

# EXHIBITS

CASE # DCI 2007-00045

CASE NAME: Bayshore 57 MPD

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Attach copy of this form to top of packet of exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS? \_\_\_\_ YES \_\_\_\_ NO

LOCATION OF BOARDS \_\_\_\_\_

If there are any board exhibits, attach another copy of this form  
boards for identification purposes.

## EXHIBITS

### APPLICANT

#1 Master Concept Plan 2009

#2 Master Concept Plan 2008

#3 Master Concept Plan 2009

#4 Final Master Concept Plan 2010

#5 \_\_\_\_\_

#6 \_\_\_\_\_

#7 \_\_\_\_\_

#8 \_\_\_\_\_

#9 \_\_\_\_\_

#10 \_\_\_\_\_

### STAFF

#1 Composed Aerial Photo Small -

#2 Photo graphs. - 4

#3 Aerial Photograph

#4 School District letter

#5 Staff memo Chap. 30 - Deviation

#6 \_\_\_\_\_

#7 \_\_\_\_\_

#8 \_\_\_\_\_

#9 \_\_\_\_\_

#10 \_\_\_\_\_

## OTHER EXHIBITS

### NAME

#1 \_\_\_\_\_

#2 \_\_\_\_\_

#3 \_\_\_\_\_

#4 \_\_\_\_\_

#5 \_\_\_\_\_

### NAME

#1 \_\_\_\_\_

#2 \_\_\_\_\_

#3 \_\_\_\_\_

#4 \_\_\_\_\_

#5 \_\_\_\_\_

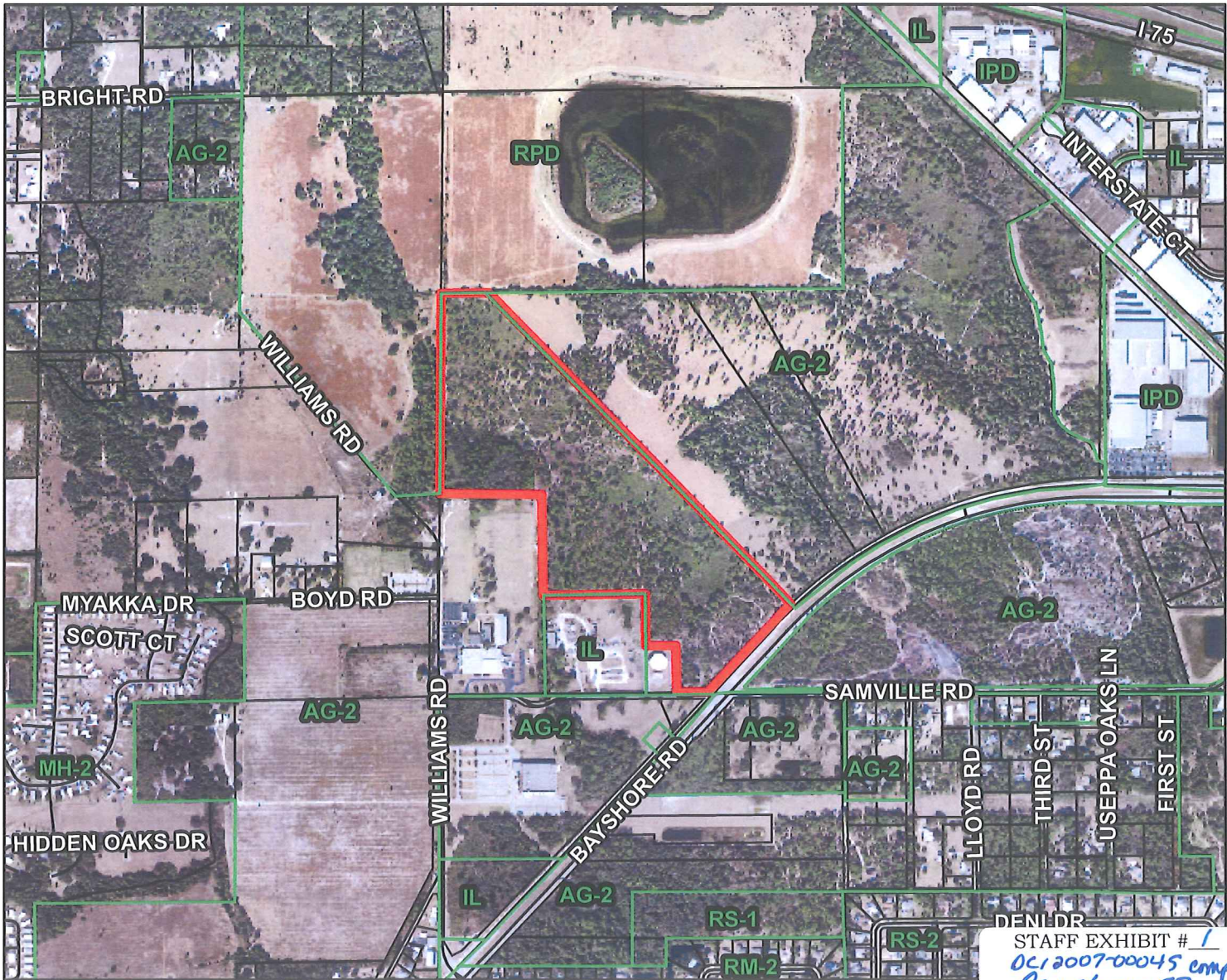




This map drawn for visual purposes only.  
Not to be used for official zoning map.

