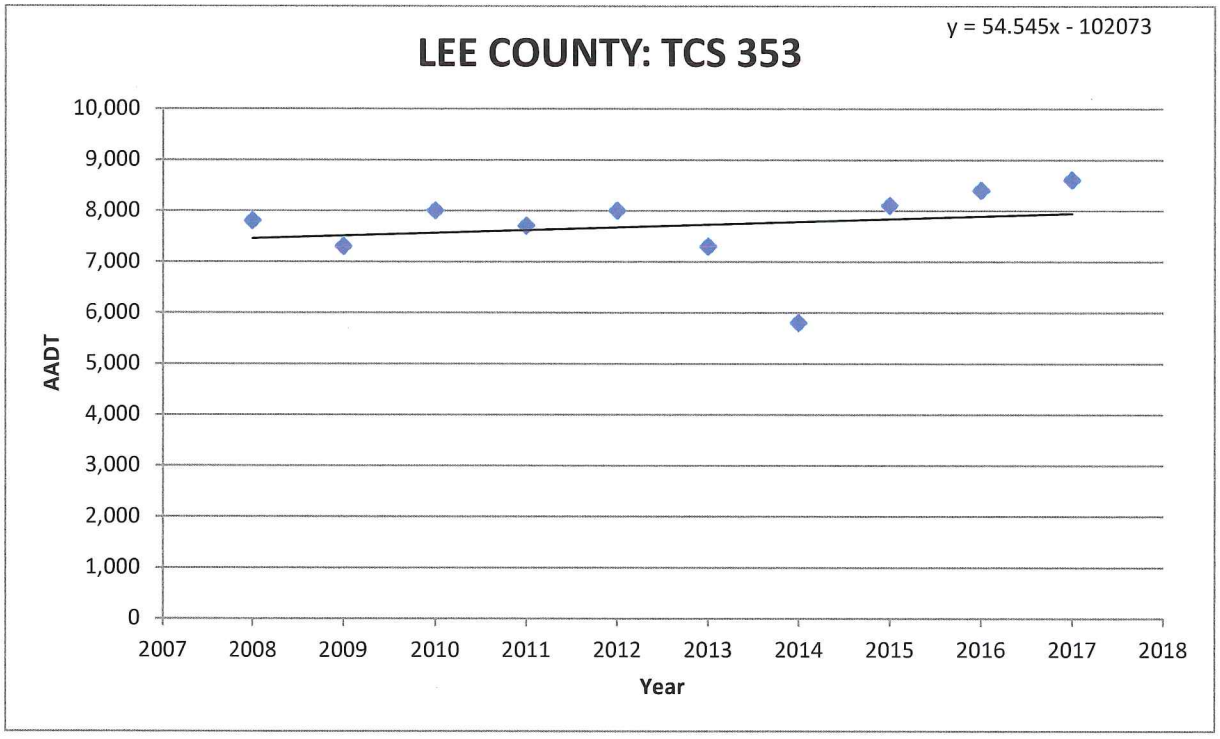
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LEE COUNTY: TCS 353
ORANGE RIVER BLVD SOUTH OF PALM BEACH BLVD

Year	AADT [1]
2008	7,800
2009	7,300
2010	8,000
2011	7,700
2012	8,000
2013	7,300
2014	5,800
2015	8,100
2016	8,400
2017	8,600

Equation		
y_1	x_1	
7,455		2008
y_2	x_2	
7,945		2017

Growth
0.7% per year



Footnotes:
(1) Lee County Traffic Count Report

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APPENDIX F

TRIP GENERATION

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ITE TRIP GENERATION
DATA AND RATES

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Land Use: 210
Single-Family Detached Housing

Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Additional Data

The number of vehicles and residents had a high correlation with average weekday vehicle trip ends. The use of these variables was limited, however, because the number of vehicles and residents was often difficult to obtain or predict. The number of dwelling units was generally used as the independent variable of choice because it was usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas, and other trip attractors than other residential land uses; and they generally had fewer alternative modes of transportation available because they were typically not as concentrated as other residential land uses.

Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:00 and 5:00 p.m., respectively. For the two sites with Saturday data, the overall highest vehicle volume was counted between 3:00 and 4:00 p.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 10:15 and 11:15 a.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Illinois, Indiana, Maryland, Minnesota, Montana, New Jersey, North Carolina, Ohio, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, and Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 903, 925, 936

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Single-Family Detached Housing
(210)

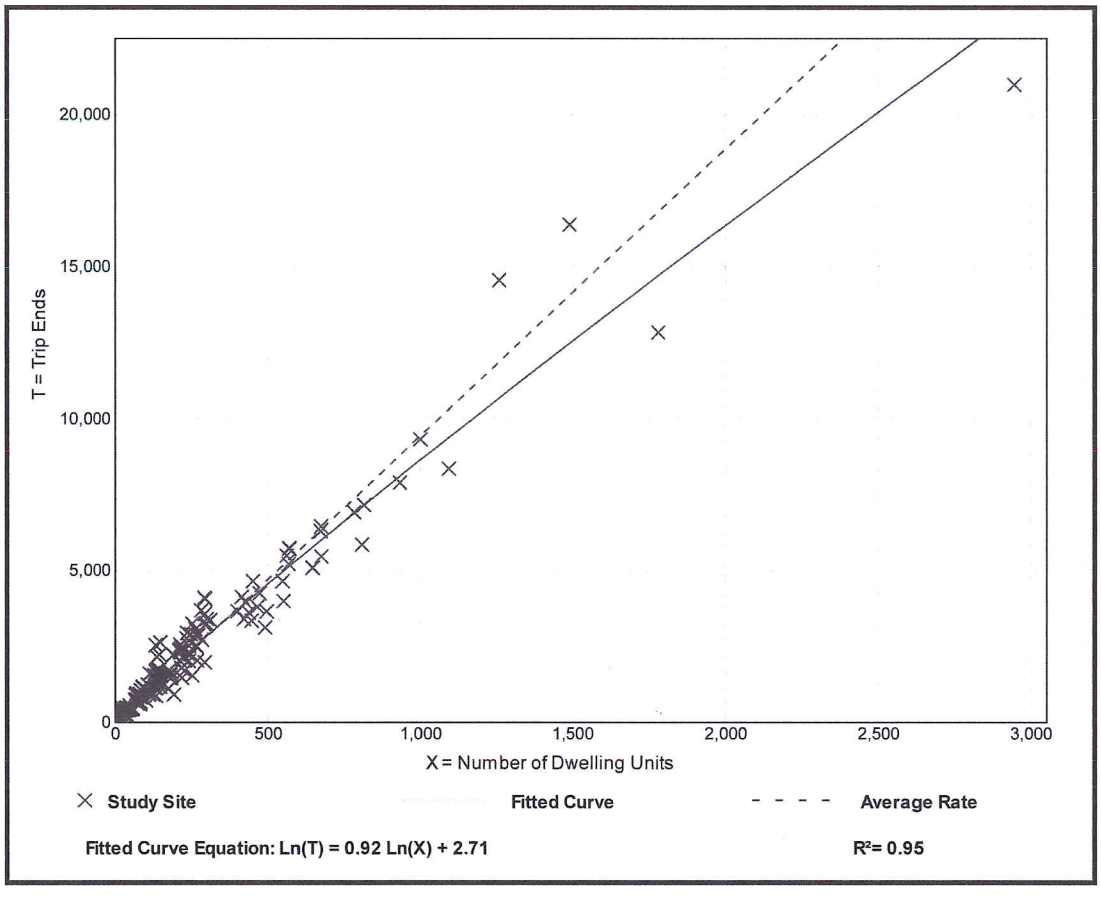
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.71

R^2= 0.95

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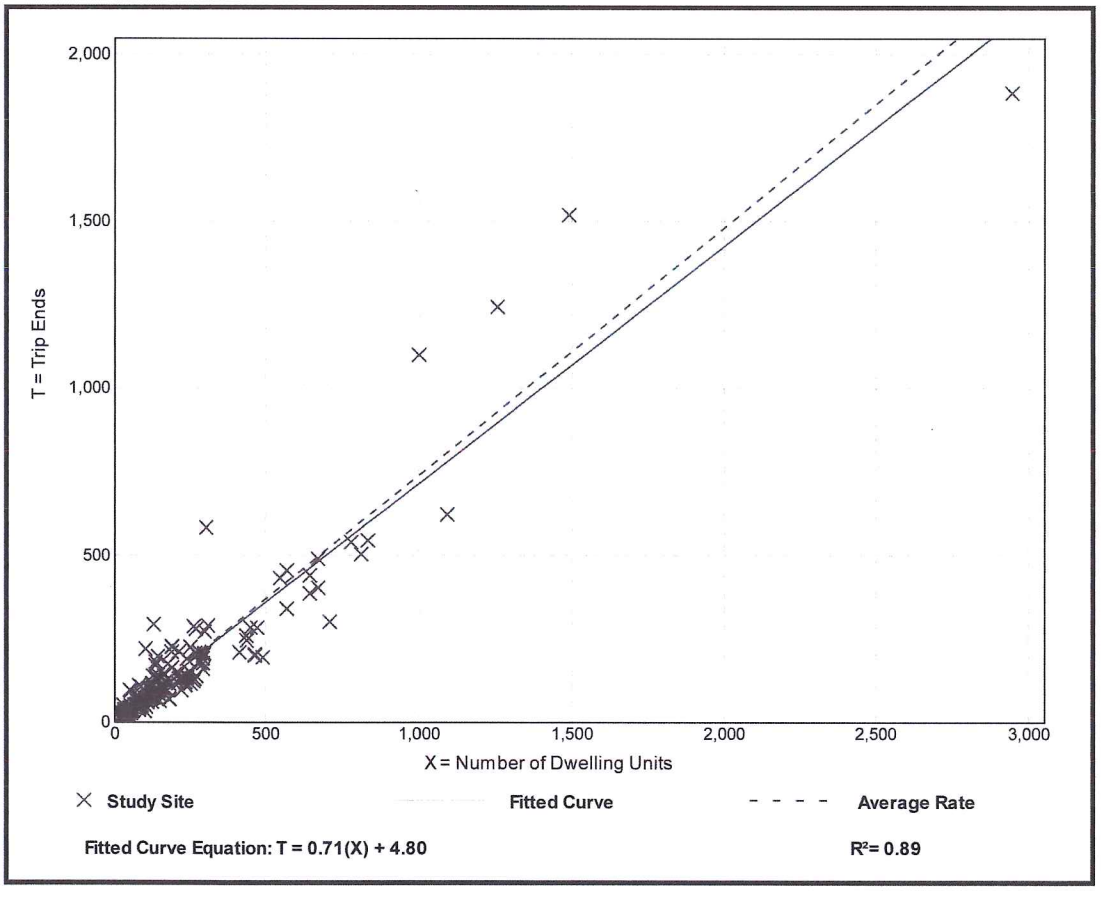
Single-Family Detached Housing
(210)

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: 173
Avg. Num. of Dwelling Units: 219
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



Fitted Curve Equation: T = 0.71(X) + 4.80

R^2= 0.89

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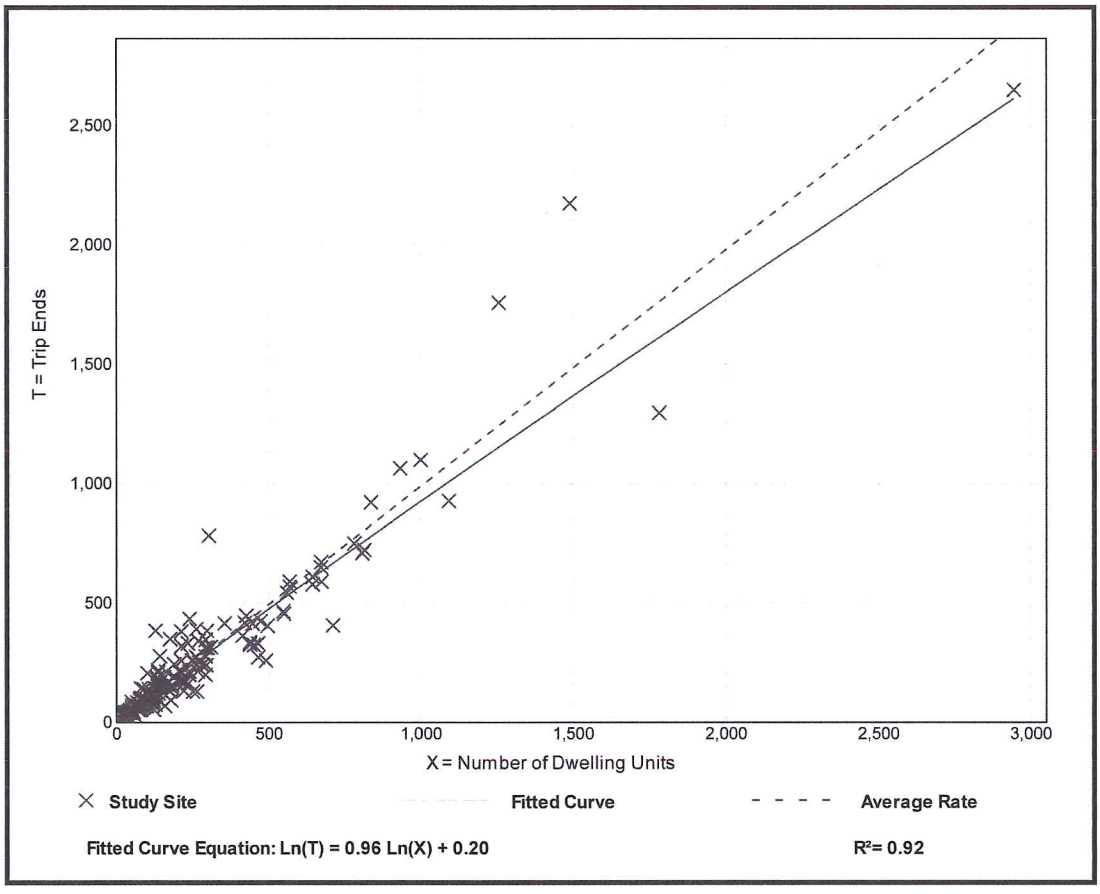
Single-Family Detached Housing
(210)

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: 190
Avg. Num. of Dwelling Units: 242
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



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Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.

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The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, District of Columbia, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Minnesota, New Jersey, New York, Ontario, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Virginia, and Washington.

It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.

Source Numbers

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951

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Multifamily Housing (Low-Rise)
(220)

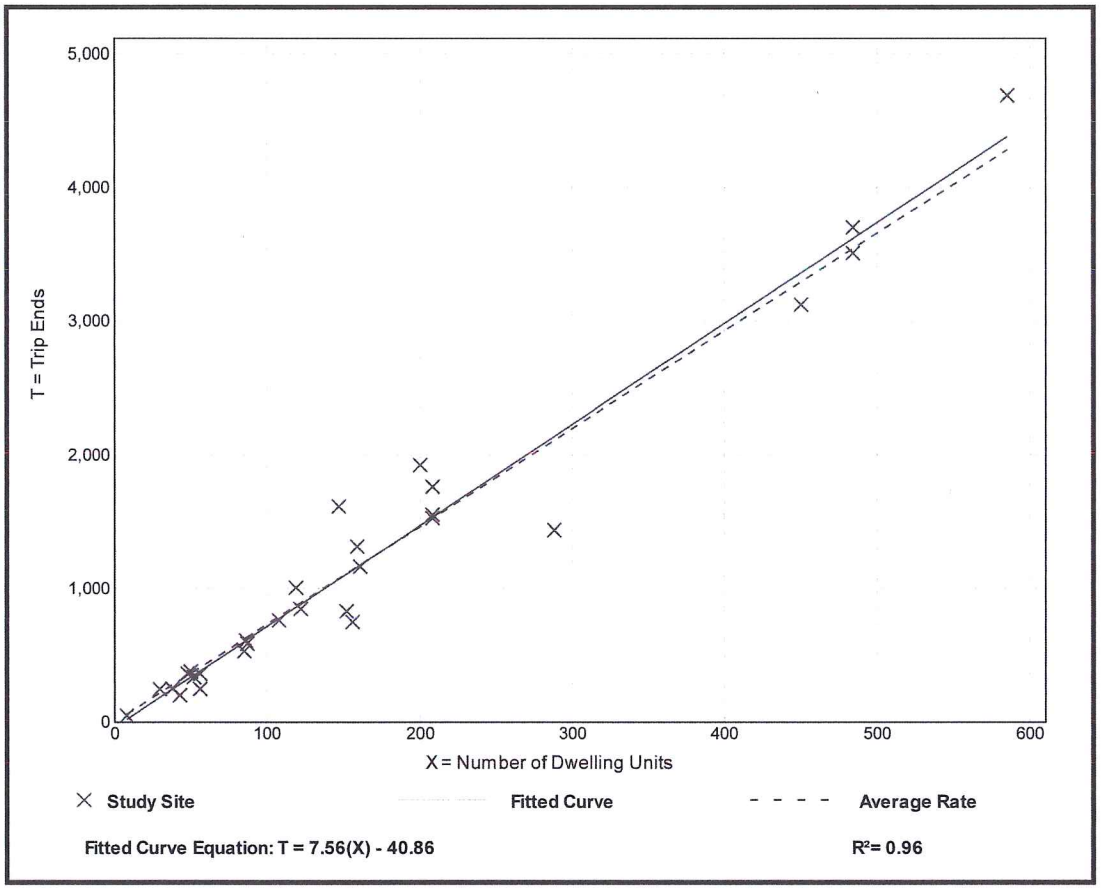
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



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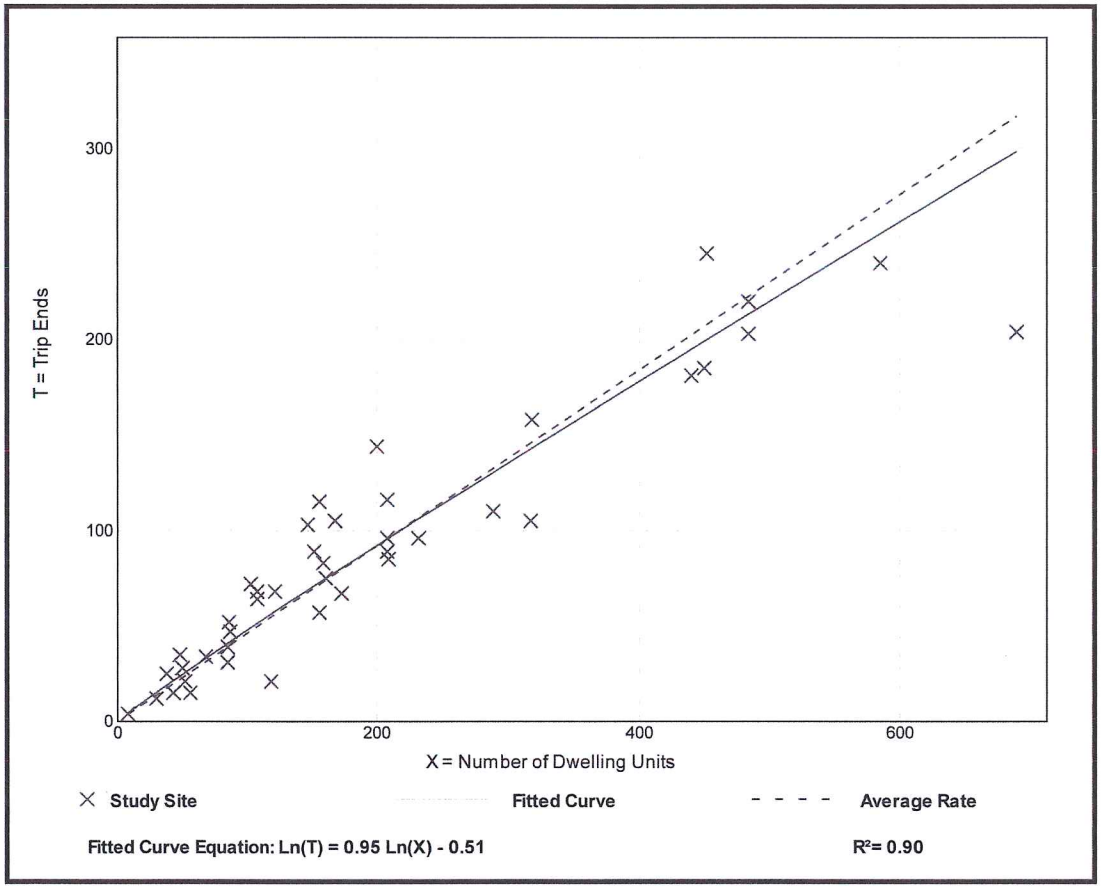
Multifamily Housing (Low-Rise)
(220)

