



BOARD OF COUNTY COMMISSIONERS

Kevin Ruane

District One

Cecil L. Pendergrass

District Two

Ray Sandelli

District Three

Brian Hamman

District Four

Mike Greenwell

District Five

Roger Desjarlais

County Manager

Richard Wesch

County Attorney

Donna Marie Collins

County Hearing Examiner

Writer's Direct Dial Number: 239-533-8372

December 19, 2022

Tim Keene
Keen Development LLC
10970 S. Cleveland Ave., Suite 405
Fort Myers, FL. 33907

Re: Bayshore Pines
DCI2022-00048 - Minor PD

Dear : Tim Keene

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklists.

A public hearing date will not be scheduled until a complete application is submitted.

If you do not provide the requested supplements or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 12/19/2022 by
Chahram Badamtchian, Planner, Senior

Re: Bayshore Pines
DCI2022-00048
December 19, 2022

Zoning Review:

As required by LDC Sec. 33-1532, please provide a synopsis of the required public informational meeting for this project.

Please contact Chahram Badamtchian at CBADAMTCHIAN@leegov.com or by calling 239-533-8372 with any questions regarding the above review comments.

Planning Review:

Staff acknowledges the analysis provided for Policy 1.1.3, however as previously requested, please provide analysis of the relevant policies from Goal 5: Residential Land Uses. These should include Policies 5.1.2, 5.1.3, 5.1.4, and 5.1.5.

Please contact Joseph Sarracino at JSarracino@leegov.com or by calling 239-533-8984 with any questions regarding the above review comments.

Environmental Review:

The narrative states that the site is 9 acres. However, the protected species survey states that the property is 9.3 acres. Please revise documents to demonstrate the accurate acreage.

The protected species survey gave a broad description about the vegetation within the parcel. Please revise PSS to categorize each FLUCCS code and give detailed vegetation within each FLUCCS.

The protected species survey has different FLUCCS on the FLUCFCS map and the Coontie map. Please revise to have matching data.

The MCP demonstrates restoration to the 422 FLUCCS code (Brazilian Pepper). Please provide a restoration plan and include proposed vegetation to create an indigenous preserve area within the 422 location. Please note that the 20% indigenous credits cannot be added to this area due to the fact that it is not currently indigenous; however, 10% can be implemented due to the location abutting the right-of-way. Please revise MCP to demonstrate compliance with LDC 10-415(b)(3)(b).

The indigenous management plan recognizes hand removal and the use of herbicides. Please include requirements per 10-474(h) and add the management practices within this area.

Please provide a Lee Plan analysis for policies 123.2.4, 123.2.13, 123.3.1, and 123.8.1.

Please contact Camryn Siverson at CSiverson@leegov.com or by calling 239-533-8313 with any questions regarding the above review comments.