2010 Aerial Photography  
Printed July 2010

**Bayshore 57 MPD**  
**DCI2007-00045**



STAFF EXHIBIT # 1  
DCI2007-00045 comp.  
Bayshore 57





STAFF EXHIBIT # 2  
Bayshore 57  
DC12001-00045 Camp

JUL 20 2010





JUL 20 2010









JUL 20 2010





# THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966-1012 ♦ (239) 334-1102 ♦ WWW.LEESCHOOLS.NET

RECEIVED  
JUL 15 2010

COMMUNITY DEVELOPMENT

July 14, 2010

JEANNE S. DOZIER  
CHAIRMAN, DISTRICT 2  
JANE E. KUCKEL, PH.D.  
VICE CHAIRMAN, DISTRICT 3  
ROBERT D. CHILMONIK  
DISTRICT 1  
STEVEN K. TEUBER, J.D.  
DISTRICT 4  
ELINOR C. SCRICCA, PH.D.  
DISTRICT 5  
JAMES W. BROWDER, ED.D.  
SUPERINTENDENT  
KEITH B. MARTIN, ESQ.  
BOARD ATTORNEY

Tony Palermo, AICP  
Lee County Development Services Division  
P.O. Box 398  
Fort Myers, FL 33902-0398

RE: Bayshore 57 MPD  
Case # DCI2007-00045

Dear Mr. Palermo:

This letter is in response to your request dated July 7, 2010 for the proposed Bayshore 57 MPD for substantive comments with regard to educational impact. This Planned Development is located in the East Choice Zone, Sub Zone E1.

The issue with Consumption on Premises listed within the Schedule of Uses has been addressed within the Zoning Divisions Staff Report and their recommendations abide by the Florida Statutes. Therefore, as long as the Hearing Examiner approves these recommendations the School District has no concerns in reference to this development.

All other comments previously responded to remain the same.

Thank you for your attention to this issue. If I may be of further assistance, please call me at (239) 479-5661.

Sincerely,

Dawn Gordon, Community Development Planner  
Planning Department

STAFF EXHIBIT # 4  
DCI2007-00045  
July 22, 2010



Staff recommends **APPROVAL** of Deviations 2, 3, 4, and 5.

Please consider the following changes to the request.

**Deviation 2** "...allow a third ground mounted identification signs along the Bayshore Road frontage of the project per the approved Master Concept Plan."

**Deviation 3** "...to allow a total of 331 square feet for the Commercial Planned Development (CPD). ~~Bayshore 57 project and an additional 31 square feet as approved under VAR2008-00036 for a total of 331 square feet.~~"

**Deviation 4** "...interior angle of 133 degrees." ~~as approved under VAR2008-00036."~~

**Deviation 5.** Please re-write - "Deviate from LDC Chapter 30 Division 3 "Off Site Signs" Sec. 30-181 (b) 2-5 "Off Site Directional Signs" which allows off site directional signs for semi-public bodies (such as place of worship) and limits them to certain locations, heights, size, content, and design generally to allow an off site directional sign for a place of worship per the approved Master Concept Plan."

Conditions of approval for deviations to Chapter 30 are as follow:

1. The deviations are limited to the "Proposed Faith Assembly Sign" per the approved Master Concept Plan. Otherwise, signs must comply with Chapter 30 of the Land Development Code.
2. The "Proposed Faith Assembly Sign" must be in substantial compliance with the design per Exhibit "B" of VAR2008-00036.
3. The maximum height for the "Proposed Faith Assembly Sign" is 12.33 feet.
4. The "Proposed Faith Assembly Sign" shall not have an interior angle of separation greater than 133 degrees.

Staff also recommends Condition 20 make reference to Deviations 2-5.

"Uses permitted on this tract are limited to signs (in compliance with Chapter 30 of the LDC and Deviations 2-5) open space, essential services, and stormwater management."

V2

H:\TONY PALERMO STUFF\sign deviations for bayshore 57.wpd

STAFF EXHIBIT # 5  
0612007-00045  
July 23, 2010







Let me take this opportunity to thank staff and the applicant's agents who worked on this case and reached agreement on this last outstanding issue.

If you have questions or concerns, please don't hesitate to contact me.

cc.