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: 42
Avg. Num. of Dwelling Units: 199
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



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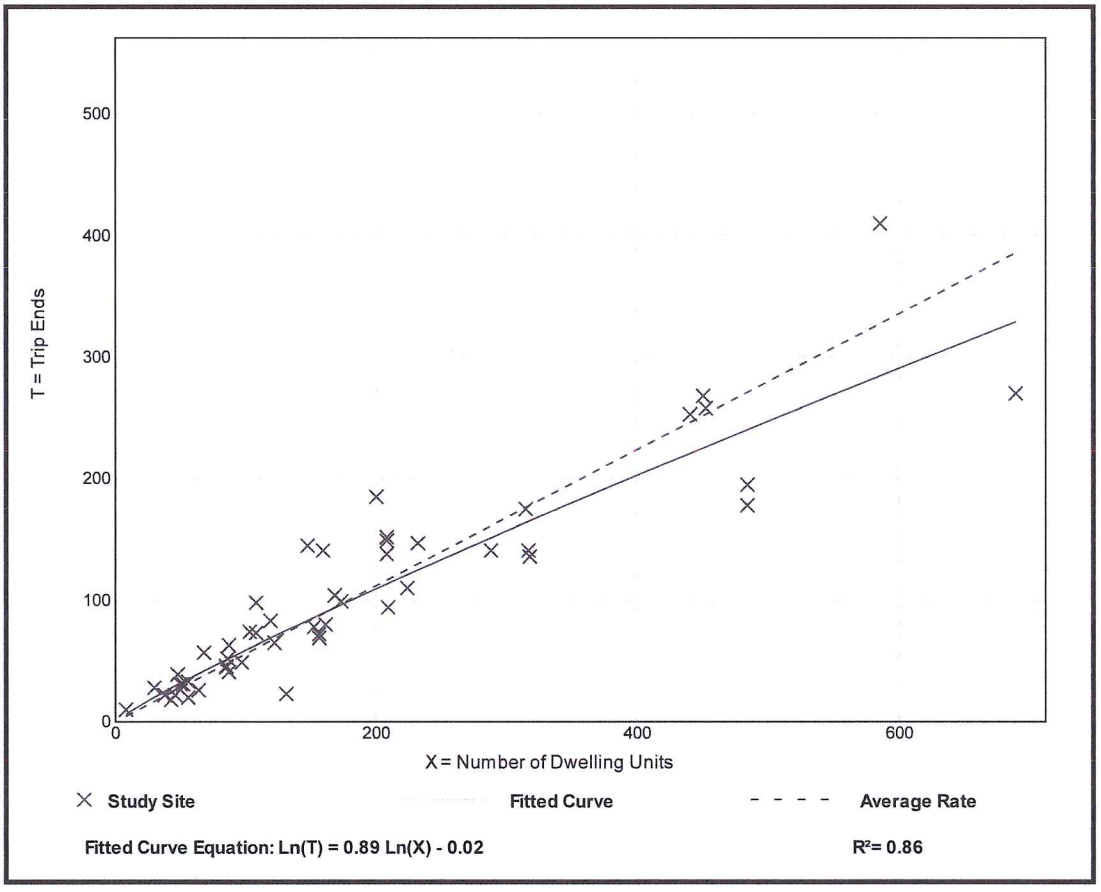
Multifamily Housing (Low-Rise)
(220)

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: 50
Avg. Num. of Dwelling Units: 187
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



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TRIP GENERATION CALCULATIONS

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PORTICO ZTIS
TRIP GENERATION - CURRENT ZONING [1]

	LUC	SIZE	UNITS	AM PEAK HOUR						PM PEAK HOUR						DAILY					
				Rate/Equation	In		Out		Total	%	Rate/Equation	In		Out		Total	%	Rate/Equation	In		Out		Total
Residential																						
Multifamily Housing (Low-Rise) (General Urban/Suburban)	220	120	Dwelling Units	Fitted Curve	23%	13	77%	44	57		Fitted Curve	63%	43	37%	26	69		Fitted Curve	50%	433	50%	433	866
Single-Family Detached Housing (General Urban/Suburban)	210	1058	Dwelling Units	Fitted Curve	25%	189	75%	567	756		Fitted Curve	63%	616	37%	362	978		Fitted Curve	50%	4,555	50%	4,554	9,109
						In		Out	Total	%			In		Out	Total	%			In		Out	Total
TOTAL						202		611	813				659		388	1,047				4,988		4,987	9,975

Footnotes:
(1) Trip generation estimate based on ITE Trip Generation (10th Edition). A fitted curve equation used if available and applicable per ITE guidelines.

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PORTICO ZTIS
TRIP GENERATION - PROPOSED ZONING [1]

				AM PEAK HOUR						PM PEAK HOUR						DAILY				
	LUC	SIZE	UNITS	Rate/Equation	In		Out		Total	%	Rate/Equation	In		Out		Total	%	Rate/Equation	In		Out		Total
Residential																							
Multifamily Housing (Low-Rise) (General Urban/Suburban)	220	162	Dwelling Units	Fitted Curve	23%	17	77%	58	75		Fitted Curve	63%	57	37%	34	91		Fitted Curve	50%	592	50%	592	1,184
Single-Family Detached Housing (General Urban/Suburban)	210	1438	Dwelling Units	Fitted Curve	25%	257	75%	769	1,026		Fitted Curve	63%	827	37%	486	1,313		Fitted Curve	50%	6,040	50%	6,040	12,080
						In		Out	Total	%			In		Out	Total	%			In		Out	Total
TOTAL						274		827	1,101				884		520	1,404				6,632		6,632	13,264

Footnotes:
(1) Trip generation estimate based on ITE Trip Generation (10th Edition). A fitted curve equation used if available and applicable per ITE guidelines.

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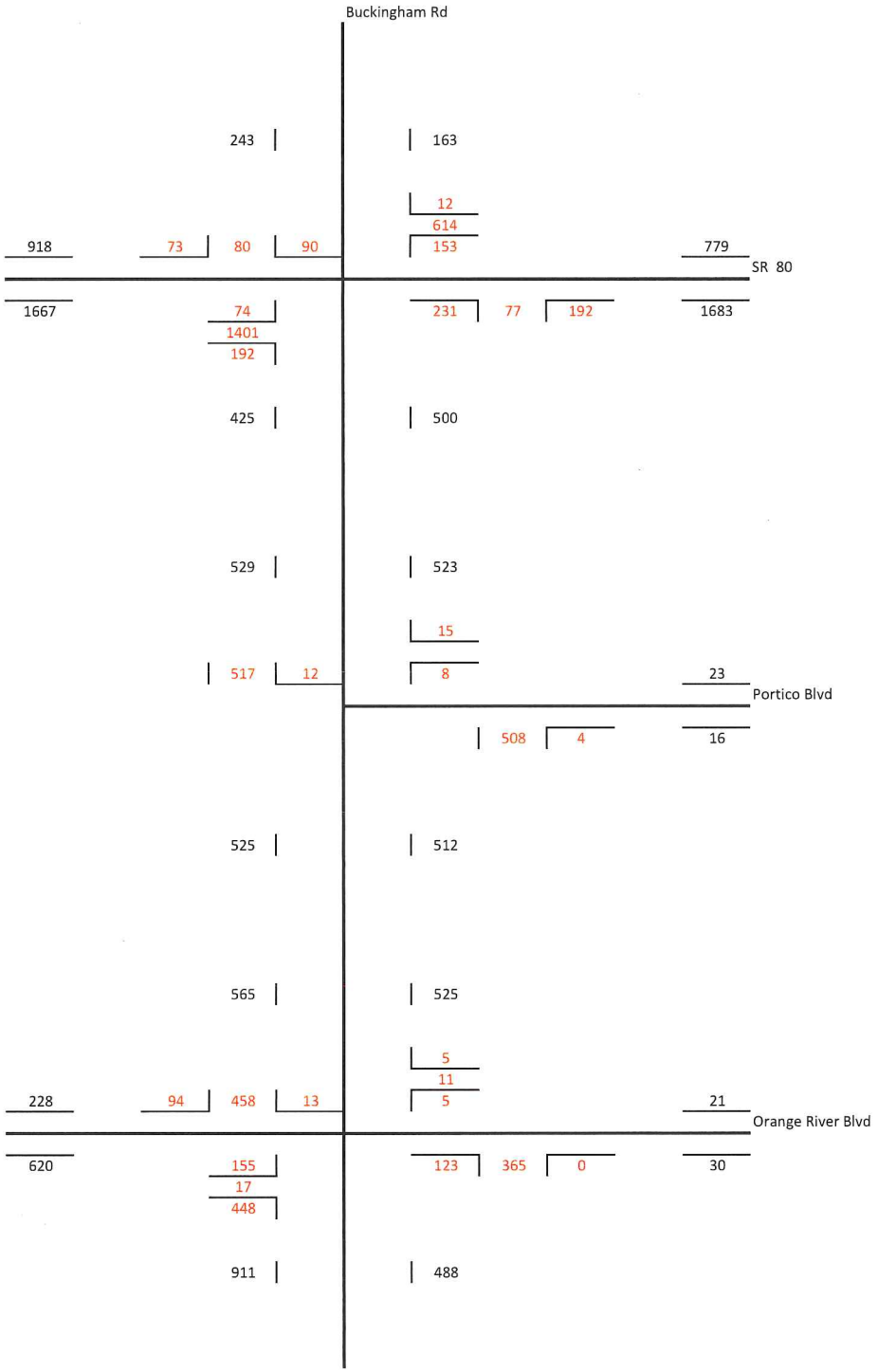
APPENDIX G

DEVELOPMENT OF FUTURE INTERSECTION TURNING MOVEMENT VOLUMES

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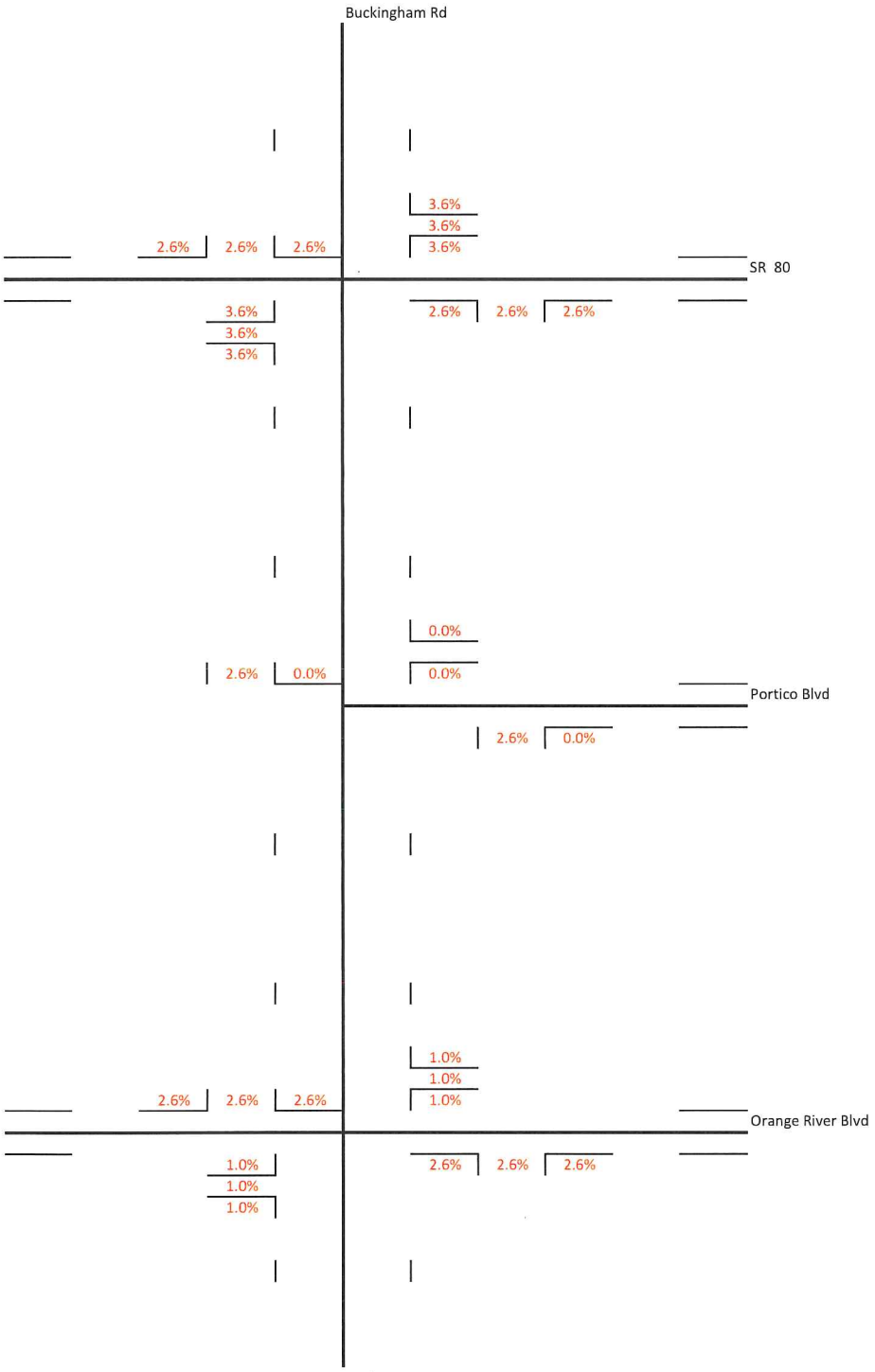
Existing 2018 Traffic Conditions - PM Peak Hour



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Historical Growth (%) based on 2017 Lee County Traffic Count Report

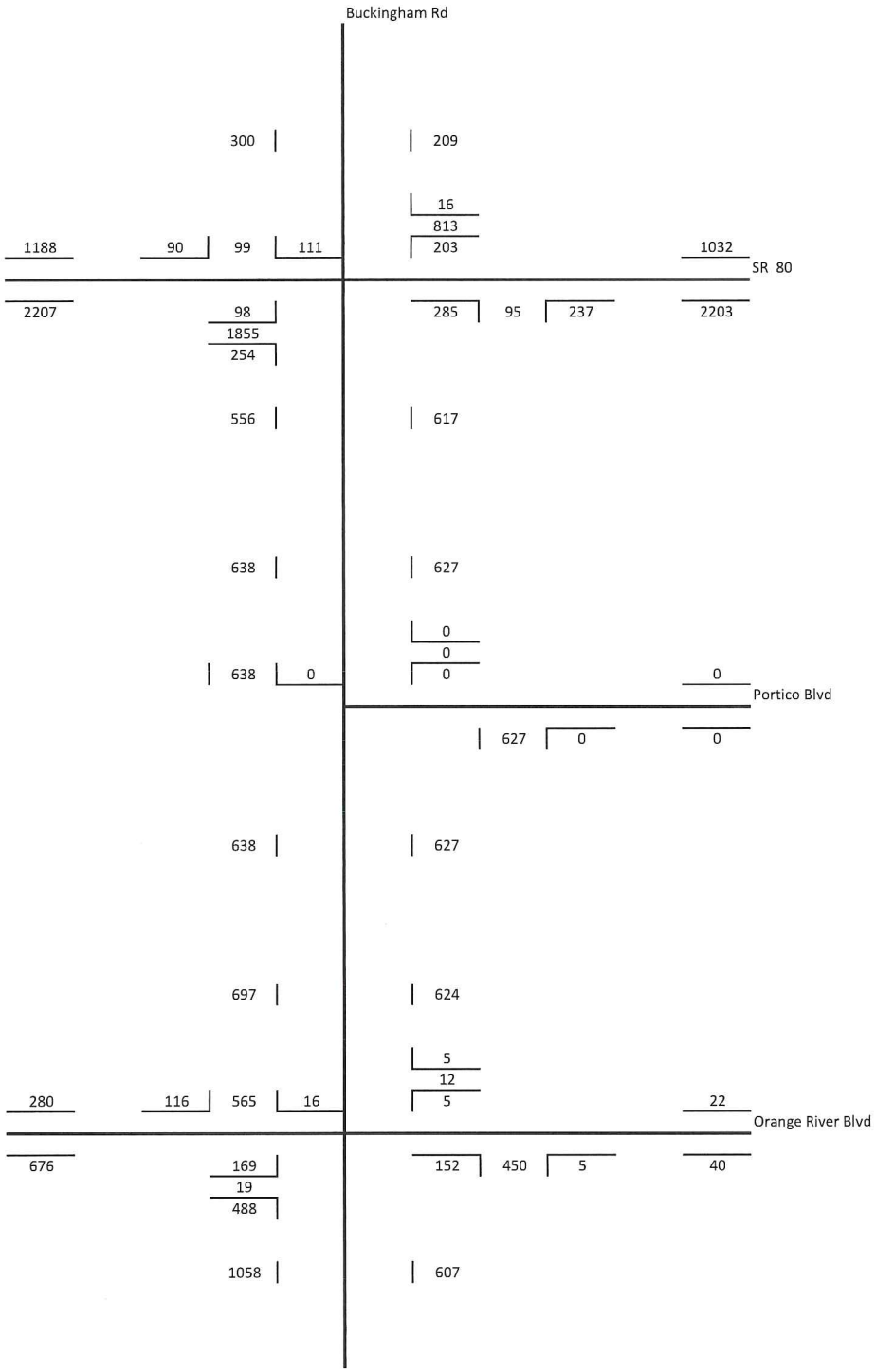
Existing Year	2018
Buildout + 1 Year	2027



