



January 24, 2023

Lee County Development Services
1500 Monroe Street
Fort Myers, Fl. 33901

Re: Bayshore Pines RPD
DCI2022-00048
Resubmission 3

Dear Staff:

Below is our response to the letter of review dated January 24, 2023. We are addressing each comment below for clarification.

Environmental Review:

The indigenous preservation credit chart (area 1) does not meet the minimum width or acreage to receive a 10% increase per LDC 10-415(b)(3). Please revise the chart, overall open space, and the requested deviation.

Please note that we have a different interpretation of LDC 10-415(b)(3)b than staff. Our belief is the 10% credit under this section is available as a separate credit from the credits also available under paragraph LDC 10-415(b)(3)a. This credit was previously depicted for indigenous area 1 both on the initial application submission and on the first resubmission without comment from staff. However, it does not matter in this case since the credit was small and the requested Deviation 5 remains unchanged. The provided indigenous area is in excess of the requested 19% in Deviation 5. We have updated the MCP and the open space plan to reflect the deletion of the credit for Indigenous Area 1. I am highlighting the very few revisions to the MCP needed in an attachment for clarity.

Please note there are no other changes to the MCP or any of the other submission documents and the project should now be found sufficient for scheduling of the first the public hearing.

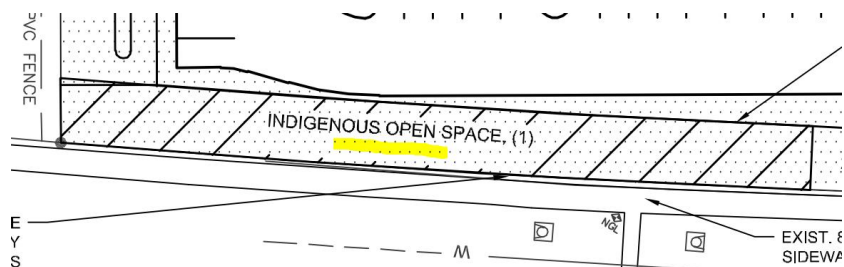
Sincerely,
KEENE DEVELOPMENT, LLC.

A handwritten signature in blue ink that reads 'William T. Keene'.

William T. Keene
President

enclosures

Bayshore Pines RPD
DCI2022-00048
1-24-23 MCP Revisions

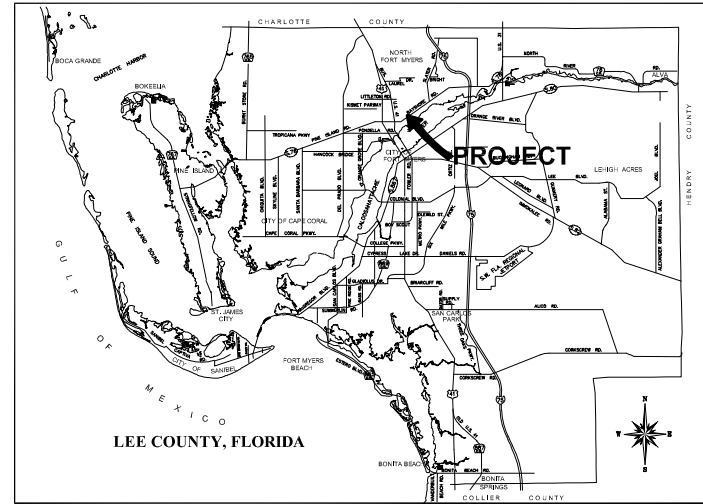
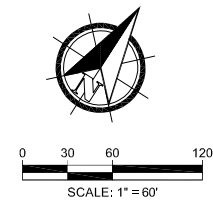


5 Indigenous Preservation Credits					
	Area (AC)	Min. Width (ft)	Bonus	Reason for Bonus*	Area w/ Bonus (Ac.)
1	0.108	20	None	N/A	0.108
2	0.691	50	10%	Adj. R/W	0.761
3	0.156	20	None	N/A	0.156
4	0.670	92	10%	Size	0.737
	1.625				1.761

*NOTE: BONUS CREDITS COME FROM LDC 10-415(b)(3)

Development Parameters			
	Required	Provided (AC)	
Building Coverage	<40%	1.26	14%
Open Space	>40%	4.09	45%
5 Indigenous Open Space	>19%*	1.761	19.28%

*NOTE: MIN. INDIGENOUS OPEN SPACE IS PER REQUESTED DEVIATION 5.