Michael Jacob, Assistant County Attorney  
Doug Griffith, Environmental Sciences  
Becky Sweigert, Environmental Sciences  
Becky Penfield, Development Services  
Mary Zettel, Code Enforcement

Fred Drovdic, AICP, Applicant's Agent  
Quattrone & Associates  
4301 Veronica Shoemaker Boulevard  
Fort Myers, FL 33916

Russell Shropp, Applicant's Agent  
Henderson, Franklin Law Firm  
1715 Monroe Street  
Fort Myers, FL 33902



# MASTER CONCEPT PLAN

## BAYSHORE 57 MPD

LOCATED IN SECTION 03, TOWNSHIP 44 SOUTH, RANGE 25 LEE COUNTY, FLORIDA

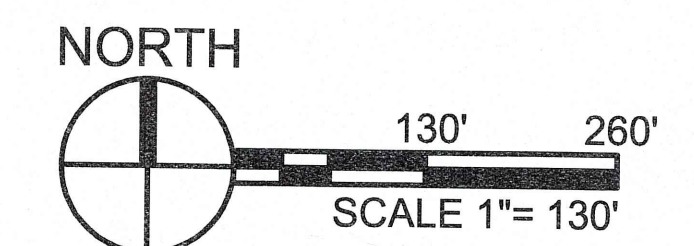
### EXHIBIT D-7-M

1

**PROJECT SUMMARY:**  
STRAP#: 20-43-25-00-00003.3000  
ZONING: AG-2  
REQUEST: MPD  
ROADWAYS: Bayshore Road (arterial)  
Samville Road (minor collector)

- 1.) **PROJECT ACREAGE:** 57.07 AC.
- 2.) **BUILDING AREA AND UNITS:**  
RETAIL: 92,781 SF  
GENERAL COMMERCIAL: 117,032 SF  
TOTAL COMMERCIAL BUILDING AREA: 209,813 SF  
RESIDENTIAL TOWNHOME UNITS: 224
- 3.) **PARKING REQUIREMENTS:**  
RETAIL: 466 spaces (1 per 200 SF)  
RESTAURANT (Out Parcels 1 and 2): 126 spaces (14 per 1,000 SF)  
COMMERCIAL (Office and Medical mix): 468 spaces (1 per 250 SF)  
RESIDENTIAL TOWNHOME: 448 spaces (2 per unit)  
TOTAL: 1,508 spaces
- PARKING PROVIDED:**  
COMMERCIAL AREA: 857 spaces  
RESIDENTIAL AREA: 448 spaces  
TOTAL: 1,305 spaces
- 4.) **OPEN SPACE REQUIREMENTS:**  
30% OPEN SPACE Required for Commercial area and 40% for Residential portions  
COMMERCIAL AREA: 20.30 AC.  
OPEN SPACE: 6.09 AC. (30%)  
RESIDENTIAL AREA: 36.77 AC.  
OPEN SPACE: 14.71 AC. (40%)  
TOTAL OPEN SPACE: 20.80 AC.
- REQUIRED INDIGENOUS (50% of Open Space): 10.40 AC.

- 5.) **DEVIATION:**
1. Deviate from LDC§10-285 - Requiring a 660 foot intersection separation on arterial roads to allow a 575 foot separation on Bayshore Road from the Samville Road intersection.
  2. Deviate from LDC§10-285 - Requiring a 330 foot intersection separation on collector roads to allow a 254 foot separation on Samville Road from the Bayshore Road intersection.
  3. Deviate from LDC§10-416 9(d)(3) - Requiring a Type "C" 15 foot buffer with an 8 foot wall or a Type "F" 30 foot vegetative buffer to allow a Type "C" buffer without wall using the building as the wall setback 20 feet from the boundary.



| LEGEND: |                                             |
|---------|---------------------------------------------|
|         | PAINTED HANDICAP PARKING SYMBOL             |
|         | PROPOSED PAVEMENT                           |
|         | PROPOSED CONCRETE                           |
|         | PROPOSED STOP SIGN                          |
|         | SITE BOUNDARY                               |
|         | PROPOSED ELEVATION (NGVD)                   |
|         | CENTER LINE                                 |
|         | EXIST. FEATURES (PRKG., WALKS, ROADS, ETC.) |
|         | EXISTING ELEVATION (NGVD)                   |

**Quattrone & Associates, Inc.**  
Engineers, Planners, & Development Consultants  
11000 Metro Parkway, Suite 30 - Fort Myers, Florida 33966 - 239.936.5222

LAST REVISED: January 22, 2007  
PREVIOUS REVISIONS:

P:\2006 Projects\061016 BAYSHORE 57 MPD\CADD FILES\OLD CADD\061016-MCP-A (1st Submittal).dwg