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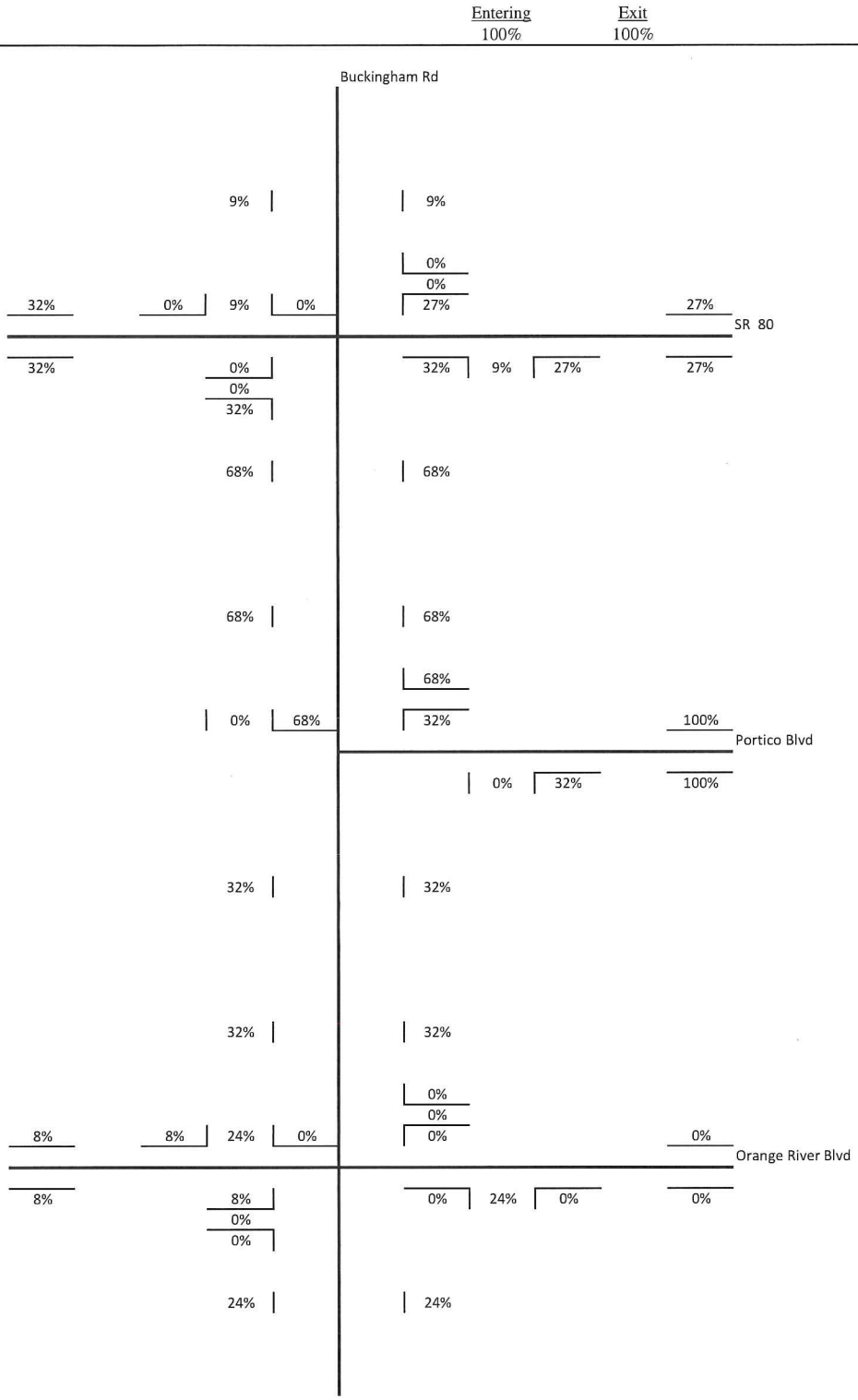
Future 2027 Background Traffic Conditions - PM Peak Hour



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Project Trip Distribution (%)

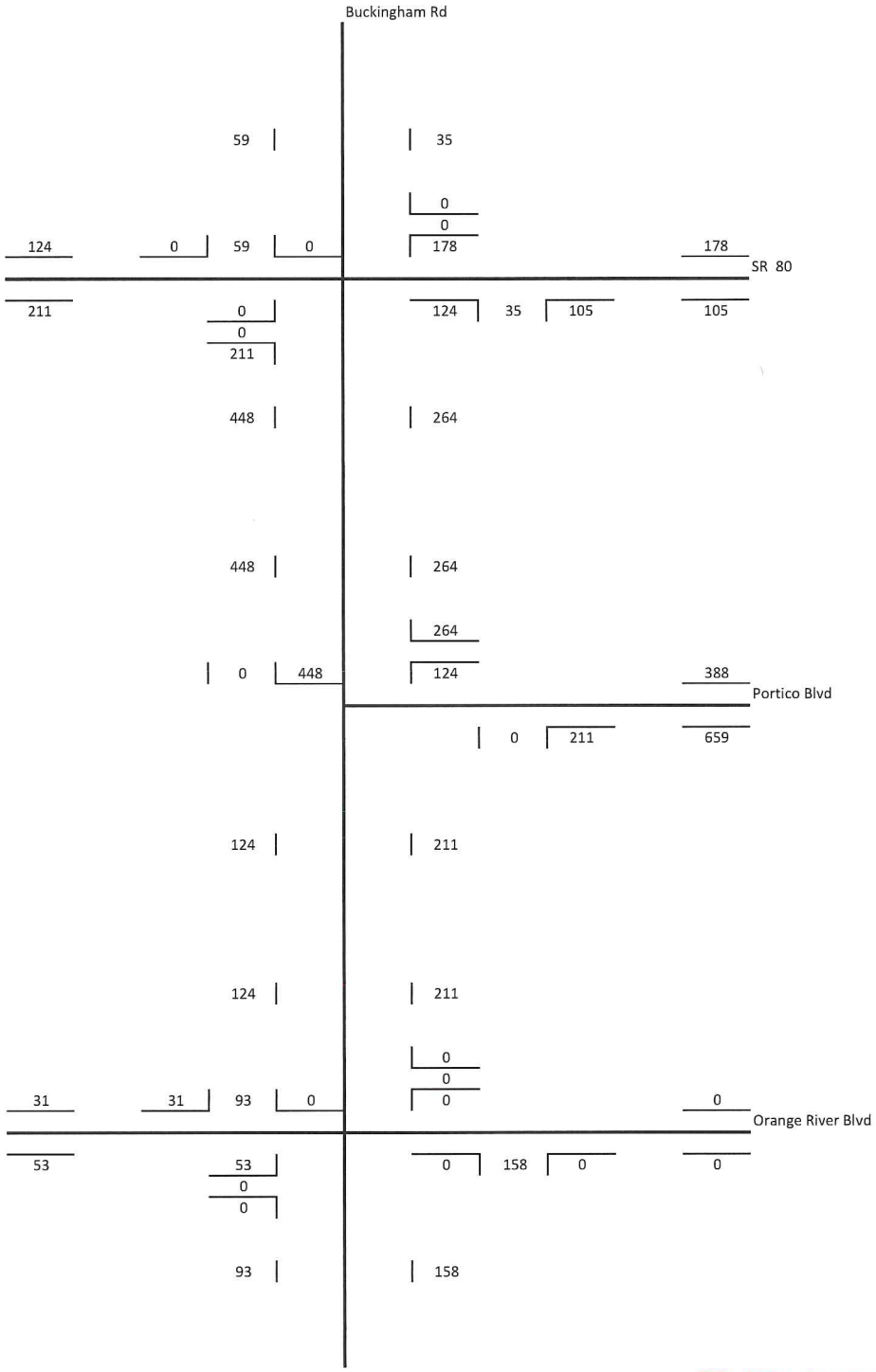


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Project Trip Assignment with Current Zoning - PM Peak Hour
ITE Trip Generation

Entering	Exit	Total
659	388	1047

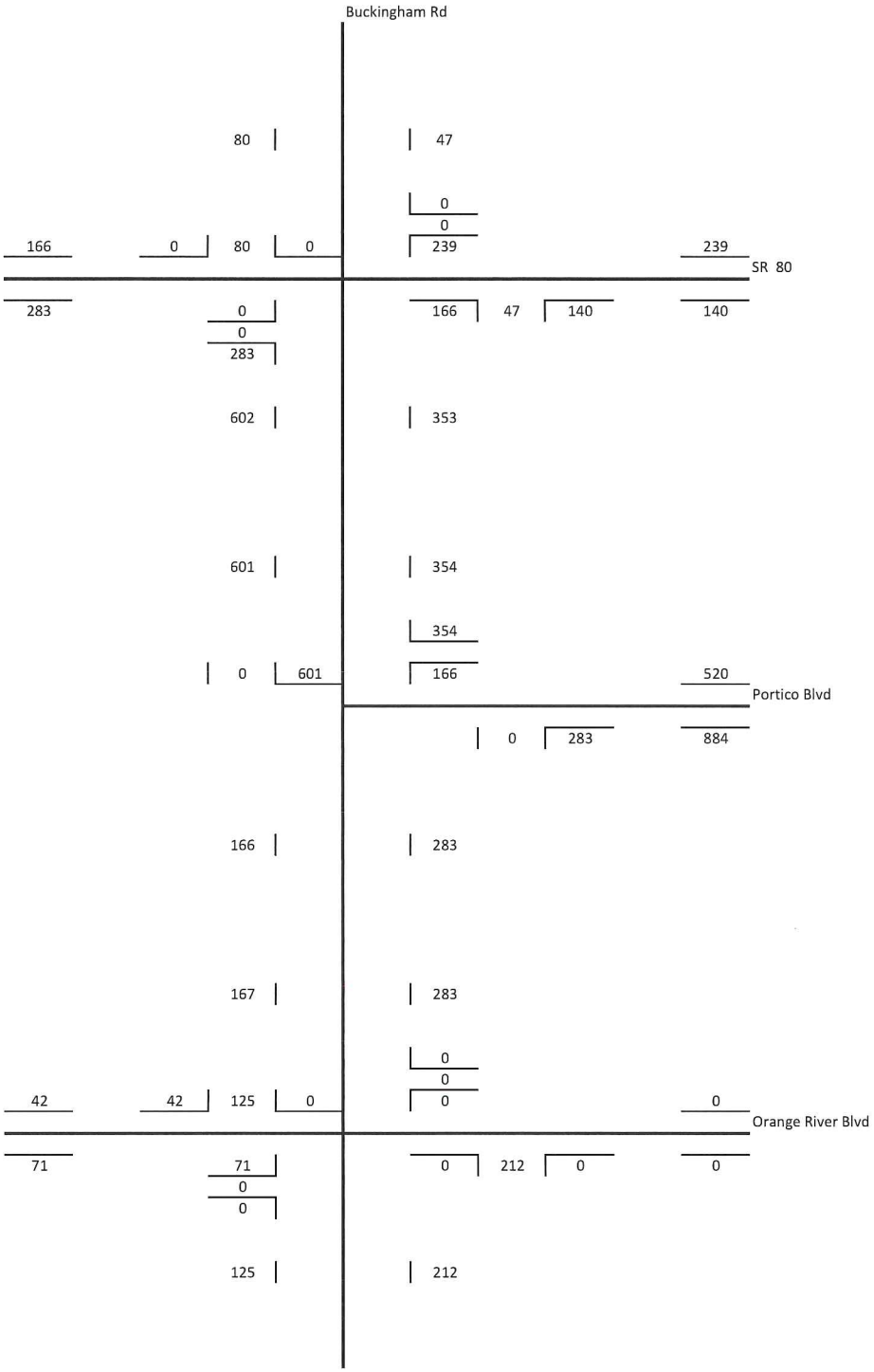


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Project Trip Assignment with Proposed Zoning - PM Peak Hour
ITE Trip Generation

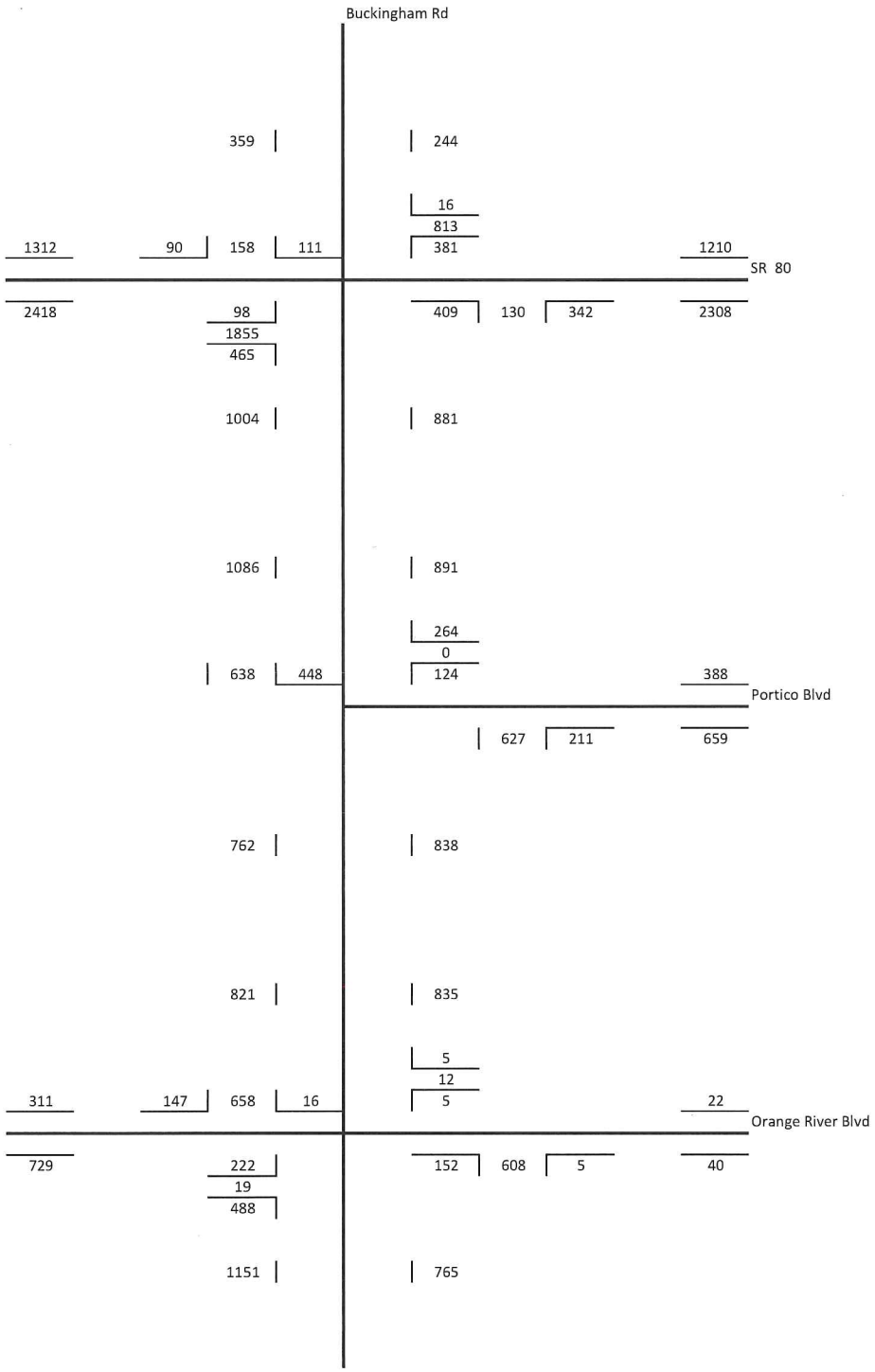
	Entering	Exit	Total
	884	520	1404



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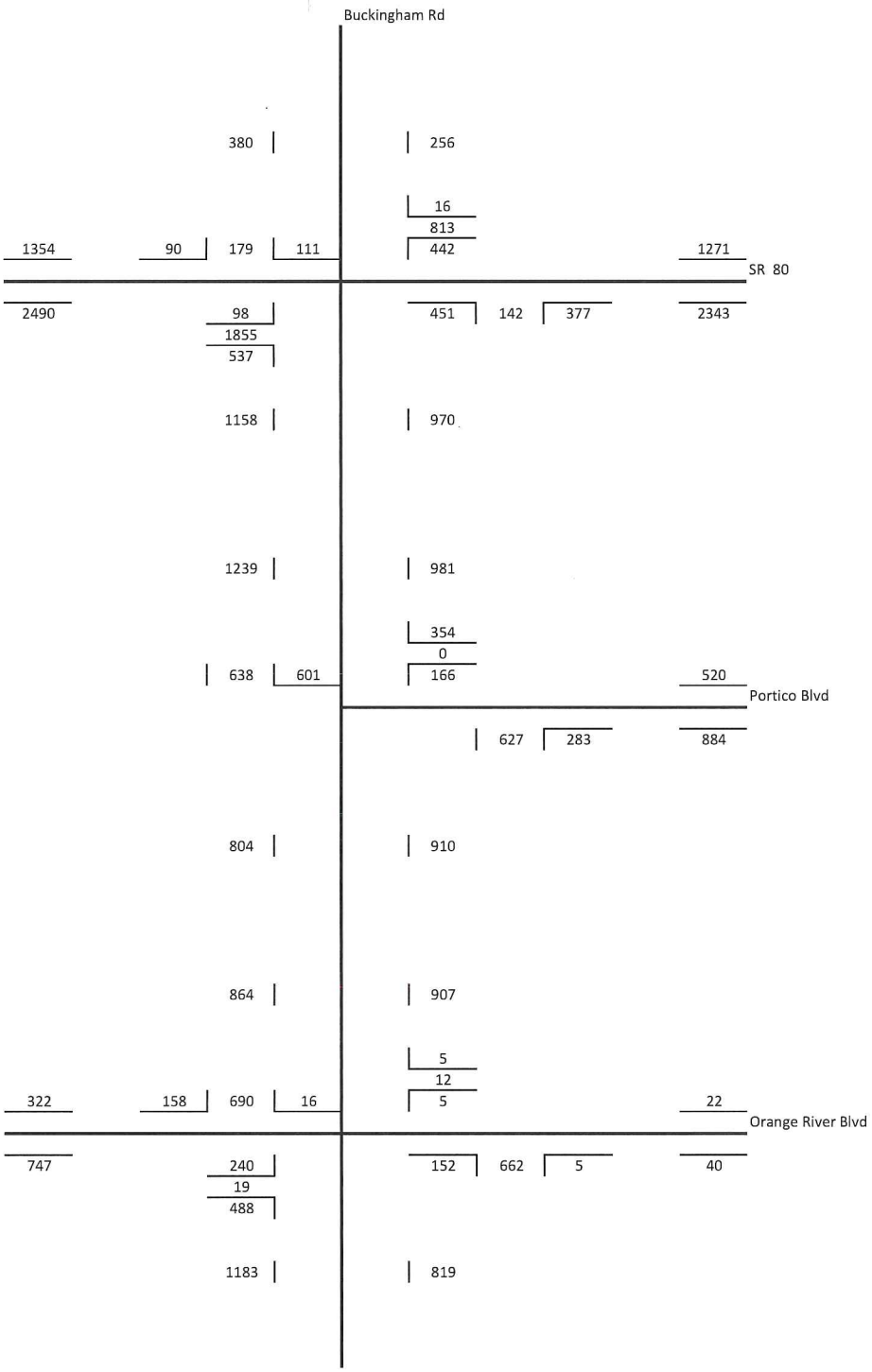
Future 2027 Traffic Conditions with Current Zoning - PM Peak Hour



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Future 2027 Traffic Conditions with Proposed Zoning - PM Peak Hour



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Portico Master Property Owners Association, Inc.
Property Ownership

#	STRAP #	Legal Description
1	33-43-26-01-000RD.01CE	Tract RD-1
2	33-43-26-01-0000A.00CE	Tract A
3	33-43-26-01-0000D.00CE	Tract D
4	33-43-26-01-0000E.00CE	Tract E
5	33-43-26-01-0000H.00CE	Tract H
6	33-43-26-01-0000I.00CE	Tract I
7	33-43-26-01-0000J.00CE	Tract J

Quit Claim Deed at Instrument # 2007000300473 on 10/2/2007

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INSTR # 2007000300473, Doc Type D, Pages 3, Recorded 10/02/2007 at 12:43 PM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D $0.70 Rec. Fee $27.00 Deputy Clerk MPARKER

PREPARED BY AND RETURN TO:

Legal Dept.
Taylor Woodrow Communities
8430 Enterprise Circle, Suite 100
Bradenton, Florida 34202

Parcel ID #: 33-43-26-01-0000A.0000
33-43-26-01-0000D.0000
33-43-26-01-0000E.0000
33-43-26-01-0000H.0000
33-43-26-01-0000I.0000
33-43-26-01-0000J.0000
33-43-26-01-000RD.01CE
33-43-26-01-000RD.02CE

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and effective as of the 14th day of September, 2007, by **TAYLOR WOODROW COMMUNITIES AT PORTICO, L.L.C.**, a Florida limited liability company ("**Grantor**"), whose address is 8430 Enterprise Circle, Suite 100, Bradenton, FL 34202, to **PORTICO MASTER PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation ("**Grantee**"), whose address is 8430 Enterprise Circle, Suite 100, Bradenton, FL 34202.

Witnesseth, that the said Grantor for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor remises, releases and quitclaims unto Grantee, and its successors and assigns forever, all the right, title, interest claim and demand which the Grantor has in and to the following described land situate, lying and being in the County of Collier, State of Florida, (the "Property") to wit:

Tracts A, D, E, H, I, J, RD-1 and RD-2, PORTICO PHASE 1, according to the plat thereof recorded in Instrument Number 2006000411756, of the Public Records of Lee County, Florida.

PROVIDED, HOWEVER, Grantee acknowledges and irrevocably agrees that the Property shall be used and maintained as provided by Plats and the Declaration of Covenants, Conditions, Restrictions and Easements for Portico, recorded in Instrument Number 2006000411757, Public Records of Lee County, Florida, and as may be amended from time from time.

TO HAVE AND TO HOLD the same, together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee, and its successors and assigns forever.

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IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first written above.

TAYLOR WOODROW COMMUNITIES AT PORTICO, L.L.C., a Florida limited liability company

By: _____
Thomas P. Fichter, Jr., Vice President

Print Name: Donna Marrero

Print Name: Tracy A Plotz

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this 21 day of September, 2007, by Thomas P. Fichter, Jr., Vice President of Taylor Woodrow Communities at Portico, L.L.C., a Florida limited liability company, on behalf of said company, and who is personally known to me.

Notary Public State of Florida
Print Name: Tracy A Plotz
My Commission Expires: 7/31/2010
My Commission No.: 579830

(notary seal)

TRACY A PLOTZ
Notary Public - State of Florida
My Comm Expires Jul 31, 2010
Commission # DD 579830
Bonded By National Notary Assn.

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JOINDER AND ACCEPTANCE

THIS JOINDER AND ACCEPTANCE is made and effective as of the 14th day of September, 2007, by Grantee. Grantee joins in this Quitclaim Deed to acknowledge its consent and joinder to the terms described hereof, including, but not limited to, its rights and obligations as set forth in the aforementioned Declaration.

PORTICO MASTER PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

Print Name: Donna Marrero

Print Name: Tracy Plotz

By: _____
James A. Whitmore, President

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this 21 day of September, 2007, by James A. Whitmore, President of Portico Master Property Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation and who is personally known to me.

(notary seal)

Notary Public
Print Name: Tracy A Plotz
My Commission Expires: 7 31 2010
My Commission No.: 579830

TRACY A PLOTZ
Notary Public - State of Florida
My Comm. Expires Jul 31, 2010
Commission # DD 579830
Bonded By National Notary Assn.

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INSTR # 2016000241246, Doc Type D, Pages 3, Recorded 11/15/2016 at 10:01 AM, Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D $0.70 Rec. Fee $27.00 Deputy Clerk SFLORES

This Instrument Prepared
Without Opinion Of Title By:

WCI Communities, LLC
Attn: Legal Department
24301 Walden Center Drive
Bonita Springs, FL 34134

Parcel Tax Id. #s: 33-43-26-01-000RD.02CE

CORRECTIVE QUIT-CLAIM DEED

THIS CORRECTIVE QUIT-CLAIM DEED IS BEING RECORDED FOR THE PURPOSE OF CORRECTING THE GRANTOR'S SIGNATURE LINE IN THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2016000233886, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS CORRECTIVE QUIT-CLAIM DEED is made this 10th day of November, 2016 by **Portico Master Property Owners Association, Inc., a Florida corporation not for profit**, whose office address is 24301 Walden Center Drive, Bonita Springs, FL 34134 (the "Grantor") to **WCI Communities, LLC, a Delaware limited liability company**, whose post office address is 24301 Walden Center Drive, Bonita Springs, Florida 34134 (the "Grantee").

Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns, assigns of individuals, and the successors and assigns of corporations.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, remise, release and convey unto Grantee, its successors and assigns, forever, all right, title, interest, claim and demand, of Grantor in and to the following real property described on Exhibit "A" hereto (the "Property").

Subject to:

1. Real Estate Taxes and/or assessments for 2016 and all subsequent years which are not yet due and payable.

2. Covenants, conditions, restrictions, limitations, reservations, easements and other agreements of record affecting the Property, provided however the foregoing shall not be deemed or construed as re-imposing any such items of record.

3. Applicable zoning, land use and subdivision ordinances, restrictions and/or agreements.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

This is a conveyance of common areas from a property owners' association to a developer for nominal consideration and, as such, only minimal documentary stamp taxes are due hereon.

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TO HAVE AND TO HOLD together with all and singular, the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

IN WITNESS WHEREOF, the Grantor has caused this Quit-Claim Deed to be executed in its name and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Ledia Metaj
Witness #1
LEDIA METAJ
Printed Name of Witness #1

Witness #2
Nicole Swartz
Printed Name of Witness #2

Portico Master Property Owners Association, Inc., a Florida corporation not for profit

By: David Caldwell
David Caldwell, President

STATE OF FLORIDA
COUNTY OF LEE

The foregoing Quit-Claim Deed was acknowledged before me this 10th day of November, 2016 by David Caldwell, as President of Portico Master Property Owners Association, Inc., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me.

WITNESS my hand and official seal this 10th day of November, 2016.

My commission expires:

Ledia Metaj
Notary Public, State of Florida
LEDIA METAJ
Printed Name of Notary Public

LEDIA METAJ
MY COMMISSION # FF 051793
EXPIRES November 3, 2017
Bonded Thru Notary Public Underwriters

INSTR 2016000241218

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EXHIBIT "A"

LEGAL DESCRIPTION

(PORTICO)

Tract RD-2, Portico Phase 1, according to the plat thereof, recorded at Instrument# 2006000411756, of the Public Records of Lee County, Florida.

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Portico Community Development District
Property Ownership

#	STRAP #	Legal Description
1	33-43-26-01-00LKA.0010	Tract LK-A1
2	33-43-26-01-00LKA.0020	Tract LK-A2
3	33-43-26-01-00LKA.0030	Tract LK-A3
4	33-43-26-01-00LKA.0040	Tract LK-A4
5	33-43-26-01-00LKA.0050	Tract LK-A5
7	33-43-26-01-00LKA.0090	Tract LK-A9
6	33-43-26-01-00LKA.0100	Tract LK-A10
8	33-43-26-01-00LKB.0010	Tract LK-B1
9	33-43-26-01-00LKB.0020	Tract LK-B2
10	33-43-26-01-0000F.0000	Tract F
11	33-43-26-01-0000G.0000	Tract G
12	33-43-26-01-0000L.0000	Tract L
13	33-43-26-01-0000K.0000	Tract K
14	34-43-26-00-00001.0050	Tract LK-C1
15	34-43-26-00-00001.0060	Tract LK-C2
16	34-43-26-00-00001.0070	Tract LK-C3
17	34-43-26-00-00001.0080	Tract LK-C4
18	34-43-26-00-00001.0090	Conservation Area
19	34-43-26-00-00001.0100	Tract LK-C5
20	34-43-26-00-00001.0110	Tract LK-C6

Special Warranty Deed at Instrument # 2006000260708 on 6/29/2006

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DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Not For Profit Corporation
PORTICO MASTER PROPERTY OWNERS ASSOCIATION, INC.

Filing Information

Document Number	N06000010159
FEI/EIN Number	20-5615882
Date Filed	09/27/2006
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	01/13/2017
Event Effective Date	NONE

Principal Address

24301 WALDEN CENTER DRIVE
BONITA SPRINGS, FL 34134

Changed: 01/13/2017

Mailing Address

24301 WALDEN CENTER DRIVE
BONITA SPRINGS, FL 34134

Changed: 01/13/2017

Registered Agent Name & Address

Roughgarden, Gregory
24311 WALDEN CENTER DRIVE
#204
BONITA SPRINGS, FL 34134

Name Changed: 05/15/2017

Address Changed: 05/15/2017

Officer/Director Detail

Name & Address

Title President

Negip, David

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COMMUNITY DEVELOPMENT

10481 Six Mile Cypress Pkwy
Fort Myers, FL 33966

Title VP

Caldwell, David
10481 Six Mile Cypress Pkwy
Fort Myers, FL 33966

Title Treasurer, Secretary

Koratich, Matthew
10481 Six Mile Cypress Pkwy
Fort Myers, FL 33966

Annual Reports

Report Year	Filed Date
2016	02/23/2016
2016	03/28/2016
2017	05/15/2017

Document Images

05/15/2017 -- ANNUAL REPORT	View image in PDF format
01/13/2017 -- Amended and Restated Articles	View image in PDF format
08/11/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/28/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
02/23/2016 -- ANNUAL REPORT	View image in PDF format
02/08/2015 -- ANNUAL REPORT	View image in PDF format
02/13/2014 -- ANNUAL REPORT	View image in PDF format
06/09/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
01/29/2013 -- ANNUAL REPORT	View image in PDF format
02/13/2012 -- ANNUAL REPORT	View image in PDF format
06/09/2011 -- ANNUAL REPORT	View image in PDF format
02/24/2011 -- ANNUAL REPORT	View image in PDF format
02/23/2011 -- ANNUAL REPORT	View image in PDF format
03/31/2010 -- ANNUAL REPORT	View image in PDF format
04/23/2009 -- ANNUAL REPORT	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
04/25/2007 -- ANNUAL REPORT	View image in PDF format
09/27/2006 -- Domestic Non-Profit	View image in PDF format

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Florida Department of State, Division of Corporations

DIVISION OF CORPORATIONS

Sunbiz.org Division of Corporations an official State of Florida website

Detail by Entity Name

Foreign Limited Liability Company
WCI COMMUNITIES, LLC

Filing Information

Document Number	M09000003277
FEI/EIN Number	27-0601855
Date Filed	08/21/2009
State	DE
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	08/31/2009
Event Effective Date	NONE

Principal Address

700 NW 107 Avenue
Suite 400
Miami, FL 33172

Changed: 02/10/2017

Mailing Address

700 NW 107 Avenue
Suite 400
Miami, FL 33172

Changed: 02/10/2017

Registered Agent Name & Address

CT Corporation System
1200 S. Pine Island Road
Suite 250
Plantation, FL 33324

Name Changed: 02/10/2017

Address Changed: 02/10/2017

Authorized Person(s) Detail

Name & Address

Title VP

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Ellis, Lance
700 NW 107 Avenue
Suite 400
Miami, FL 33172

Title VP

McMurray, Darin L
700 NW 107 Avenue
Suite 400
Miami, FL 33172

Title VP

Rapaport, Jon
700 NW 107 Avenue
Suite 400
Miami, FL 33172

Title VP

Rothman, Fred
700 NW 107 Avenue
Suite 400
Miami, FL 33172

Title VP

Gabor, Stephen
700 NW 107 Avenue
Suite 400
Miami, FL 33172

Title Sole Member, Manager

WCI Communities, Inc.
700 NW 107 Avenue
Suite 400
Miami, FL 33172

Title VP

McChesney, Valerie
700 NW 107 Avenue
Suite 400
Miami, FL 33172

Annual Reports

Report Year	Filed Date
2017	02/10/2017
2017	02/13/2017
2017	02/16/2017

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Document Images

06/22/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
02/17/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
02/16/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
02/13/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
02/10/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
01/15/2015 -- ANNUAL REPORT	View image in PDF format
08/22/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
08/13/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
07/23/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
11/12/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
09/16/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
12/21/2012 -- ANNUAL REPORT	View image in PDF format
12/05/2012 -- ANNUAL REPORT	View image in PDF format
11/29/2012 -- ANNUAL REPORT	View image in PDF format
01/16/2012 -- ANNUAL REPORT	View image in PDF format
08/01/2011 -- ANNUAL REPORT	View image in PDF format
07/14/2011 -- ANNUAL REPORT	View image in PDF format
05/16/2011 -- ANNUAL REPORT	View image in PDF format
03/24/2011 -- ANNUAL REPORT	View image in PDF format
01/18/2011 -- ANNUAL REPORT	View image in PDF format
11/08/2010 -- ANNUAL REPORT	View image in PDF format
11/05/2010 -- ANNUAL REPORT	View image in PDF format
10/29/2010 -- ANNUAL REPORT	View image in PDF format
03/25/2010 -- ANNUAL REPORT	View image in PDF format
11/25/2009 -- Reg. Agent Change	View image in PDF format
08/31/2009 -- LC Name Change	View image in PDF format
08/21/2009 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

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WCI Communities, LLC
Property Ownership

#	STRAP #	Legal Description
Tracts & Parcels		
1	33-43-26-01-0000B.0000	Tract B
2	33-43-26-01-0000C.00CE	Tract C
3	34-43-26-00-00001.0000	Unplatted- Phase 3
4	33-43-26-01-000RD.02CE	Tract RD-2
Residential Lots:		
	33-43-26-01-00000.0010 to	Lot 1 to Lot 380
	33-43-26-01-00000.3800	
	Less and Except Therefrom:	Lot:
	33-43-26-01-00000.0030	3
	33-43-26-01-00000.0050	5
	33-43-26-01-00000.0170	17
	33-43-26-01-00000.0180	18
	33-43-26-01-00000.0610	61
	33-43-26-01-00000.0620	62
	33-43-26-01-00000.0640	64
	33-43-26-01-00000.0650	65
	33-43-26-01-00000.0660	66
	33-43-26-01-00000.1990	199
	33-43-26-01-00000.2000	200
	33-43-26-01-00000.2020	202
	33-43-26-01-00000.2040	204
	33-43-26-01-00000.2050	205
	33-43-26-01-00000.3740	374
	33-43-26-01-00000.3750	375
	33-43-26-01-00000.3760	376
	33-43-26-01-00000.3770	377
	33-43-26-01-00000.3780	378
	33-43-26-01-00000.3790	379
	33-43-26-01-00000.3800	380

WCI Deed at Instrument # 2016000151210 on 7/18/2016

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DCI2018-00018

Portico Single Family Homes

	Closed	Homesite #	Phase	Address		Name	Close Date
1		1	1	14067	Aledo Ct		
1		2	1	14061	Aledo Ct		
1	1	3	1	14055	Aledo Ct	Pollard	8/16/2017
1		4	1	14049	Aledo Ct		
1	1	5	1	14043	Aledo Ct	Zelinski	11/30/2017
1		6	1	14037	Aledo Ct		
1		7	1	14031	Aledo Ct		
1		8	1	14025	Aledo Ct		
1		9	1	14019	Aledo Ct		
1		10	1	14013	Aledo Ct		
1		11	1	14007	Aledo Ct		
1		12	1	14001	Vindel Cir		
1		13	1	14018	Aledo Ct		
1		14	1	14026	Aledo Ct		
1		15	1	14030	Aledo Ct		
1		16	1	14050	Aledo Ct		
1	1	17	1	14060	Aledo Ct	Childers	5/30/2017
1	1	18	1	14068	Aledo Ct	Cruz Jr	5/12/2017
1		19	1	14100	Mindello Dr		
1		20	1	14106	Mindello Dr		
1		21	1	14112	Mindello Dr		
1		22	1	14118	Mindello Dr		
1		23	1	14125	Mindello Dr		
1		24	1	14130	Mindello Dr		
1		25	1	14136	Mindello Dr		
1		26	1	14142	Mindello Dr		
1		27	1	14148	Mindello Dr		
1		28	1	14154	Mindello Dr		
1		29	1	14172	Mindello Dr		
1		30	1	14190	Mindello Dr		
1		31	1	14200	Mindello Dr		
1		32	1	14206	Mindello Dr		
1		33	1	14212	Mindello Dr		
1		34	1	14218	Mindello Dr		
1		35	1	14224	Mindello Dr		
1		36	1	14228	Mindello Dr		
1		37	1	14232	Mindello Dr		
1		38	1	14238	Mindello Dr		
1		39	1	14244	Mindello Dr		
1		40	1	14250	Mindello Dr		
1		41	1	14262	Mindello Dr		
1		42	1	14268	Mindello Dr		
1		43	1	14274	Mindello Dr		
1		44	1	14280	Mindello Dr		
1		45	1	14286	Mindello Dr		
1		46	1	14292	Mindello Dr		