# MASTER CONCEPT PLAN

## BAYSHORE 57 MPD

LOCATED IN SECTION 03, TOWNSHIP 44 SOUTH, RANGE 25 LEE COUNTY, FLORIDA

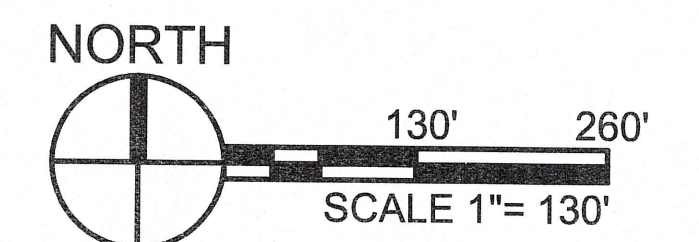
### EXHIBIT D-7-M

#### PROJECT INFORMATION

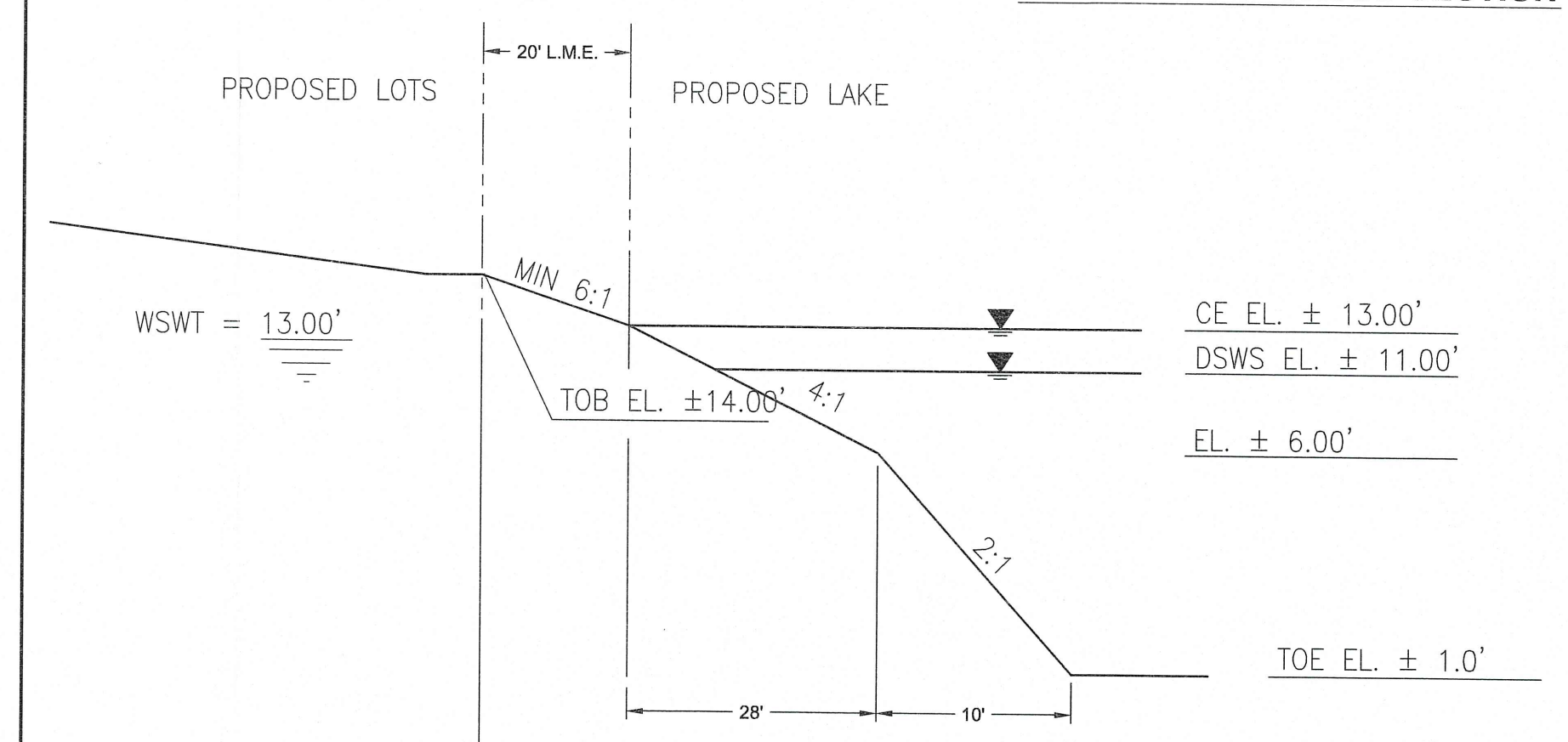
STRAP#: 20-43-25-00-00003.3000  
ZONING: AG-2  
REQUEST: MPD  
ROADWAYS: Bayshore Road (arterial)  
Samville Road (minor collector)

#### PROJECT SUMMARY

- PROJECT ACREAGE** 56.76 AC.
- INTENSITY AND DENSITY**  
**COMMERCIAL BUILDING AREA**  
RETAIL (FIRST FLOOR): ± 100,00 SF  
GENERAL COMMERCIAL (SECOND FLOOR): ± 53,500 SF  
GENERAL MEDICAL: ± 32,000 SF  
TOTAL COMMERCIAL BUILDING AREA: ± 185,500 SF  
**RESIDENTIAL UNITS**  
RESIDENTIAL MULTI-FAMILY (TOWNHOME) UNITS: 192 UNITS  
**COMMERCIAL PARKING**  
SHOPPING CENTER: 153,500 SF/222 SF = 692 SPACES  
MEDICAL BUILDING: 32,000 SF/200 SF = 160 SPACES  
TOTAL COMMERCIAL PARKING REQUIRED: 852 SPACES  
TOTAL COMMERCIAL PARKING PROVIDED: 877 SPACES  
**RESIDENTIAL PARKING**  
MULTI-FAMILY UNITS (192): 2 SPACES/UNIT = 384 SPACES  
GUEST: 10% = 38 SPACES  
TOTAL RESIDENTIAL PARKING REQUIRED: 422 SACES  
TOTAL RESIDENTIAL PARKING PROVIDED: 430 SPACES  
**OPEN SPACE REQUIREMENTS**  
(30% OPEN SPACE Required for Commercial area and 40% for Residential portions)  
COMMERCIAL AREA: 19.27 AC.  
OPEN SPACE: 5.78 AC. (30%)  
RESIDENTIAL AREA: 37.30 AC.  
OPEN SPACE: 20.70 AC.  
TOTAL REQUIRED OPEN SPACE: 28.50 AC. (50% of project)  
TOTAL PROVIDED OPEN SPACE: 28.50 AC. (50% of project)  
REQUIRED INDIGENOUS (50% of Open Space): 10.35 AC.  
PROVIDED INDIGENOUS: 10.89 AC.
- DEVIATION**  
1. Deviate from LDC§10-285 - Requiring a 330 foot intersection separation on collector roads to allow a 245 foot separation on Samville Road from the Bayshore Road intersection.
- GOPHER TORTISE**  
● 24 ACTIVE BURROWS (13 Preserved | 55%)  
● 16 INACTIVE BURROWS  
40 TOTAL BURROWS