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MC2018-00018

	Closed	Homesite #	Phase	Address		Name	Close Date
1		47	1	14298	Mindello Dr		
1		48	1	14304	Mindello Dr		
1		49	1	14310	Mindello Dr		
1		50	1	14316	Mindello Dr		
1		51	1	14326	Mindello Dr		
1		52	1	14342	Mindello Dr		
1		53	1	14348	Mindello Dr		
1		54	1	14354	Mindello Dr		
1		55	1	14358	Mindello Dr		
1		56	1	14362	Mindello Dr		
1		57	1	14366	Mindello Dr		
1		58	1	14370	Mindello Dr		
1		59	1	14386	Mindello Dr		
1		60	1	14402	Mindello Dr		
1	1	61	1	14414	Mindello Dr	Londono & Romero	12/29/2017
1	1	62	1	14430	Mindello Dr	Traurig	11/30/2017
1		63	1	14442	Mindello Dr		
1	1	64	1	14446	Mindello Dr	Voigt	10/18/2017
1	1	65	1	14448	Mindello Dr	Wilson	11/30/2017
1	1	66	1	14450	Mindello Dr	Humfleet	9/27/2017
1		67	1	14456	Mindello Dr		
1		68	1	14462	Mindello Dr		
1		69	1	3158	Sedano Ct		
1		70	1	3152	Sedano Ct		
1		71	1	3146	Sedano Ct		
1		72	1	3140	Sedano Ct		
1		73	1	3136	Sedano Ct		
1		74	1	3132	Sedano Ct		
1		75	1	3128	Sedano Ct		
1		76	1	3124	Sedano Ct		
1		77	1	3120	Sedano Ct		
1		78	1	3114	Sedano Ct		
1		79	1	3108	Sedano Ct		
1		80	1	3100	Sedano Ct		
1		81	1	3101	Sedano Ct		
1		82	1	3107	Sedano Ct		
1		83	1	3117	Sedano Ct		
1		84	1	3125	Sedano Ct		
1		85	1	3131	Sedano Ct		
1		86	1	3137	Sedano Ct		
1		87	1	3145	Sedano Ct		
1		88	1	3151	Sedano Ct		
1		89	1	3157	Sedano Ct		
1		90	1	14470	Mindello Dr		
1		91	1	14474	Mindello Dr		
1		92	1	14478	Mindello Dr		
1		93	1	14484	Mindello Dr		
1		94	1	14490	Mindello Dr		

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	Closed	Homesite #	Phase	Address		Name	Close Date
1		95	1	14496	Mindello Dr		
1		96	1	14502	Mindello Dr		
1		97	1	3142	Moros Ct		
1		98	1	3136	Moros Ct		
1		99	1	3130	Moros Ct		
1		100	1	3124	Moros Ct		
1		101	1	3118	Moros Ct		
1		102	1	3112	Moros Ct		
1		103	1	3106	Moros Ct		
1		104	1	3100	Moros Ct		
1		105	1	3105	Moros Ct		
1		106	1	3111	Moros Ct		
1		107	1	3117	Moros Ct		
1		108	1	3123	Moros Ct		
1		109	1	3129	Moros Ct		
1		110	1	3135	Moros Ct		
1		111	1	3141	Moros Ct		
1		112	1	14520	Mindello Dr		
1		113	1	14526	Mindello Dr		
1		114	1	14532	Mindello Dr		
1		115	1	14538	Mindello Dr		
1		116	1	14544	Mindello Dr		
1		117	1	14543	Mindello Dr		
1		118	1	14537	Mindello Dr		
1		119	1	14531	Mindello Dr		
1		120	1	14525	Mindello Dr		
1		121	1	14519	Mindello Dr		
1		122	1	14513	Mindello Dr		
1		123	1	14507	Mindello Dr		
1		124	1	14501	Mindello Dr		
1		125	1	14495	Mindello Dr		
1		126	1	14489	Mindello Dr		
1		127	1	14483	Mindello Dr		
1		128	1	14477	Mindello Dr		
1		129	1	14471	Mindello Dr		
1		130	1	14461	Mindello Dr		
1		131	1	14455	Mindello Dr		
1		132	1	14449	Mindello Dr		
1		133	1	14447	Mindello Dr		
1		134	1	14445	Mindello Dr		
1		135	1	14443	Mindello Dr		
1		136	1	14441	Mindello Dr		
1		137	1	14435	Mindello Dr		
1		138	1	14431	Mindello Dr		
1		139	1	14427	Mindello Dr		
1		140	1	14421	Mindello Dr		
1		141	1	14415	Mindello Dr		
1		142	1	14409	Mindello Dr		

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	Closed	Homesite #	Phase	Address		Name	Close Date
1	1	143	1	14403	Mindello Dr	Howerton	11/30/2017
1		144	1	14397	Mindello Dr		
1		145	1	14391	Mindello Dr		
1		146	1	14385	Mindello Dr		
1		147	1	14379	Mindello Dr		
1		148	1	14373	Mindello Dr		
1		149	1	14367	Mindello Dr		
1		150	1	14359	Mindello Dr		
1		151	1	14353	Mindello Dr		
1		152	1	14347	Mindello Dr		
1		153	1	14341	Mindello Dr		
1		154	1	14335	Mindello Dr		
1		155	1	14329	Mindello Dr		
1		156	1	14323	Mindello Dr		
1		157	1	14319	Mindello Dr		
1		158	1	14313	Mindello Dr		
1		159	1	14307	Mindello Dr		
1		160	1	14299	Mindello Dr		
1		161	1	14287	Mindello Dr		
1		162	1	14281	Mindello Dr		
1		163	1	14275	Mindello Dr		
1		164	1	Corner	Lot		
1		165	1	3030	Celadas Ct		
1		166	1	3024	Celadas Ct		
1		167	1	3018	Celadas Ct		
1		168	1	3012	Celadas Ct		
1		169	1	3006	Celadas Ct		
1		170	1	3000	Celadas Ct		
1		171	1	3017	Celadas Ct		
1		172	1	3029	Celadas Ct		
1		173	1	3035	Celadas Ct		
1		174	1	3039	Celadas Ct		
1		175	1	14267	Mindello Dr		
1		176	1	14261	Mindello Dr		
1		177	1	14255	Mindello Dr		
1		178	1	14251	Mindello Dr		
1		179	1	3014	Baltar Ct		
1		180	1	3008	Baltar Ct		
1		181	1	3002	Baltar Ct		
1		182	1	3007	Baltar Ct		
1		183	1	3013	Baltar Ct		
1		184	1	3019	Baltar Ct		
1		185	1	3025	Baltar Ct		
1		186	1	3031	Baltar Ct		
1		187	1	14237	Mindello Dr		
1		188	1	14229	Mindello Dr		
1		189	1	14219	Mindello Dr		
1		190	1	14207	Mindello Dr		

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	Closed	Homesite #	Phase	Address		Name	Close Date
1		191	1	14201	Mindello Dr		
1		192	1	14195	Mindello Dr		
1		193	1	14189	Mindello Dr		
1		194	1	14183	Mindello Dr		
1		195	1	14177	Mindello Dr		
1		196	1	14171	Mindello Dr		
1		197	1	14165	Mindello Dr		
1		198	1	14159	Mindello Dr		
1	1	199	1	14153	Mindello Dr	Ford	12/29/2017
1	1	200	1	14147	Mindello Dr	Thomas-Watkins	11/30/2017
1		201	1	14141	Mindello Dr		
1	1	202	1	14129	Mindello Dr	Tindle	10/27/2017
1		203	1	14133	Mindello Dr		
1	1	204	1	14000	Vindel Cir	Holmes	8/31/2017
1	1	205	1	14006	Vindel Cir	Hernandez	5/26/2017
1		206	1	14012	Vindel Cir		
1		207	1	14018	Vindel Cir		
1		208	1	14024	Vindel Cir		
1		209	1	14030	Vindel Cir		
1		210	1	14036	Vindel Cir		
1		211	1	14042	Vindel Cir		
1		212	1	14048	Vindel Cir		
1		213	1	14054	Vindel Cir		
1		214	1	14060	Vindel Cir		
1		215	1	14066	Vindel Cir		
1		216	1	14072	Vindel Cir		
1		217	1	14078	Vindel Cir		
1		218	1	14084	Vindel Cir		
1		219	1	14090	Vindel Cir		
1		220	1	14096	Vindel Cir		
1		221	1	14102	Vindel Cir		
1		222	1	14108	Vindel Cir		
1		223	1	14114	Vindel Cir		
1		224	1	14120	Vindel Cir		
1		225	1	14126	Vindel Cir		
1		226	1	14130	Vindel Cir		
1		227	1	14134	Vindel Cir		
1		228	1	14138	Vindel Cir		
1		229	1	14144	Vindel Cir		
1		230	1	14150	Vindel Cir		
1		231	1	14156	Vindel Cir		
1		232	1	14162	Vindel Cir		
1		233	1	14168	Vindel Cir		
1		234	1	14174	Vindel Cir		
1		235	1	14180	Vindel Cir		
1		236	1	14186	Vindel Cir		
1		237	1	14192	Vindel Cir		
1		238	1	14198	Vindel Cir		

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DC12018-00018

	Closed	Homesite #	Phase	Address		Name	Close Date
1		239	1	14204	Vindel Cir		
1		240	1	14210	Vindel Cir		
1		241	1	14216	Vindel Cir		
1		242	1	14222	Vindel Cir		
1		243	1	14228	Vindel Cir		
1		244	1	14234	Vindel Cir		
1		245	1	14240	Vindel Cir		
1		246	1	14246	Vindel Cir		
1		247	1	14252	Vindel Cir		
1		248	1	14258	Vindel Cir		
1		249	1	14264	Vindel Cir		
1		250	1	14270	Vindel Cir		
1		251	1	14276	Vindel Cir		
1		252	1	14282	Vindel Cir		
1		253	1	14288	Vindel Cir		
1		254	1	14294	Vindel Cir		
1		255	1	14300	Vindel Cir		
1		256	1	14306	Vindel Cir		
1		257	1	14312	Vindel Cir		
1		258	1	14318	Vindel Cir		
1		259	1	14324	Vindel Cir		
1		260	1	14330	Vindel Cir		
1		261	1	14336	Vindel Cir		
1		262	1	14342	Vindel Cir		
1		263	1	14348	Vindel Cir		
1		264	1	14354	Vindel Cir		
1		265	1	14360	Vindel Cir		
1		266	1	14366	Vindel Cir		
1		267	1	14372	Vindel Cir		
1		268	1	14378	Vindel Cir		
1		269	1	14384	Vindel Cir		
1		270	1	14390	Vindel Cir		
1		271	1	14396	Vindel Cir		
1		272	1	14402	Vindel Cir		
1		273	1	14408	Vindel Cir		
1		274	1	14414	Vindel Cir		
1		275	1	14418	Vindel Cir		
1		276	1	14424	Vindel Cir		
1		277	1	14430	Vindel Cir		
1		278	1	14436	Vindel Cir		
1		279	1	14442	Vindel Cir		
1		280	1	14448	Vindel Cir		
1		281	1	14454	Vindel Cir		
1		282	1	14460	Vindel Cir		
1		283	1	14466	Vindel Cir		
1		284	1	14472	Vindel Cir		
1		285	1	14478	Vindel Cir		
1		286	1	14484	Vindel Cir		

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	Closed	Homesite #	Phase	Address		Name	Close Date
1		287	1	14490	Vindel Cir		
1		288	1	14496	Vindel Cir		
1		289	1	14502	Vindel Cir		
1		290	1	14508	Vindel Cir		
1		291	1	14514	Vindel Cir		
1		292	1	14520	Vindel Cir		
1		293	1	14526	Vindel Cir		
1		294	1	14532	Vindel Cir		
1		295	1	14538	Vindel Cir		
1		296	1	14544	Vindel Cir		
1		297	1	14019	Vindel Cir		
1		298	1	14025	Vindel Cir		
1		299	1	3352	Brozas Ct		
1		300	1	3364	Brozas Ct		
1		301	1	3372	Brozas Ct		
1		302	1	3380	Brozas Ct		
1		303	1	3386	Brozas Ct		
1		304	1	3390	Brozas Ct		
1		305	1	3387	Brozas Ct		
1		306	1	3381	Brozas Ct		
1		307	1	3375	Brozas Ct		
1		308	1	3369	Brozas Ct		
1		309	1	3363	Brozas Ct		
1		310	1	3357	Brozas Ct		
1		311	1	3351	Brozas Ct		
1		312	1	14041	Vindel Cir		
1		313	1	14047	Vindel Cir		
1		314	1	14053	Vindel Cir		
1		315	1	14059	Vindel Cir		
1		316	1	14065	Vindel Cir		
1		317	1	14071	Vindel Cir		
1		318	1	14077	Vindel Cir		
1		319	1	14083	Vindel Cir		
1		320	1	14089	Vindel Cir		
1		321	1	14095	Vindel Cir		
1		322	1	14101	Vindel Cir		
1		323	1	14107	Vindel Cir		
1		324	1	14113	Vindel Cir		
1		325	1	14119	Vindel Cir		
1		326	1	14155	Vindel Cir		
1		327	1	14167	Vindel Cir		
1		328	1	14175	Vindel Cir		
1		329	1	14179	Vindel Cir		
1		330	1	14185	Vindel Cir		
1		331	1	14191	Vindel Cir		
1		332	1	14197	Vindel Cir		
1		333	1	14203	Vindel Cir		
1		334	1	14209	Vindel Cir		

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	Closed	Homesite #	Phase	Address		Name	Close Date
1		335	1	14215	Vindel Cir		
1		336	1	14277	Vindel Cir		
1		337	1	14241	Vindel Cir		
1		338	1	14271	Vindel Cir		
1		339	1	14283	Vindel Cir		
1		340	1	14289	Vindel Cir		
1		341	1	14295	Vindel Cir		
1		342	1	14301	Vindel Cir		
1		343	1	3437	Lana Ct		
1		344	1	3431	Lana Ct		
1		345	1	3425	Lana Ct		
1		346	1	3419	Lana Ct		
1		347	1	3413	Lana Ct		
1		348	1	3407	Lana Ct		
1		349	1	3401	Lana Ct		
1		350	1	3400	Lana Ct		
1		351	1	3406	Lana Ct		
1		352	1	3412	Lana Ct		
1		353	1	3418	Lana Ct		
1		354	1	3424	Lana Ct		
1		355	1	3430	Lana Ct		
1		356	1	3436	Lana Ct		
1		357	1	Corner	Lot		
1		358	1	14325	Vindel Cir		
1		359	1	14331	Vindel Cir		
1		360	1	14337	Vindel Cir		
1		361	1	14343	Vindel Cir		
1		362	1	14349	Vindel Cir		
1		363	1	14355	Vindel Cir		
1		364	1	14361	Vindel Cir		
1		365	1	14367	Vindel Cir		
1		366	1	14373	Vindel Cir		
1		367	1	14379	Vindel Cir		
1		368	1	14385	Vindel Cir		
1		369	1	14391	Vindel Cir		
1		370	1	14397	Vindel Cir		
1		371	1	14403	Vindel Cir		
1		372	1	14441	Vindel Cir		
1		373	1	14453	Vindel Cir		
1	1	374	1	14459	Vindel Cir	Koher	11/22/2017
1	1	375	1	14465	Vindel Cir	Gomez	12/15/2017
1	1	376	1	14471	Vindel Cir	Medors	11/17/2017
1	1	377	1	14477	Vindel Cir	Teran	10/4/2017
1	1	378	1	14483	Vindel Cir	Northrop	10/20/2017
1	1	379	1	14489	Vindel Cir	TenEyck	12/7/2017
1	1	380	1	14495	Vindel Cir	Camadeco	9/29/2017
380	**22**						

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www.morris-depew.com

May 25, 2018

Lee County Community Development Dept.
1500 Monroe Street
Fort Myers, FL 33902

RE: Portico – Planned Development Amendment

Please accept the attached Boundary Survey, submitted with the corresponding Comprehensive Planned Amendment Application and the Title Opinion approved with the Development Order DOS2016-00080 in lieu of the receipt of the official Title Certification. We requested the Title Certification on 5-17-2018 and are still awaiting the official document from the Title Insurance Company. The Title Insurance Company has promised to have the official document to us on 6-5-2018. Upon receipt we will submit the original document immediately.

We appreciate the coordination and assistance with Staff on matters related to this application and welcome additional calls and emails that will further help us to address all the concerns. Should additional information be deemed necessary, please do not hesitate to call 239-337-3993.

Sincerely,
MORRIS-DEPEW ASSOCIATES, INC.

Tina M. Ekblad

Tina M. Ekblad, MPA, AICP, LEED AP
Partner - President

Cc: Barry Ernst – WCI Communities, LLC
Neale Montgomery – Pavese Law Firm

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DOS2016-00080 Lee County ePlan

First American Title Insurance Company
13450 West Sunrise Blvd., Suite 300
Sunrise, FL 33323
Phone: (954)839-2900
Fax: (888)596-5085

CERTIFICATE OF TITLE INFORMATION FOR THE FILING OF A SUBDIVISION PLAT IN Lee County, Florida

FATIC File No.: 1062-3645799/SLG/Revision No. 1

A search of the Public Records of Lee County, Florida, through October 6, 2016, at 8:00 a.m., reveals the following with respect to the legal description of the property set out on the subdivision plat of PORTICO PHASE IV, A REPLAT OF TRACTS B AND RD-2, PORTICO PHASE I, RECORDED UNDER INSTRUMENT NUMBER 2006000411756, LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof. NOTE: Said plat of PORTICO PHASE IV, A REPLAT OF TRACTS B AND RD-2, PORTICO PHASE I, RECORDED UNDER INSTRUMENT NUMBER 2006000411756, LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA has not yet been provided to the Company for review.

A. The last deeds of record were dated September 14, 2007, recorded October 2, 2007, under Instrument No. 2007000300473; and July 15, 2016, recorded July 18, 2016, under Instrument No. 2016000151210, both of the Public Records of Lee County, Florida.

B. The record title holders are WCI Communities, LLC, a Delaware limited liability company, as to Tract B; and Portico Master Property Owners Association, Inc., a Florida non-profit corporation, as to Tract RD-2.

C. It is unknown whether the names of the record title holders coincide with the names shown as owners on the unrecorded plat of PORTICO PHASE IV, A REPLAT OF TRACTS B AND RD-2, PORTICO PHASE I, RECORDED UNDER INSTRUMENT NUMBER 2006000411756, LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

D. Unsatisfied mortgages or liens encumbering said property are as follows:

None

E. Underlying rights of way, easements or plats affecting said property are as follows:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of PORTICO PHASE I, recorded under Instrument No. 2006000411756; as affected by Surveyor's Affidavit recorded under Instrument No. 2006000457572.

2. Lee County Ordinance No. 86-14 recorded in Book 2189, Page 3281; as amended by Ordinance No. 86-38 recorded in Book 2189, Page 3334, which provides for Garbage and Solid Waste Collection and imposes special assessments for same.

3. Notice of Establishment of the Portico Community Development District recorded under Instrument No. 2005000179936.

4. Terms, provisions and conditions, including special assessments for Capital Improvement Revenue Bonds, imposed by that Final Judgment in favor of Portico Community Development District recorded under Instrument No. 2006000111127.

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5. Portico Community Development District's Notice of Series 2006 Special Assessments recorded under Instrument No. 2006000278160.

6. Terms and conditions of the Notice of Collection Agreement for Special Assessments among Portico Community Development District; Taylor Woodrow Communities at Portico, LLC, a Florida limited liability company; and Rizzetta & Company, Incorporated, a Florida corporation, recorded under Instrument No. 2006000285048.

7. Terms, provisions and conditions of that Development Order for Portico Phase 1, as evidenced by that Notice of Development Order Approval recorded under Instrument No. 2006000306984.

8. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded under Instrument No. 2006000332627.

9. Terms, provisions, covenants, conditions, restrictions and easements set forth in that Declaration of Covenants, Conditions, Restrictions and Easements for Portico, which contains provisions for a private charge or assessments, recorded under Instrument No. 2006000411757, as amended from time to time, including but not limited to First Amendment recorded under Instrument No. 2011000136713; and as affected by Assignment of Declarant's Rights recorded under Instrument No. 2016000151211; and Assignment of Rights and Interest in and to the Portico Master Property Owners Association, Inc., recorded under Instrument No. 2016000151212, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

10. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded under Instrument No. 2006000454597.

11. Terms, provisions and conditions of that South Florida Water Management District Environmental Permit, as evidenced by Notice recorded under Instrument No. 2007000068141.

12. Easement for Cable Television and Communications Service granted to Comcast of the South, Inc. recorded under Instrument No. 2007000311218.

13. Grant of Perpetual Public Utility Easement in favor of Lee County recorded under Instrument No. 2008000039241.

14. Disclosure of Public Financing and Maintenance of Improvements to Real Property undertaken by the Portico Community Development District, recorded under Instrument No. 2008000080168.

15. Terms, provisions and conditions of that Development Order for Portico Townhomes, as evidenced by that Notice of Development Order Approval recorded under Instrument No. 2009000051750.

16. Terms, conditions, covenants, agreements and other matters set forth in the Settlement Agreement between Portico Community Development District and Taylor Woodrow Communities at Portico, LLC, attached to and referenced in documents recorded under Instrument No. 2011000028665; and Instrument No. 2012000039089.

17. Terms, provisions and conditions of that South Florida Water Management District Environmental Permit, as evidenced by Notice recorded under Instrument No. 2011000127109.

18. The property encompassed by the plat of PORTICO PHASE I has been subdivided without the roads, drainage or sewage facilities being specifically approved or accepted by Lee County. Any purchaser of a lot in this subdivision is advised that they may be subject to assessments or called upon to bear a portion of or all expense of construction, maintenance or improvement of roads, drainage and sewage facilities within the subdivision, as noted on the recorded plat.

19. Terms and provisions of the following described unrecorded leases:

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i) Cattle Grazing Lease dated April 27, 2015, by and between Taylor Woodrow Communities at Portico, L.L.C., and Big Stock Cattle, LLC.

ii) Grazing Lease Agreement dated March 4, 2016, by and between Taylor Woodrow Communities at Portico, L.L.C., and Big Stock Cattle, LLC.

F. Other Information regarding said property includes:

None

G. 2015 Ad valorem taxes on said property are Paid for Tax Parcel I. D. Number 33-43-26-01-0000B.0000; and No Tax Due for 33-43-26-01-000RD.02CE.

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CERTIFICATE OF TITLE INFORMATION FOR THE FILING OF A SUBDIVISION PLAT IN Lee County, Florida

This certificate is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the Lee County Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose.

First American Title Insurance Company

By: Sheri A. Goodrich
Authorized Signatory

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Exhibit "A"

Tracts B and RD-2, of PORTICO PHASE I, according to the Plat thereof, as recorded underClerk's File No. 2006000411756, of the Public Records of Lee County, Florida.

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PORTICO

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 33 RUN S 00° 50' 15" E ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 33 FOR 187.50 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING CONTINUE S 00° 50' 15" E ALONG SAID EAST LINE FOR 2250.05 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE; THENCE DEPARTING SAID EAST LINE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 240.00 FEET (DELTA 06° 55'14") (CHORD BEARING S 48° 34' 00" E) (CHORD 28.97 FEET) FOR 28.99 FEET TO A POINT OF TANGENCY; THENCE RUN S 45° 06' 23" E FOR 156.71 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 240.00 FEET (DELTA 21° 30' 24") (CHORD BEARING S 34° 21' 11" E) (CHORD 89.56 FEET) FOR 90.09 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE AND THE NORTH LINE OF THE SOUTH HALF (S-1/2) OF SAID SECTION 34; THENCE RUN N 89° 15' 30" E ALONG SAID NORTH LINE FOR 5,100.79 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF (S-1/2) OF SECTION 34; THENCE RUN S 00° 59' 28" E ALONG THE EAST LINE OF SAID FRACTIONAL SECTION FOR 2,654.48 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE RUN S 89° 04' 55" W ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION FOR 5,290.35 FEET TO THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION; THENCE RUN N 00° 47' 28" W ALONG THE WEST LINE OF SAID FRACTIONAL SECTION FOR 2,670.74 FEET TO THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION; THENCE RUN S 88° 59' 10" W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 33 FOR 1,980.78 FEET TO THE NORTHEAST CORNER OF THE WEST HALF (W-1/2) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 33; THENCE RUN S 00° 41' 08" E ALONG THE EAST LINE OF SAID FRACTIONAL SECTION FOR 1,333.22 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF (S-1/2) OF THE SOUTH HALF (S-1/2) OF SAID SECTION 33; THENCE RUN S 89° 02' 54" W ALONG SAID NORTH LINE FOR 1,988.34 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF THE SOUTHWEST QUARTER (SW- 1/4) OF SAID SECTION 33; THENCE RUN N 00° 56' 52" W ALONG THE WEST LINE OF SAID FRACTIONAL SECTION FOR 1,331.03 FEET TO THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION; THENCE RUN N 88° 59' 10" E ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION FOR 1,334.18 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 33; THENCE RUN N 00° 39' 01" W ALONG THE WEST LINE OF SAID FRACTIONAL SECTION FOR 1,321.78 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF (N-1/2) OF THE NORTHWEST QUARTER (NW-1/4) OF SAID SECTION 33; THENCE RUN S 89° 09' 28" W ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION FOR 2,391.80 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD (RIGHT-OR-WAY VARIES); THENCE RUN N 24° 23'10" E ALONG SAID SOUTHEASTERLY LINE FOR 1,263.86 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LANDS AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 3535 AT PAGE 380. PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 89° 10' 16" E ALONG SAID PROLONGATION AND SOUTH LINE FOR 4489.91 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHEAST QUARTER (NB-1/4) OF SAID SECTION 33 AND THE POINT OF BEGINNING.

CONTAINING 25,663,514 SQUARE FEET (589.15 ACRES), MORE OR LESS. BEARINGS HEREINABOVE MENTIONED ARE BASED ON PLANE COORDINATES FOR THE FLORIDA WEST ZONE NAD 1983 (1990 ADJUSTMENT) WHEREAS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33, . TOWNSHIP 43 SOUTH, RANGE 26 EAST BEARS S 00° 50' 15" E.

SURVEY NOTES:

DESCRIPTIONS SHOWN HEREON ARE NEW.

SKETCH AND DESCRIPTION PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS FOR SURVEYING, RULE 5J-17 F.A.C.

BEARINGS BASED ON THE PLANE COORDINATES FOR THE FLORIDA WEST ZONE NAD1983 (1990 ADJUSTMENT). REFERENCING THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST BEING SOUTH 00°50'15" EAST.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

THIS IS NOT A SURVEY!

ABBREVIATIONS

C1 = CURVE DESIGNATION
INSTR. = INSTRUMENT
L1 = LINE DESIGNATION
PG. = PAGE
P.B. = PLAT BOOK
POB = POINT-OF-BEGINNING
POC = POINT-OF-COMMENCEMENT
R/W = RIGHT-OF-WAY

PREPARED BY:

DONALD G. MILLER, PSM
FLA. CERT. NO. 6674

5/2/2018
DATE

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I:\17103 - Portico\Plans\17103 - Portico sketch and desc ALL.dwg

PROJECT:
PORTICO

LOCATION:
SECTIONS 33 & 34,
TOWNSHIP 43 SOUTH,
RANGE 26 EAST
LEE COUNTY, FLORIDA

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

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Tallahassee
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1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

CLIENT:
LENNAR

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PROJECT MANAGER:	DGM
DRAWING BY:	DGM
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	JANUARY 31, 2018
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	1 OF 3
JOB/FILE NUMBER:	17103

SKETCH AND DESCRIPTION
PORTICO

VICINITY MAP



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COMMUNITY DEVELOPMENT

PROJECT:

PORTICO

LOCATION:

SECTIONS 33 & 34,
TOWNSHIP 43 SOUTH,
RANGE 26 EAST

LEE COUNTY, FLORIDA

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
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CLIENT:

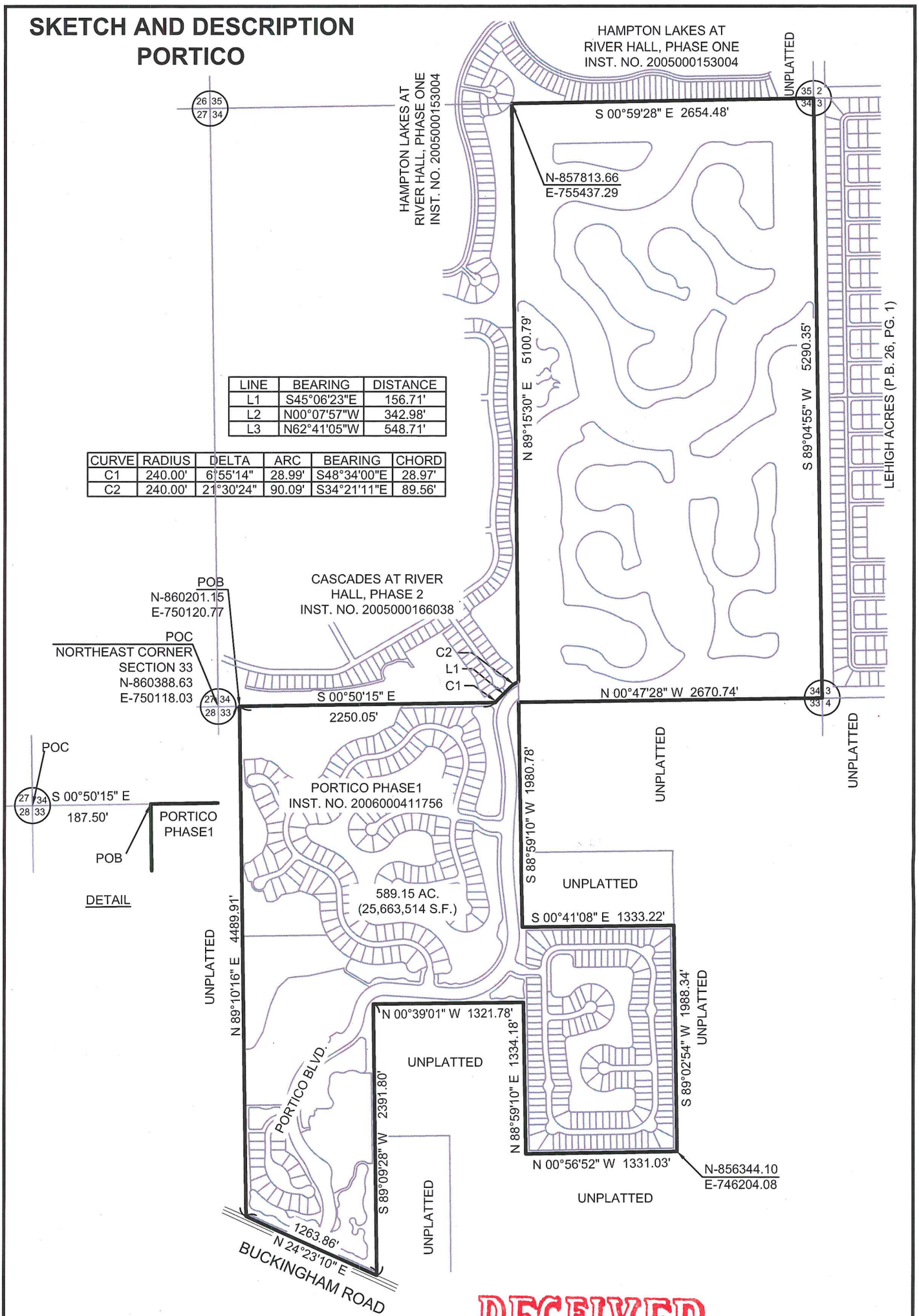
LENNAR

0 2000' 4000'

SCALE 1"=2000'

PROJECT MANAGER:	DGM
DRAWING BY:	DGM
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	JANUARY 31, 2018
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	2 OF 3
JOB/FILE NUMBER:	17103

SKETCH AND DESCRIPTION
PORTICO



LINE	BEARING	DISTANCE
L1	S45°06'23"E	156.71'
L2	N00°07'57"W	342.98'
L3	N62°41'05"W	548.71'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	240.00'	6°55'14"	28.99'	S48°34'00"E	28.97'
C2	240.00'	21°30'24"	90.09'	S34°21'11"E	89.56'

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PROJECT:
PORTICO

LOCATION:
SECTIONS 33 & 34,
TOWNSHIP 43 SOUTH,
RANGE 26 EAST
LEE COUNTY, FLORIDA

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
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Toll free: 866-337-7341

CLIENT:
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JUN 01 2018
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0 1000' 2000'
SCALE 1"=1000'

PROJECT MANAGER:	DGM
DRAWING BY:	DGM
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	JANUARY 31, 2018
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	3 OF 3
JOB/FILE NUMBER:	17103

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

Date: April 18, 2018

To: Ms. Mikki Rozdolski
Planning Manager
1500 Monroe Street
Fort Myers, FL 33901

From: Tina M. Ekblad MPA, AICP, LEED AP
Partner – Planning Director

RE: Required Mailing to Residents of Portico

I, Tina M. Ekblad, Planning Director at Marris-Depew Associates, Inc. do hereby certify that I have mailed notices to the residents of the Portico Community notifying them of the concurrent proposed Comprehensive Plan Amendment and Planned Development Amendment. A copy of the letter and internal property owners list is attached hereto and made part of the certification

Tina M. Ekblad

Tina M. Ekblad
Partner – Planning Director
Morris-Depew Associates
2914 Cleveland Avenue
Fort Myers, FL 33901

State of Florida

County of Lee

Before me, the undersigned notary public, personally appeared, Tina M. Ekblad who acknowledged under oath the forgoing document. She is personally known to me and did take an oath.

Name: Candace Woodworth

Notary Public, State of Florida

My Commission No: FF 175934

Expires: 11/13/18

CANDACE WOODWORTH
MY COMMISSION # FF 175934
EXPIRES: November 13, 2018
Bonded Thru Budget Notary Services

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COMMUNITY DEVELOPMENT

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Notice of Portico Comprehensive Plan and Planned Development Amendments

WCI Communities, LLC, (WCI) is a Lennar Company and the owner of Portico Community. In 2016 the Community was purchased from another National Developer that had started development in the early 2000's. Five homes and basic infrastructure were constructed during that time and then development abruptly ceased. For approximately 10 years no building or development occurred. Since the purchase, WCI has reconstructed the entry, increased and enhanced the landscaping, cleaned out the preservation areas and currently has multiple single-family homes under construction. With the passage of time market demands have changed and the product mix needs to be adjusted to meet these demands in order to insure a thriving Community.

WCI is seeking to increase the number of residential units allowed within the Portico community by 584 dwelling units. To accomplish this goal, a Comprehensive Plan Amendment (case number CPA2018-00004) and Planned Development Amendment (case number pending) are being submitted to Lee County for review.

WCI has received authorization from the Portico Master Property Owners Association and Portico Community Development District to undertake the Comprehensive Plan and Planned Development Amendments.

The Comprehensive Plan Amendment application is currently under review by Lee County staff. The Planned Development Amendment is requested concurrently, per Chapter 163.3184(12) of Florida Statutes, to establish a maximum of 3 dwelling units per acre for the community. This represents an increase of 1 units per acre. The existing community footprint and infrastructure effectively accommodate the increase with no change to preservation and conservation areas, which are protected in perpetuity.

An amendment to the existing Planned Development promotes development of the existing cleared and vacant lands primarily in the southern portion of the community. The portions of the community included in the Planned Development Amendment are only those lands owned by WCI Communities, the Portico Master Property Owners Association and Portico Community Development District, which are represented and /or authorized by WCI. These properties have been cleared but are not currently developed.

Once the Comprehensive Plan and Planned Development Amendment applications are considered complete by Lee County staff, a neighborhood/Community Plan meeting will be held and public hearings will be scheduled before the Lee County Local Planning Agency, Hearing Examiner, and Board of County Commissioners. At this time, hearings have not been scheduled for these cases. Notices will be mailed by Lee County when the requests are scheduled for hearing.

An Authorization Form is attached to this letter. Should you wish to join WCI in their efforts for a Comprehensive Plan and Planned Development Amendment an original signed and notarized copy should be returned to Barry Ernst at 239.931.4782 or Barry Ernst@Lennar.com. If you do not wish to join in please note so and return in the self-addressed envelope enclosed.

Again, no physical changes will occur to your property or the existing infrastructure. Only the undeveloped lands within Portico are proposed to be modified.

10481 Ben C Pratt/6 Mile Cypress Pkwy., Fort Myers, FL 33966 Phone 239.278.1277

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LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I (WE) AM (ARE) THE FEE SIMPLE PROPERTY OWNER(S) OF THE PROPERTY DESCRIBED BELOW AND THAT WCI COMMUNITIES, LLC HAS BEEN AUTHORIZED TO REPRESENT ME (US) FOR THE BELOW REFERENCED PARCEL(S) IN ALL MATTERS PERTAINING TO A COMPREHENSIVE PLAN AND PLANNED DEVELOPMENT AMENDMENTS. THIS AUTHORITY TO REPRESENT MY (OUR) INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE PLANNING OR REZONING REQUESTS SUBMITTED ON MY (OUR) BEHALF BY WCI COMMUNITIES, LLC.

ADDRESS:_____

STRAP# & LOT #: _____

_____
COMPANY NAME (If applicable)

_____
SIGNATURE

_____
PRINTED NAME

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____day of _____, 20__, by _____, who is personally known to me or has produced as identification and did not take an oath.