#### TYPICAL LAKE CROSS-SECTION



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Engineers, Planners, & Development Consultants

11000 Metro Parkway, Suite 30 | Fort Myers, FL 33966 | 239.936.5222 | QAInc.net

APPLICANT'S EXHIBIT #2  
DC1207-00045

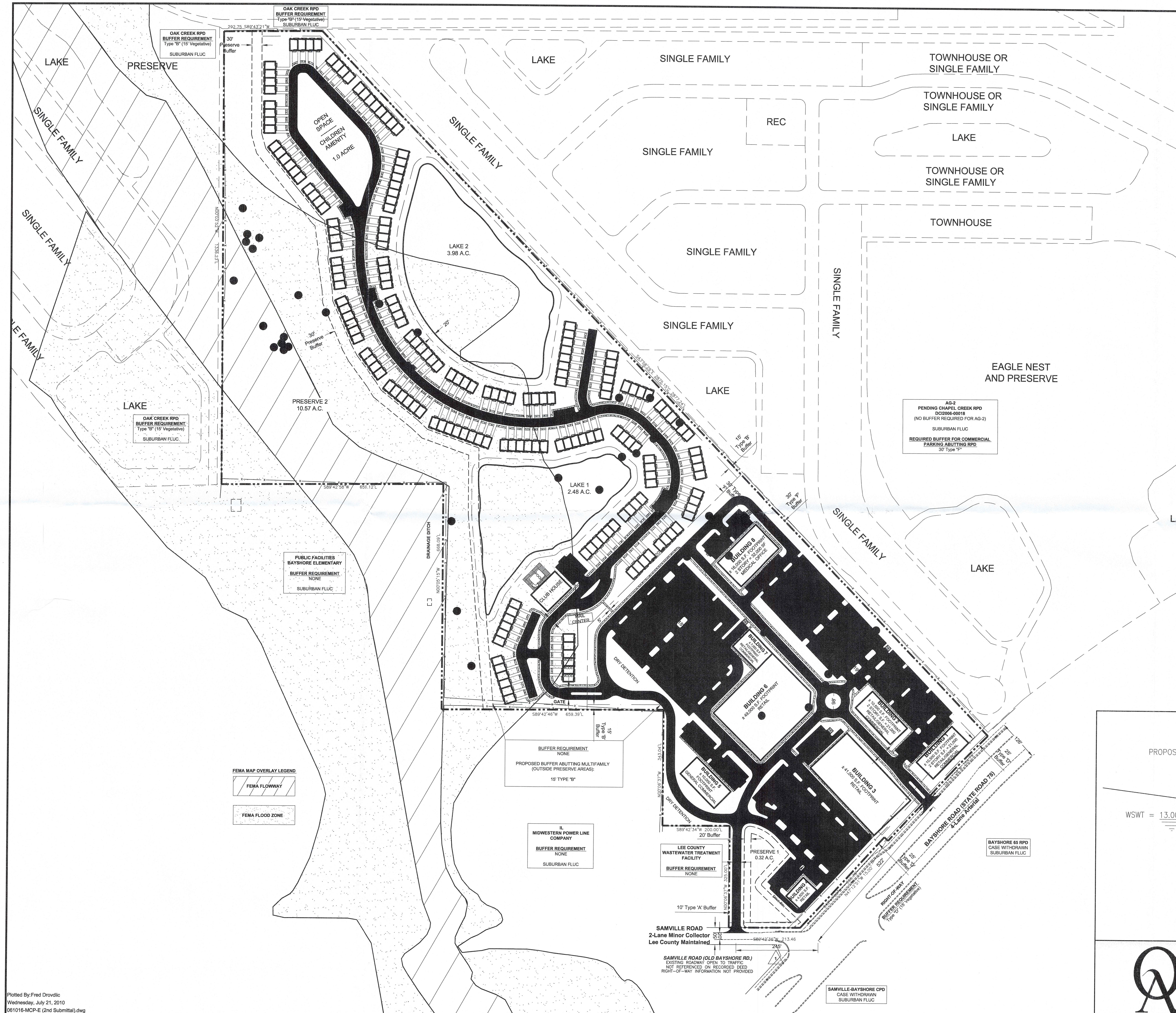
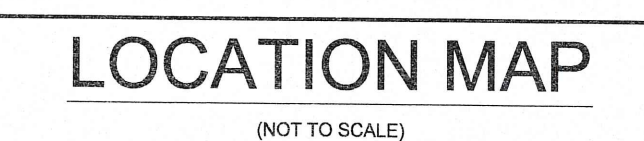