My Commission Expires:

_____
Notary Public

_____ _____
Notary Printed Name

(seal)

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COMMUNITY DEVELOPMENT

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WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
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33-43-26-01-00000.0020
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BONITA SPRINGS, FL 34134

33-43-26-01-00000.0030
POLLARD CARL KEVIN &
340 ELLINGER RD
ALANSON, MI 49706

33-43-26-01-00000.0040
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.0050
ZELINSKI BRADLEY ALEXANDER
14043 ALEDO CT
FORT MYERS, FL 33905

33-43-26-01-00000.0060
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BONITA SPRINGS, FL 34134

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33-43-26-01-00000.0160
WCI COMMUNITIES LLC
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BONITA SPRINGS, FL 34134

33-43-26-01-00000.0170
CHILDERS THOMAS CLETUS II
14060 ALEDO CT
FORT MYERS, FL 33905

33-43-26-01-00000.0180
CRUZ JORGE JR & MARISOL
14068 ALEDO CT
FORT MYERS, FL 33905

33-43-26-01-00000.0190
YOUNG WILLIAM A & AMBER T
14100 MINDELLO DR
FORT MYERS, FL 33905

33-43-26-01-00000.0200
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

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BONITA SPRINGS, FL 34134

33-43-26-01-00000.0290
FRITZ JEREMY JON &
14172 MINDELLO DR
FORT MYERS, FL 33905

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BONITA SPRINGS, FL 34134

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BONITA SPRINGS, FL 34134

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PANTERRA DOMENIC A
14386 MINDELLO DR
FORT MYERS, FL 33905

33-43-26-01-00000.0600
RAMOS VICTOR MANUEL &
14402 MINDELLO DR
FORT MYERS, FL 33905

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FORT MYERS, FL 33905

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TRAURIG DONALD WOODFORD
14430 MINDELLO DR
FORT MYERS, FL 33905

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BONITA SPRINGS, FL 34134

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COWEN SANDRA L +
14446 MINDELLO DR
FORT MYERS, FL 33905

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WILSON WILLIAM ARTHUR &
14448 MINDELLO DR
FORT MYERS, FL 33905

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HUMFLEET ALLEN BRUCE &
14450 MINDELLO DR
FORT MYERS, FL 33905

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SHERIDAN TODD ALLEN &
14415 MINDELLO DR
FORT MYERS, FL 33905

33-43-26-01-00000.1420
REED DAMEION D & TYHISIA
14409 MINDELLO DR
FORT MYERS, FL 33905

33-43-26-01-00000.1430
HOWERTON MATTHEW D & GINA N
14403 MINDELLO DR
FORT MYERS, FL 33905

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SNELL STEPHEN &
14397 MINDELLO DR
FORT MYERS, FL 33905

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KINSEY JOHN P & JAIME M
14391 MINDELLO DR
FORT MYERS, FL 33905

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WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.1470
TAPIA DIANA CAROLINA &
6054 WHITE MOSS CT
FAYETTEVILLE, NC 28311

33-43-26-01-00000.1480
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
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33-43-26-01-00000.1990
FORD JOHN & TARA
14153 MINDELLO DR
FORT MYERS, FL 33905

33-43-26-01-00000.2000
THOMASWATKINS DONNA MARIE
14147 MINDELLO DR
FORT MYERS, FL 33905

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BATEMAN LISA MARIE
14141 MINDELLO DR
FORT MYERS, FL 33905

33-43-26-01-00000.2020
TINDLE JAMES EDWARD &
14129 MINDELLO DR
FORT MYERS, FL 33905

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BONITA SPRINGS, FL 34134

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HOLMES NATHANIEL ADAM &
14000 VINDEL CIR
FORT MYERS, FL 33905

33-43-26-01-00000.2050
HERNANDEZ JEANETTE
14006 VINDEL CIR
FORT MYERS, FL 33905

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RONDEAU CHRISTOPHER J &
14412 VINDEL CIR
FORT MYERS, FL 33905

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WESNER NICHOLAS R & KAYLA J
14484 VINDEL CIR
FORT MYERS, FL 33905

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SHULTS RYAN A & AMIE M
14496 VINDEL CIR
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YEAGER BART W & ANDREA S
14526 VINDEL CIR
FORT MYERS, FL 33905

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BONITA SPRINGS, FL 34134

33-43-26-01-00000.3370
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3380
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3390
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3400
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

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COMMUNITY DEVELOPMEN

33-43-26-01-00000.3410
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3420
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3430
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3440
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3450
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3460
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3470
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3480
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3490
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3500
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3510
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3520
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3530
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3540
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3550
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3560
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3570
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3580
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3590
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3600
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

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COMMUNITY DEVELOPMENT

33-43-26-01-00000.3610
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3620
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3630
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3640
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3650
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3660
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3670
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3680
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3690
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3700
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3710
LYNCH CALAN & CALLEE
14403 VINDEL CIR
FORT MYERS, FL 33905

33-43-26-01-00000.3720
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3730
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00000.3740
KOHER JEAN E & ROBERT L
14459 VINDEL CIR
FORT MYERS, FL 33905

33-43-26-01-00000.3750
GOMEZ IVAN & VASQUEZ ANA C
14465 VINDEL CIR
FORT MYERS, FL 33905

33-43-26-01-00000.3760
MEDORS LISA A & JEFFREY W
14471 VINDEL CIR
FORT MYERS, FL 33905

33-43-26-01-00000.3770
TERAN OSCAR ARTURO NOVOA
14477 VINDEL CIR
FORT MYERS, FL 33905

33-43-26-01-00000.3780
NORTHROP DEVIN L & DEANNE M
14483 VINDEL CIR
FORT MYERS, FL 33905

33-43-26-01-00000.3790
TENEYCK WALTER
14489 VINDEL CIR
FORT MYERS, FL 33905

33-43-26-01-00000.3800
CAMADECO MICHAEL A &
14495 VINDEL CIR
FORT MYERS, FL 33905

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COMMUNITY DEVELOPMENT

33-43-26-01-0000A.00CE
PORTICO MASTER PROPERTY
8430 ENTERPRISE CIR STE 100
BRADENTON, FL 34202

33-43-26-01-0000B.0000
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-0000C.00CE
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-0000D.00CE
PORTICO MASTER PROPERTY
8430 ENTERPRISE CIR STE 100
BRADENTON, FL 34202

33-43-26-01-0000E.00CE
PORTICO MASTER PROPERTY
8430 ENTERPRISE CIR STE 100
BRADENTON, FL 34202

33-43-26-01-0000F.0000
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

33-43-26-01-0000G.0000
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

33-43-26-01-0000H.00CE
PORTICO MASTER PROPERTY
8430 ENTERPRISE CIR STE 100
BRADENTON, FL 34202

33-43-26-01-0000I.00CE
PORTICO MASTER PROPERTY
8430 ENTERPRISE CIR STE 100
BRADENTON, FL 34202

33-43-26-01-0000J.00CE
PORTICO MASTER PROPERTY
8430 ENTERPRISE CIR STE 100
BRADENTON, FL 34202

33-43-26-01-0000K.0000
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

33-43-26-01-0000L.0000
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

33-43-26-01-000RD.01CE
PORTICO MASTER PROPERTY
8430 ENTERPRISE CIR STE 100
BRADENTON, FL 34202

33-43-26-01-000RD.02CE
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

33-43-26-01-00LKA.0010
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

33-43-26-01-00LKA.0020
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

33-43-26-01-00LKA.0030
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

33-43-26-01-00LKA.0040
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

33-43-26-01-00LKA.0050
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

33-43-26-01-00LKA.0090
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

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COMMUNITY DEVELOPMENT

33-43-26-01-00LKA.0100
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

33-43-26-01-00LKB.0010
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

33-43-26-01-00LKB.0020
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

34-43-26-00-00001.0000
WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

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All data is current at time of printing and subject to change without notice.

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DCI2018-00018
COMMUNITY DEVELOPMENT

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

33-43-26-01-00000.0050
ZELINSKI BRADLEY ALEXANDER
14043 ALEDO CT
FORT MYERS, FL 33905

9590 9403 0149 5086 0074 81

2. Article Number (Transfer from service label)
7017 2680 0000 3979 1859

PS Form 3811, April 2015 PSN 7530-02-000-9053 — Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WCI Communities, LLC
Barry Ernst
24301 Walden Center DR
Bonita Springs, FL 34134

9590 9402 3933 8060 7979 13

2. Article Number (Transfer from service label)
7016 0910 0002 2607 4890

PS Form 3811, July 2015 PSN 7530-02-000-9053 — Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
LENNAR HOMES, LLC
Southwest Florida Division
10481 Ben C Pratt/6 Mile Cypress Pkwy,
Fort Myers, FL 33966

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

33-43-26-01-00000.2010
BATEMAN LISA MARIE
14141 MINDELLO DR
FORT MYERS, FL 33905

9590 9402 3933 8060 7978 38

2. Article Number (Transfer from service label)
7017 2680 0000 3978 6725

PS Form 3811, July 2015 PSN 7530-02-000-9053 — Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

USPS-FT MYERS TICE BRANCH APR 26 2018

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

33-43-26-01-00000.0610
LONDONO NICSON L &
14414 MINDELLO DR
FORT MYERS, FL 33905

9590 9402 3933 8060 7977 77

2. Article Number (Transfer from service label)
7017 2680 0000 3979 1866

PS Form 3811, July 2015 PSN 7530-02-000-9053 — Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) VERONICA ROMERO | C. Date of Delivery 4-26-18

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

33-43-26-01-00000.0180
CRUZ JORGE JR & MARISOL
14068 ALEDO CT
FORT MYERS, FL 33905

9590 9402 3933 8060 7977 53

2. Article Number (Transfer from service label)
7016 0910 0000 9796 2180

PS Form 3811, July 2015 PSN 7530-02-000-9053 — Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

33-43-26-01-00000.2880
SHULTS RYAN A & AMIE M
14496 VINDEL CIR
FORT MYERS, FL 33905

9590 9402 3933 8060 7980 02

2. Article Number (Transfer from service label)
7016 0910 0000 9796 2104

PS Form 3811, July 2015 PSN 7530-02-000-9053 — Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) | C. Date of Delivery
04/24/2018

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 24 2018 TICE BRANCH FT. MYERS FL 33905

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

33-43-26-01-00000.2050
HERNANDEZ JEANETTE
14006 VINDEL CIR
FORT MYERS, FL 33905

9590 9402 3933 8060 7980 64

2. Article Number (Transfer from service label)

7017 2680 0000 3978 6718

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Janeth Hernandez ☐ Agent ☐ Address

B. Received by (Printed Name) Jeanette Hernandez. C. Date of Delive

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restric Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmatio
☐ Signature Confirmatio Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

33-43-26-01-00000.2040
HOLMES NATHANIEL ADAM &
14000 VINDEL CIR
FORT MYERS, FL 33905

9590 9402 3933 8060 7980 19

2. Article Number (Transfer from service label)

7017 2680 0000 3978 6701

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

33-43-26-01-00000.1430
HOWERTON MATTHEW D & GINA N
14403 MINDELLO DR
FORT MYERS, FL 33905

9590 9402 3933 8060 7978 76

2. Article Number (Transfer from service label)

7016 0910 0000 9796 2111

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☒ Addressee

B. Received by (Printed Name) Gina Howerton C. Date of Delivery 4-20-18

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

33-43-26-01-00000.0660
HUMFLEET ALLEN BRUCE &
14450 MINDELLO DR
FORT MYERS, FL 33905

9590 9402 3933 8060 7978 90

2. Article Number (Transfer from service label)

7016 0910 0002 2607 4869

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☒ Agent ☒ Addressee

B. Received by (Printed Name) Allen Humfleet C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 19 2018

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

33-43-26-01-00000.3740
KOHER JEAN E & ROBERT L
14459 VINDEL CIR
FORT MYERS, FL 33905

9590 9402 3933 8060 7980 40

2. Article Number (Transfer from service label)

7016 0910 0000 9796 2074

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of D 4-24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

33-43-26-01-00000.0030
POLLARD CARL KEVIN &
340 ELLINGER RD
ALANSON, MI 49706

9590 9402 3933 8060 7975 17

2. Article Number (Transfer from service label)

7016 0910 0000 9796 2166

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) Lori Pollard C. Date of Delive 4/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restric Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

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JUN 01 2018
DCI2018-00018
COMMUNITY DEVELOPMENT

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

33-43-26-01-00000.0650
WILSON WILLIAM ARTHUR &
14448 MINDELLO DR
FORT MYERS, FL 33905

9590 9402 3933 8060 7978 45

2. Article Number (Transfer from service label)

7016 0910 0000 9796 2050

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

33-43-26-01-00000.2000
THOMAS WATKINS DONNA MARIE
14147 MINDELLO DR
FORT MYERS, FL 33905

9590 9402 3933 8060 7979 20

2. Article Number (Transfer from service label)

7017 2680 0000 3978 6763

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

33-43-26-01-00000.2740
RONDEAU CHRISTOPHER J &
14412 VI CIR
FORT M FL 33905

9590 9402 3933 8060 7977 39

2. Article Number (Transfer from service label)

7016 0910 0000 9796 2043

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
Christopher Rondeau 9/20/18

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

33-43-26-01-00000.0640
COWEN SANDRA L +
14446 MINDELLO DR
FORT MYERS, FL 33905

9590 9402 3933 8060 7977 9

2. Article Number (Transfer from service label)

7016 0910 0000 9796

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below:

FT. MYERS FL 33905 MAR 20 2018

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

33-43-26-01-00000.1410
SHERIDAN TODD ALLEN &
14415 MINDELLO DR
FORT MYERS, FL 33905

9590 9402 3933 8060 7978 52

2. Article Number (Transfer from service label)

7016 0910 0000 9796 2128

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

33-43-26-01-00000.2020
TINDLE JAMES EDWARD &
14129 MINDELLO DR
FORT MYERS, FL 33905

9590 9402 3933 8060 7977 60

2. Article Number (Transfer from service label)

7017 2680 0000 3978 6770

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

RECEIVED
JUN 01 2018
DC 2018-00018
COMMUNITY DEVELOPMENT

RECEIVED
JUN 01 2018
DCI 2018-00018
COMMUNITY DEVELOPMENT

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gliesmann, Peter & Rubenstein
14218 Mindello Dr
Fort Myers, FL 33905

9590 9402 3933 8060 7979 99

2. Article Number (Transfer from service label)
7017 2680 0000 7410 5017

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Peter Gliesmann ☐ Agent ☒ Addressee

B. Received by (Printed Name) Peter Gliesmann
C. Date of Delivery 4-27-18

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

RECEIVED
OCT 2018
COMMUNITY DEVELOPMENT

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Fritz, Jeremy Jon
14172 Mindello DR
Ft. Myers, FL 33905

9590 9402 3933 8060 7978 21

2. Article Number *(Transfer from service label)*

7017 2680 0000 3978 6749

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery
- 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

33-43-26-01-00000.1470
TAPIA DIANA CAROLINA &
6054 WHITE MOSS CT
FAYETTEVILLE, NC 28311

9590 9402 3933 8060 7977 46

2. Article Number *(Transfer from service label)*

7016 0910 0002 2607 4913

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Address

B. Received by *(Printed Name)* Diana C. Tapia

C. Date of Delive 11 May 18

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restric Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receip

RECEIVED
JUN 01 2018
DCI2018-00018
COMMUNITY DEVELOPMENT

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

CERTIFIED MAIL

7017 2680 0000 3979 1873

33-43-26-01-00000.0590
PANTERRA DOMENIC A
14386 MINDELLO DR
FORT MYERS, FL 33905

UNCLAIMED

Redeliver 5/1/18

5/12 Final UNCLAIMED

33905-5879

4-27

MORRIS DEPEW
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LANDSCAPE ARCHITECTS

CERTIFIED MAIL

7017 2680 0000 3978 6756

33-43-26-01-00000.0190
YOUNG WILLIAM A & AMBER T
14100 MINDELLO DR
FORT MYERS, FL 33905

NIXIE 339 CE 1 0205/09/18
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
MANUAL PROC REQ *2474-00965-09-28

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LANDSCAPE ARCHITECTS

CERTIFIED MAIL

7016 0910 0000 9796 2036

33-43-26-01-00000.2860
WESNER NICHOLAS R & KAYLA J
14484 VINDEL CIR
FORT MYERS, FL 33905

4-19

NIXIE 339 CE 1 0205/09/18
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
MANUAL PROC REQ *0775-00135-18-41

33905-5572

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CERTIFIED MAIL

7016 0910 0000 9796 2159

4-19

33-43-26-01-00000.1450
KINSEY JOHN P & JAIME M
14391 MINDELLO DR
FORT MYERS, FL 33905

NIXIE 339 CE 1 0205/
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
MANUAL PROC REQ *2374-01812-08-45

RECEIVED
JUN 01 2018
COMMUNITY DEVELOPMENT

DCI2018-00016

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ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

CERTIFIED MAIL

7017 2680 0000 3978 6695



33-43-26-01-00000.2930
YEAGER BART W & ANDREA S
14526 VINDEL CIR
FORT MYERS, FL 33905

4-19

NIXIE 339 CE 1 0205/09/18
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
MANUAL PROC REQ *0875-02764-18-41

UNC

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LANDSCAPE ARCHITECTS

CERTIFIED MAIL

7016 0910 0002 2607 4852



33-43-26-01-00000.1420
REED DAMEION D & TYHISIA
14409 MINDELLO DR
FORT MYERS, FL 33905

4-19

NIXIE 339 CE 1 0205/09/18
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
MANUAL PROC REQ *1975-02659-18-38

UNC

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

CERTIFIED MAIL

7016 0910 0002 2607 4876



33-43-26-01-00000.3770
TERAN OSCAR ARTURO NOVOA
14477 VINDEL CIR
FORT MYERS, FL 33905

4-19

NIXIE 33913 05/09/2018
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNCLAIMED
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56998999955

UNC

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

CERTIFIED MAIL

7016 0910 0002 2607 4883



33-43-26-01-00000.1990
FORD JOHN & TARA
14153 MINDELLO DR
FORT MYERS, FL 33905

4-19

NIXIE 33913 05/09/2018
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNCLAIMED
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56998999955

UNC

RECEIVED
JUN 01 2018
DCI2018-00011
COMMUNITY DEVELOPMENT

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

CERTIFIED MAIL

7016 0910 0000 9796 2173



33-43-26-01-00000.0600
RAMOS VICTOR MANUEL &
14402 MINDELLO DR
FORT MYERS, FL 33905

4-19

NIXIE 339 CE 1 0205/09/18
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33901600314 *1975-02420-18-38

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LANDSCAPE ARCHITECTS

CERTIFIED MAIL

7016 0910 0000 9796 2111



33-43-26-01-00000.3710
LYNCH CALAN & CALLEE
14403 VINDEL CIR
FORT MYERS, FL 33905

4-19

NIXIE 339 4E 1 0205/09/18
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33901600314 *2674-09319-18-43

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

CERTIFIED MAIL

7016 0910 0000 9796 2197



33-43-26-01-00000.3750
GOMEZ IVAN & VASQUEZ ANA C
14465 VINDEL CIR
FORT MYERS, FL 33905

4-19

NIXIE 339 CE 1 0205/09/18
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33901600314 *2674-04208-18-41

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

CERTIFIED MAIL

7017 2680 0000 3978 6787



33-43-26-01-00000.3800
CAMADECO MICHAEL A &
14495 VINDEL CIR
FORT MYERS, FL 33905

4-19

NIXIE 339 CE 1 0205/09/18
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33901600314 *2374-01830-08-45

RECEIVED
OCT 01 2018
DCT2018-00018
COMMUNITY DEVELOPMENT

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LANDSCAPE ARCHITECTS

CERTIFIED MAIL

7016 0910 0000 9796 2142



33-43-26-01-00000.1440
SNELL STEPHEN &
14397 MINDELLO DR
FORT MYERS, FL 33905

4-24

NIXIE 339 CE 1 0205/09/18
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33901600314 *2374-01839-08-45

33901>6005

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

CERTIFIED MAIL

7017 2680 0000 3978 6794



33-43-26-01-00000.3790
FENEYCK WALTER
14489 VINDEL CIR
FORT MYERS, FL 33905

4-19

NIXIE 339 CE 1 0205/09/18
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33901600314 *0775-00142-18-41

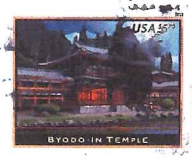
33901>6005

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FT MYERS
FL 339
18 APR '18
PM 6 L

CERTIFIED MAIL

7017 2680 0000 3978 6732



33-43-26-01-00000.0170
CHILDERS THOMAS CLETUS II
14060 ALEDO CT
FORT MYERS, FL 33905

NC/HMI

NIXIE 339 CE 1 0205/09/18
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33901600314 *1975-03883-18-40

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LANDSCAPE ARCHITECTS

CERTIFIED MAIL

7016 0910 0000 9796 2081



33-43-26-01-00000.3760
MEDORS LISA A & JEFFREY W
14471 VINDEL CIR
FORT MYERS, FL 33905

4-19

NIXIE 339 CE 1 0205/09/18
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33901600314 *2674-11117-18-43

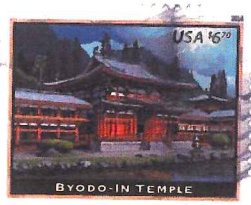
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JUN 01 2018
DCI2018-00018
COMMUNITY DEVELOPMENT

MORRIS DEPEW
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LANDSCAPE ARCHITECTS

CERTIFIED MAIL®

FT MYERS
FL 339
[illegible]
[illegible]

7016 0910 0000 9796 2098



33-43-26-01-00000.3780
NORTHROP DEVIN L & DEANNE M
14483 VINDEL CIR
FORT MYERS, FL 33905

4-19-24

NIXIE 339 CE 1 0205/09/18
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33901600314 *0775-02637-18-38

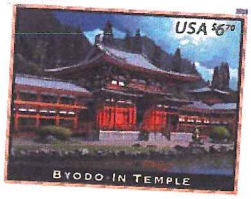
33901>6[illegible]
33905-567283

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LANDSCAPE ARCHITECTS

CERTIFIED MAIL®

FT MYERS
FL 339
[illegible]
[illegible]

7016 0910 0000 9796 2203



33-43-26-01-00000.0620
TRAURIG DONALD WOODFORD
14430 MINDELLO DR
FORT MYERS, FL 33905

4-19-24

NIXIE 339 CE 1 0205/09/18
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
MANUAL PROC REQ *0775-02386-18-38

56998>9[illegible]
33905-568130

RECEIVED
JUN 01 2018
DCI2018-00018
COMMUNITY DEVELOPMENT

Candace Woodworth

To: Barry Ernst
Cc: Tina Ekblad
Subject: RE: Portico Certified Mailings

From: Barry Ernst [mailto:Barry.Ernst@lennar.com]
Sent: Wednesday, May 16, 2018 8:38 AM
To: Candace Woodworth <CWoodworth@M-DA.com>
Cc: Tina Ekblad <tekblad@m-da.com>
Subject: FW: Portico Certified Mailings

Email address for those we couldn't reach by certified mail. Below:

From: Christine Dickey
Sent: Wednesday, May 16, 2018 8:34 AM
To: Barry Ernst <Barry.Ernst@lennar.com>
Subject: RE: Portico Certified Mailings

Here you go!

Homeowner:	Email:
Traurig, Donald Woodford	dtraurig2011@gmail.com
Northrop, Devin & Deanne	devinnorthrop@yahoo.com
Medors, Lisa & Jeffrey	medors1967@aol.com
Childers, Thomas Cletus II	tembcproduce@gmail.com
Teneyck, Walter	wateneyck@yahoo.com
Snell, Stephen	snellsteve@live.com
Camadeco, Michael	michael.camadeco@gmail.com
Gomez, Ivan & Vasquez, Ana	qualitycars15@gmail.com
Lynch, Calan & Callee	callee_lesher@yahoo.com
Ramos, Victor Manuel	jrramos751@gmail.com
Ford, John & Tara	john.tara.ford@gmail.com
Teran, Oscar Arturo Novoa	codigosereno@hotmail.com
Reed, Dameion & Tyhisha	tyhisiar@gmail.com
Yeager, Bart & Andrea	abyeager@comcast.net
Kinsey, John & Jamie	jamoka15@hotmail.com
Wesner, Nicholas & Kayla	dixiecowboy239@aim.com
Young, William & Amber	wy2kooo@cs.com
Panterra, Domenic	dpanterra32@yahoo.com

LENNAR

Christine Dickey

RECEIVED
JUN 01 2018
DCI2018-00018
COMMUNITY DEVELOPMENT

Marketing Coordinator
Southwest Florida Division

Phone (239) 931-4783
10481 Six Mile Cypress Pkwy
Fort Myers, FL 33966

www.lennar.com | christine.dickey@lennar.com

From: Barry Ernst
Sent: Tuesday, May 15, 2018 5:05 PM
To: Christine Dickey <Christine.Dickey@lennar.com>
Subject: RE: Portico Certified Mailings

Great, thanks so much!

You too!

From: Christine Dickey
Sent: Tuesday, May 15, 2018 5:04 PM
To: Barry Ernst <Barry.Ernst@lennar.com>
Cc: Jessica Chism <Jessica.Chism@Lennar.com>
Subject: RE: Portico Certified Mailings

Hi Barry,

> I'm about to head out of the office, but can look into these first thing in the morning! They should be easy enough to find in CRM. I will let you know what I find though. Have a good night!

LENNAR

Christine Dickey
Marketing Coordinator
Southwest Florida Division

Phone (239) 931-4783
10481 Six Mile Cypress Pkwy
Fort Myers, FL 33966

www.lennar.com | christine.dickey@lennar.com

From: Barry Ernst
Sent: Tuesday, May 15, 2018 5:01 PM
To: Christine Dickey <Christine.Dickey@lennar.com>
Cc: Jessica Chism <Jessica.Chism@Lennar.com>
Subject: FW: Portico Certified Mailings

Christine,

I'm having trouble reaching existing owners in Portico. We sent certified letters but they were returned. (those highlighted in yellow)

Can you please provide me with the e-mail addresses? Or can you let me know who might have them?

Thanks!

RECEIVED
JUN 01 2018
DCI2018-00018
COMMUNITY DEVELOPMENT

Barry

From: Candace Woodworth [mailto:CWoodworth@M-DA.com]
Sent: Friday, May 11, 2018 2:00 PM
To: Barry Ernst <Barry.Ernst@lennar.com>
Cc: Tina Ekblad <tekblad@m-da.com>; Neale Montgomery <NealeMontgomery@Paveselaw.com>
Subject: RE: Portico Certified Mailings

** External email from: CWoodworth@M-DA.com. If suspicious, forward to: NotifySecurity@lennar.com **

The following individual property owner letters returned:

- Traurig, Donald Woodford
- Northrop, Devin & Deanne
- Medors, Lisa & Jeffrey
- Childers, Thomas Cletus II
- Teneyck, Walter
- Snell, Stephen
- Camadeco, Michael
- Gomez, Ivan & Vasquez, Ana
- Lynch, Calan & Callee
- Ramos, Victor Manuel
- Ford, John & Tara
- Teran, Oscar Arturo Novoa
- Reed, Dameion & Tyhisha
- Yeager, Bart & Andrea
- Kinsey, John & Jamie
- Wesner, Nicholas & Kayla
- Young, William & Amber

I also have received all of the signed certified mailing slips for the remaining individual property owners.
The following individual property owners have received our notice:

- Giesmann, Peter Rubenstein
- Cowen, Sandra
- Sheridan, Todd
- Tindle, James Edward
- Thomas-Watkins, Donna Marie
- Wilson, William Arthur
- Rondeau, Christopher
- Hernandez, Jeanette
- Holmes, Nathaniel Adam
- Humfleet, Allen Bruce
- Howerton, Matthew & Gina
- Koher, Jean & Robert
- Pollard, Carl Kevin
- Zelinski, Bradley Alexander
- Bateman, Lisa Marie
- Londono, Nicson
- Cruz JR, Jorge & Marisol
- Shults, Ryan & Amie
- Fritz, Jeremy Jon

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DCI 2018-00018
COMMUNITY DEVELOPMENT

Thank you,

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From: Barry Ernst [mailto:Barry.Ernst@lennar.com]
Sent: Friday, May 11, 2018 1:42 PM
To: Candace Woodworth <CWoodworth@M-DA.com>
Cc: Tina Ekblad <tekblad@m-da.com>; Neale Montgomery <NealeMontgomery@Paveselaw.com>
Subject: RE: Portico Certified Mailings

The properties are sold but may not use a local address. Can you give me the names or mark off on the original list the ones that got returned?

Thanks Candace!

From: Candace Woodworth [mailto:CWoodworth@M-DA.com]
Sent: Friday, May 11, 2018 1:35 PM
To: Barry Ernst <Barry.Ernst@lennar.com>; Neale Montgomery <NealeMontgomery@Paveselaw.com>
Cc: Tina Ekblad <tekblad@m-da.com>
Subject: Portico Certified Mailings

** External email from: cwoodworth@m-da.com. If suspicious, forward to: NotifySecurity@lennar.com **

Barry & Neale,
Today I received 16 returned Letters from USPS that I sent via certified mail to the Individual property owners. All the letters are marked, "return to sender, unclaimed, unable to forward". I am assuming that they may have not moved in yet or are snow birds? How would you like me to address this?

Thank you,

MORRIS DEPEW

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JUN 01 2018
DCI2018-00016
COMMUNITY DEVELOPMENT

RECEIVED
JUN 01 2018
DCI2018-00018
COMMUNITY DEVELOPMENT

From:	Candace Woodworth
To:	"devinnorthrop@yahoo.com"
Subject:	Notice of Portico Comprehensive Plan and Planned Development Amendments
Date:	Thursday, May 17, 2018 3:30:00 PM
Attachments:	Lennar Letter of Authorization.pdf image012.png image013.png

Dear Portico Property Owner,

WCI Communities, LLC, (WCI) is a Lennar Company and the owner of Portico Community. In 2016 the Community was purchased from another National Developer that initiated the development in the early 2000's. Very little was constructed, five homes and basic infrastructure, before development ceased. Prior to the acquisition of the property by WCI, the community was dormant for approximately 10 years. Since the purchase, WCI has reconstructed the entry, increased and enhanced the landscaping, cleaned out the preservation areas and began construction of several single-family homes. Due to the passage of time market demands have changed and the product mix needs to be adjusted to meet these demands in order to insure a thriving Community.

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Once the Comprehensive Plan and Planned Development Amendment applications are considered complete by Lee County staff, a neighborhood/Community Plan meeting will be held and public hearings will be scheduled before the Lee County Local Planning Agency, Hearing Examiner, and Board of County Commissioners. Notices will be mailed by Lee County when the requests are scheduled for hearing.

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An Authorization Form is attached to this email. To assist WCI in their efforts for a Comprehensive Plan and Planned Development Amendment, an original signed and notarized copy should be returned to Barry Ernst at Lennar, 10481 Six Mile Cypress Parkway, Fort Myers FL. 33966

Again, no physical changes will occur to your property or the existing infrastructure. The only property that will be impacted by the change are the undeveloped lands within Portico.

Thank you for your time,

MORRIS DEPEW

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RECEIVED
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DCI2018-00016
COMMUNITY DEVELOPMENT

From:	Candace Woodworth
To:	medors1967@aol.com
Subject:	Notice of Portico Comprehensive Plan and Planned Development Amendments
Date:	Thursday, May 17, 2018 3:30:00 PM
Attachments:	Lennar Letter of Authorization.pdf image012.png image013.png

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COMMUNITY DEVELOPMENT

From:	Candace Woodworth
To:	"dtraurig2011@gmail.com"
Subject:	Notice of Portico Comprehensive Plan and Planned Development Amendments
Date:	Thursday, May 17, 2018 3:30:00 PM
Attachments:	Lennar Letter of Authorization.pdf image012.png image013.png

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COMMUNITY DEVELOPMENT

From: Candace Woodworth
To: "tembcproduce@gmail.com"
Subject: Notice of Portico Comprehensive Plan and Planned Development Amendments
Date: Thursday, May 17, 2018 3:29:00 PM
Attachments: Lennar Letter of Authorization.pdf
image012.png
image013.png

Dear Portico Property Owner,

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COMMUNITY DEVELOPMENT

From:	Candace Woodworth
To:	wateneyck@yahoo.com
Subject:	Notice of Portico Comprehensive Plan and Planned Development Amendments
Date:	Thursday, May 17, 2018 3:27:00 PM
Attachments:	Lennar Letter of Authorization.pdf image012.png image013.png

Dear Portico Property Owner,

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JUN 01 2018
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COMMUNITY DEVELOPMENT

From:	Candace Woodworth
To:	"snellsteve@live.com"
Subject:	Notice of Portico Comprehensive Plan and Planned Development Amendments
Date:	Thursday, May 17, 2018 3:27:00 PM
Attachments:	Lennar Letter of Authorization.pdf image012.png image013.png

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JUN 01 2018
DCI2018-00018
COMMUNITY DEVELOPMENT

From:	Candace Woodworth
To:	"michael.camadeco@gmail.com"
Subject:	Notice of Portico Comprehensive Plan and Planned Development Amendments
Date:	Thursday, May 17, 2018 3:27:00 PM
Attachments:	Lennar Letter of Authorization.pdf image012.png image013.png

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COMMUNITY DEVELOPMENT

From:	Candace Woodworth
To:	"callee_lesher@yahoo.com"
Subject:	Notice of Portico Comprehensive Plan and Planned Development Amendments
Date:	Thursday, May 17, 2018 3:25:00 PM
Attachments:	Lennar Letter of Authorization.pdf image012.png image013.png

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COMMUNITY DEVELOPMENT

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Thank you for your time,

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RECEIVED
JUN 01 2018
DCI2018-00018
COMMUNITY DEVELOPMENT

From:	Candace Woodworth
To:	"qualitycars15@gmail.com"
Subject:	Notice of Portico Comprehensive Plan and Planned Development Amendments
Date:	Thursday, May 17, 2018 3:26:00 PM
Attachments:	Lennar Letter of Authorization.pdf image012.png image013.png

Dear Portico Property Owner,

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COMMUNITY DEVELOPMENT

From:	Candace Woodworth
To:	"jrramos751@gmail.com"
Subject:	Notice of Portico Comprehensive Plan and Planned Development Amendments
Date:	Thursday, May 17, 2018 3:25:00 PM
Attachments:	Lennar Letter of Authorization.pdf image012.png image013.png

Dear Portico Property Owner,

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COMMUNITY DEVELOPMENT

From:	Candace Woodworth
To:	"john.tara.ford@gmail.com"
Subject:	Notice of Portico Comprehensive Plan and Planned Development Amendments
Date:	Thursday, May 17, 2018 3:24:00 PM
Attachments:	Lennar Letter of Authorization.pdf image012.png image013.png

Dear Portico Property Owner,

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COMMUNITY DEVELOPMENT

From:	Candace Woodworth
To:	codigosereno@hotmail.com
Subject:	Notice of Portico Comprehensive Plan and Planned Development Amendments
Date:	Thursday, May 17, 2018 3:24:00 PM
Attachments:	Lennar Letter of Authorization.pdf image012.png image013.png

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COMMUNITY DEVELOPMENT
DCI2018-00018

From: Candace Woodworth
To: tyhisiar@gmail.com
Subject: Notice of Portico Comprehensive Plan and Planned Development Amendments
Date: Thursday, May 17, 2018 3:24:00 PM
Attachments: Lennar Letter of Authorization.pdf
image012.png
image013.png

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COMMUNITY DEVELOPMENT

From:	Candace Woodworth
To:	"abyeager@comcast.net"
Subject:	Notice of Portico Comprehensive Plan and Planned Development Amendments
Date:	Thursday, May 17, 2018 3:23:00 PM
Attachments:	Lennar Letter of Authorization.pdf image012.png image013.png

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RECEIVED
JUN 01 2018
DCI2018-00018
COMMUNITY DEVELOPMENT

From:	Candace Woodworth
To:	"jamoka15@hotmail.com"
Subject:	Notice of Portico Comprehensive Plan and Planned Development Amendments
Date:	Thursday, May 17, 2018 3:23:00 PM
Attachments:	Lennar Letter of Authorization.pdf image012.png image013.png

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COMMUNITY DEVELOPMENT

From:	Candace Woodworth
To:	dixiecowboy239@aim.com
Subject:	Notice of Portico Comprehensive Plan and Planned Development Amendments
Date:	Thursday, May 17, 2018 3:22:00 PM
Attachments:	Lennar Letter of Authorization.pdf image012.png image013.png

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RECEIVED
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From:	Candace Woodworth
To:	wy2kooo@cs.com
Subject:	Notice of Portico Comprehensive Plan and Planned Development Amendments
Date:	Thursday, May 17, 2018 3:22:00 PM
Attachments:	Lennar Letter of Authorization.pdf image012.png image013.png

Dear Portico Property Owner,

WCI Communities, LLC, (WCI) is a Lennar Company and the owner of Portico Community. In 2016 the Community was purchased from another National Developer that initiated the development in the early 2000's. Very little was constructed, five homes and basic infrastructure, before development ceased. Prior to the acquisition of the property by WCI, the community was dormant for approximately 10 years. Since the purchase, WCI has reconstructed the entry, increased and enhanced the landscaping, cleaned out the preservation areas and began construction of several single-family homes. Due to the passage of time market demands have changed and the product mix needs to be adjusted to meet these demands in order to insure a thriving Community.

WCI is seeking to increase the number of residential units allowed within the Portico community by 584 dwelling units. To accomplish this goal, a Comprehensive Plan Amendment (case number CPA2018-00004) and Planned Development Amendment (case number pending) are being submitted to Lee County for review.

WCI has received authorization from the Portico Master Property Owners Association and Portico Community Development District to undertake the Comprehensive Plan and Planned Development Amendments.

The Comprehensive Plan Amendment application is currently under review by Lee County staff. The Planned Development Amendment is requested concurrently, per Chapter 163.3184(12) of Florida Statutes, to establish a maximum of 3 dwelling units for the community. This represents an increase of 1 unit per acre. The existing community footprint and infrastructure effectively accommodate the increase with no change to preservation and conservation areas, which are protected in perpetuity.

An amendment to the existing Planned Development promotes development of the existing cleared and vacant lands primarily in the southern portion of the community. The portions of the community included in the Planned Development Amendment are only those lands owned by WCI Communities, the Portico Master Property Owners Association and Portico Community Development District, which are represented and /or authorized by WCI. These properties have been cleared but are not currently developed.

Once the Comprehensive Plan and Planned Development Amendment applications are considered complete by Lee County staff, a neighborhood/Community Plan meeting will be held and public hearings will be scheduled before the Lee County Local Planning Agency, Hearing Examiner, and Board of County Commissioners. Notices will be mailed by Lee County when the requests are scheduled for hearing.

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The application and review process with Lee County takes a minimum of approximately 8 to 10 months. As a property owner within the Portico community, this is the first of many notifications that you will receive about the requested increase. Should you have any questions about the on-going Comprehensive Plan and Planned Development Amendments, please contact Barry Ernst at 239.931.4782 or Barry Ernst@Lennar.com.

An Authorization Form is attached to this email. To assist WCI in their efforts for a Comprehensive Plan and Planned Development Amendment, an original signed and notarized copy should be returned to Barry Ernst at Lennar, 10481 Six Mile Cypress Parkway, Fort Myers FL. 33966

Again, no physical changes will occur to your property or the existing infrastructure. The only property that will be impacted by the change are the undeveloped lands within Portico.

Thank you for your time,

MORRIS DEPEW

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From:	Candace Woodworth
To:	"dpanterra32@yahoo.com"
Subject:	Notice of Portico Comprehensive Plan and Planned Development Amendments
Date:	Thursday, May 17, 2018 3:20:00 PM
Attachments:	Lennar Letter of Authorization.pdf image012.png image013.png

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