**EXHIBIT D-7-M**



**PROJECT INFORMATION**

|           |                                                             |
|-----------|-------------------------------------------------------------|
| STRAP#:   | 20-43-25-00-00003.3000                                      |
| ZONING:   | AG-2                                                        |
| REQUEST:  | CPD and RPD                                                 |
| ROADWAYS: | Bayshore Road (arterial)<br>Samville Road (minor collector) |

**PROJECT SUMMARY**

1.) **PROJECT ACREAGE**

|                           |           |
|---------------------------|-----------|
| PROPOSED COMMERCIAL AREA  | 56.66 AC. |
| PROPOSED RESIDENTIAL AREA | 19.14 AC. |
|                           | 37.62 AC. |

2.) **INTENSITY AND DENSITY**

**COMMERCIAL BUILDING AREA**

|                                 |              |
|---------------------------------|--------------|
| RETAIL (FIRST FLOOR):           | ± 80,000 SF  |
| GENERAL MEDICAL                 | ± 96,000 SF  |
| TOTAL COMMERCIAL BUILDING AREA: | ± 176,000 SF |

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**RESIDENTIAL UNITS**

|                                            |           |
|--------------------------------------------|-----------|
| RESIDENTIAL MULTI-FAMILY (TOWNHOME) UNITS: | 192 UNITS |
|--------------------------------------------|-----------|

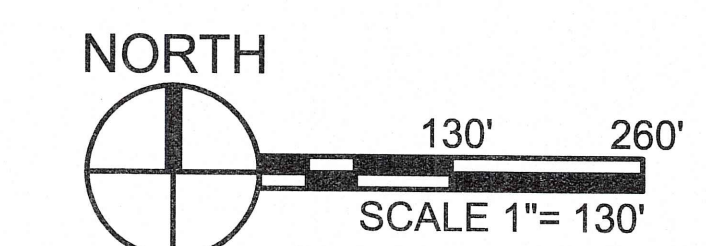
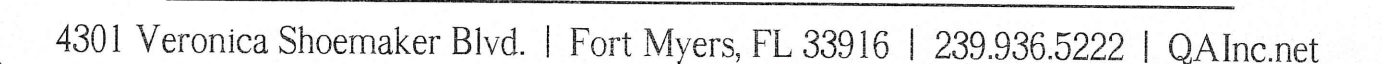
3.) **PARKING BALANCE**

|                                        |            |
|----------------------------------------|------------|
| RETAIL (ONE SPACE PER 200 SF)          | 400 SPACES |
| GENERAL MEDICAL (ONE SPACE PER 200 SF) | 480 SPACES |
| PARKING REQUIRED:                      | 880 SPACES |
| PARKING PROVIDED:                      | 912 SPACES |
| (INCLUDING 18 HANDICAP SPACES)         |            |

1

2

FEMA FLOWWAY  
 FEMA FLOOD ZONE  
 INDIGENOUS PRESERVE  
 LAKE



APPLICANT'S EXHIBIT # 3  
DC/2007-00045

|                                                                                |      |         |      |
|--------------------------------------------------------------------------------|------|---------|------|
| 50% OF REQUIRED OPEN SPACE MUST BE INCLUDED AS PRESERVED INDIGENOUS OPEN SPACE |      |         |      |
| TOTAL OPEN SPACE REQUIRED                                                      |      | 905,603 | SQFT |
| INDIGENOUS OPEN SPACE REQUIRED                                                 | 50%  | 452,802 | SQFT |
| INDIGENOUS OPEN SPACE PROVIDED                                                 | 59%  | 531,056 | SQFT |
| CREDITS FOR LARGER AREA                                                        | 110% | 58,416  | SQFT |
| TOTAL INDIGENOUS AREA CREDITED                                                 |      | 589,472 | SQFT |

Plotted By: Fred Drovdic  
Wednesday, July 21, 2010  
061016-MCP-L-v4 (1stStaff Report).dwg

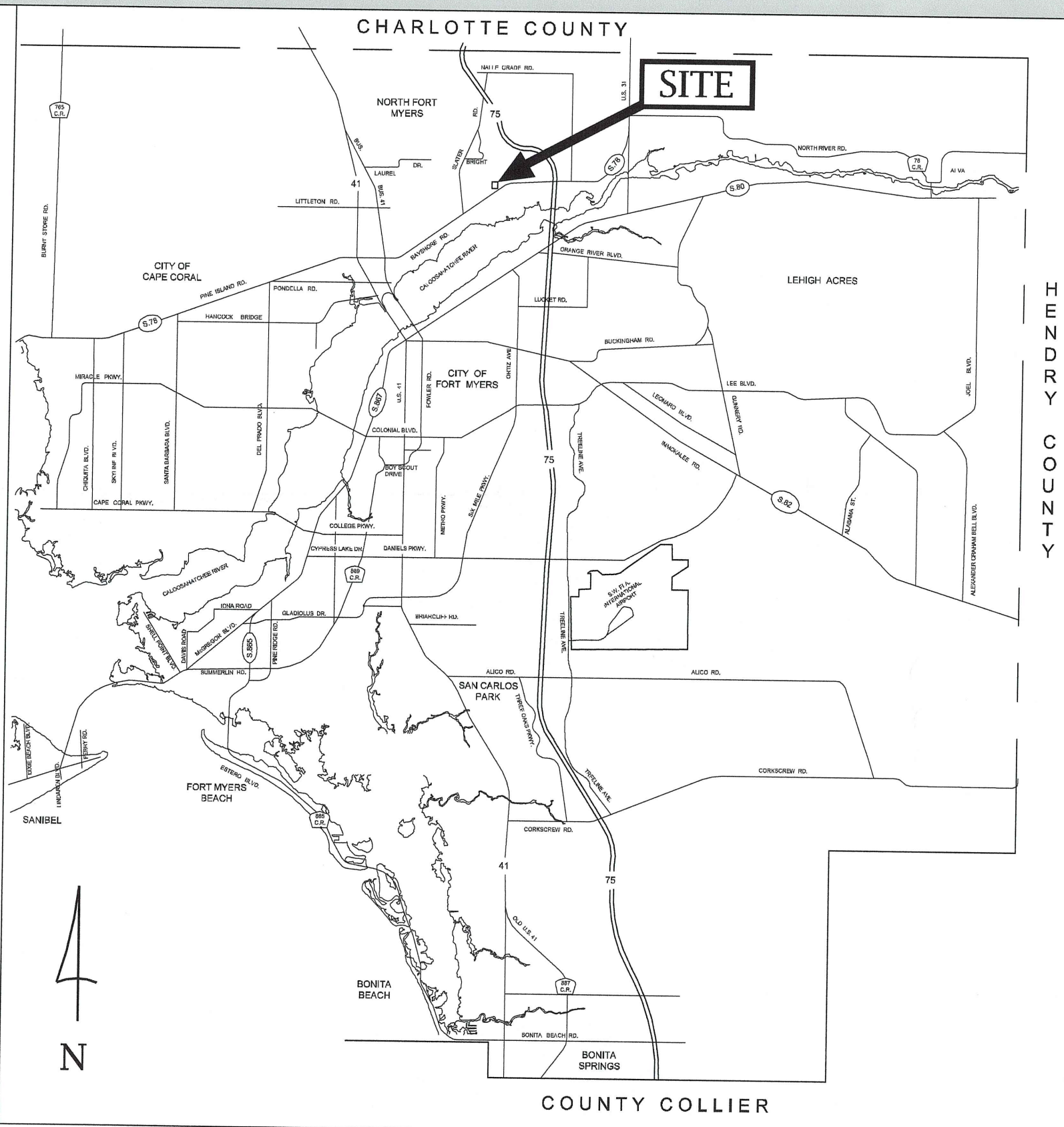


# MASTER CONCEPT PLAN

## BAYSHORE 57 MPD

LOCATED IN SECTION 03, TOWNSHIP 44 SOUTH, RANGE 25 LEE COUNTY, FLORIDA

### EXHIBIT D-7-M



### LOCATION MAP

(NOT TO SCALE)

#### PROJECT INFORMATION

STRAP#: 20-43-25-00-00003.3000  
ZONING: AG-2  
REQUEST: CPD and RPD  
ROADWAYS: Bayshore Road (arterial)  
Samville Road (minor collector)

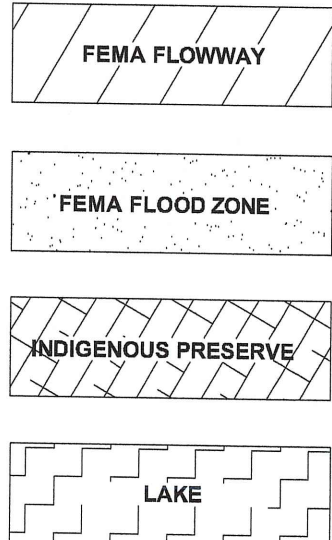
#### PROJECT SUMMARY

- PROJECT ACREAGE**  
PROPOSED COMMERCIAL AREA: 56.76 AC.  
PROPOSED RESIDENTIAL AREA: 19.14 AC.  
TOTAL: 75.90 AC.
- INTENSITY AND DENSITY**  
**COMMERCIAL BUILDING AREA**  
RETAIL (FIRST FLOOR): ± 70,000 SF  
GENERAL MEDICAL: ± 35,000 SF  
GENERAL OFFICE: ± 35,000 SF  
TOTAL COMMERCIAL BUILDING AREA: ± 140,000 SF  
**RESIDENTIAL UNITS**  
RESIDENTIAL MULTI-FAMILY (TOWNHOME): 104 UNITS  
SINGLE-FAMILY: 72 UNITS  
TOTAL: 176 UNITS
- PARKING BALANCE**  
PARKING REQUIRED (4.5 PER 1,000 SF): 630 SPACES  
PARKING PROVIDED: 655 SPACES

#### DEVIATION REQUESTS:



#### MAP OVERLAY LEGEND



NORTH

130' 260'  
SCALE 1"= 130'

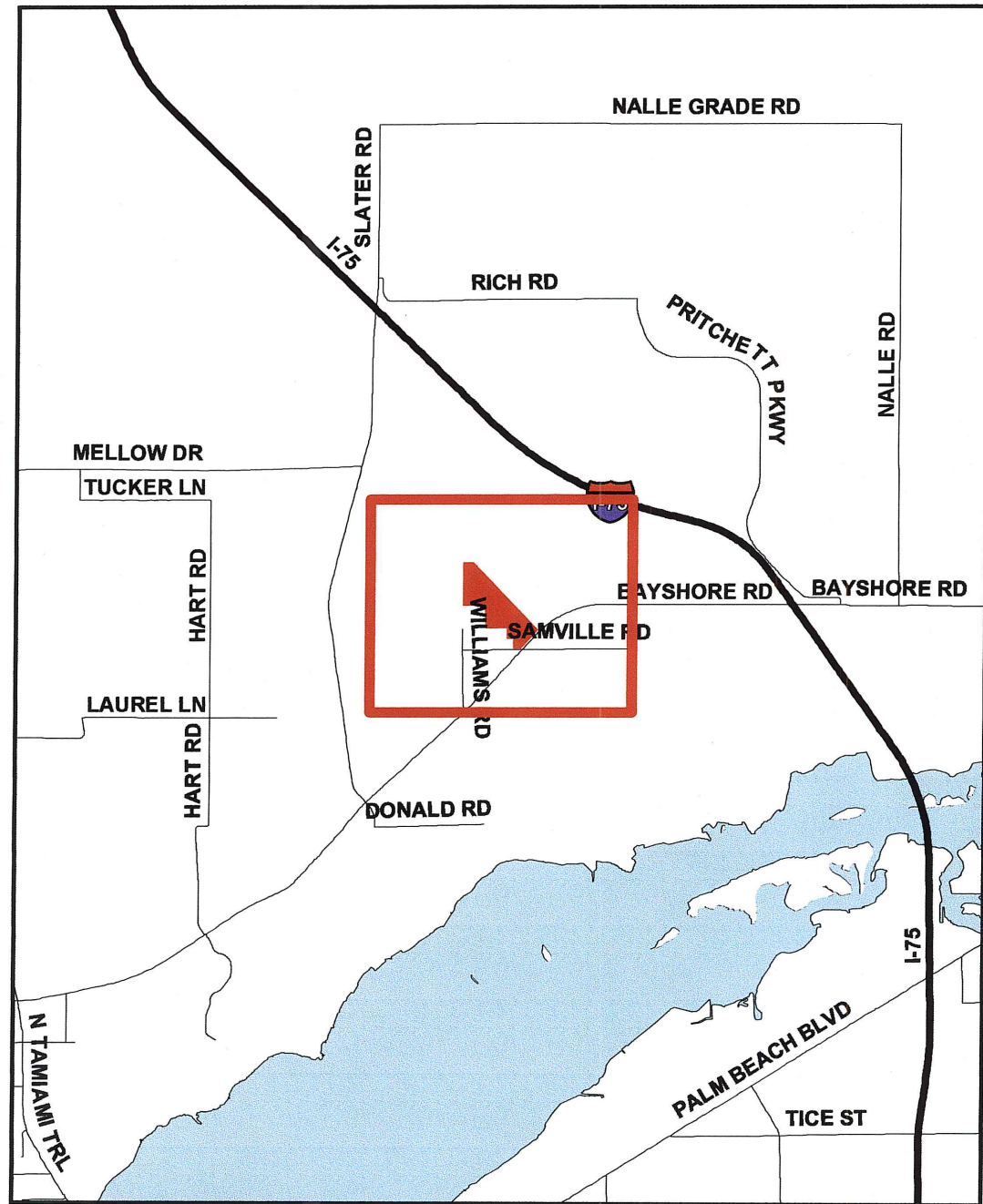


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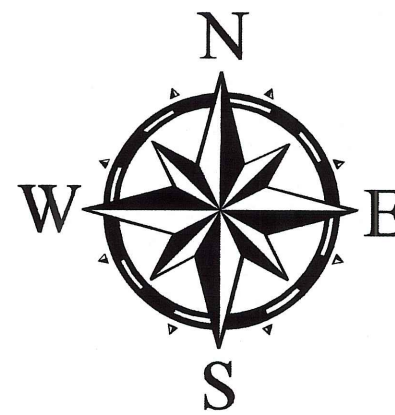
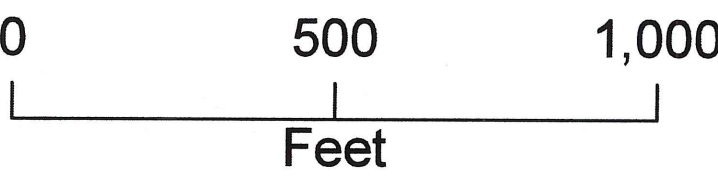




Bayshore 57 MPD  
DCI2007-00045



- Legend**
- Subject Property
  - Lee County Zoning



This map drawn for visual purposes only.  
Not to be used for official zoning map.

Prepared by:  
Lee County DCD  
Mapped: July, 2010  
2010 Aerial Photograph