REVISIONS	DATE
1. REVISIONS FOR SUFFICIENCY COMMENTS	11-18-22
2. REVISIONS FOR SUFFICIENCY COMMENTS	12-27-22
3. DEL. BONUS FOR INDG. AREA 1	01-24-23

APPROVED
01-24-23
WILLIAM T. KEENE
P.E.
LAND SURVEYOR
NO. 12593
SEE CERTIFICATE OF REGISTRATION



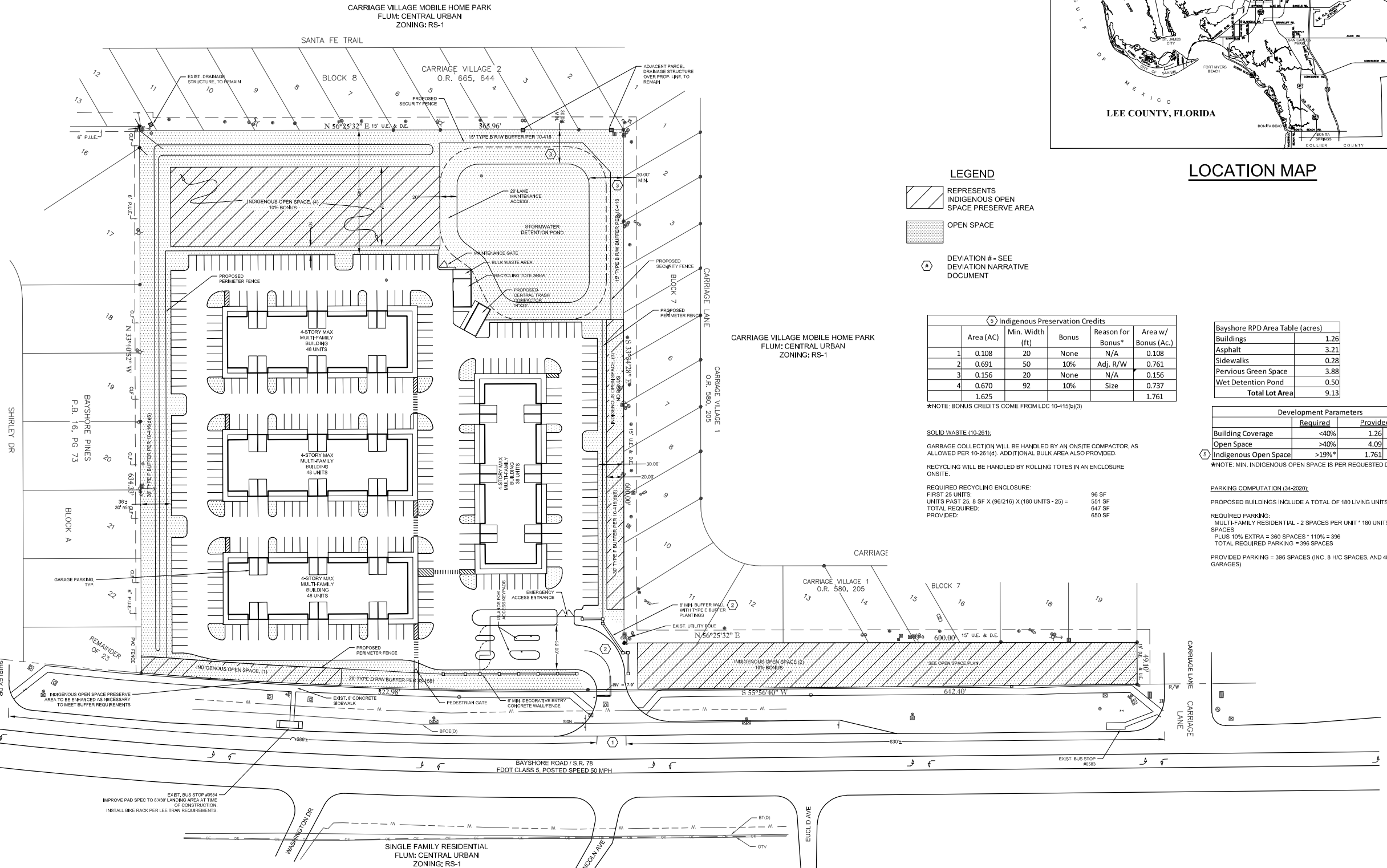
KEENE DEVELOPMENT, LLC.
10870 S. US HWY 90, SUITE 405
FORT MYERS, FL 33907
239-939-0624 PHONE
239-244-8299 FAX
CA 92564

BAYSHORE PINES RPD BIG LLC MASTER CONCEPT PLAN

SCALE:
N/A

SHEET

SINGLE FAMILY RESIDENTIAL
FLUM: CENTRAL URBAN
ZONING: RS-1



- LEGEND**
- REPRESENTS INDIGENOUS OPEN SPACE PRESERVE AREA
 - OPEN SPACE
 - DEVIATION # - SEE DEVIATION NARRATIVE DOCUMENT

Indigenous Preservation Credits				
	Area (AC)	Min. Width (ft)	Bonus	Reason for Bonus*
1	0.108	20	None	N/A
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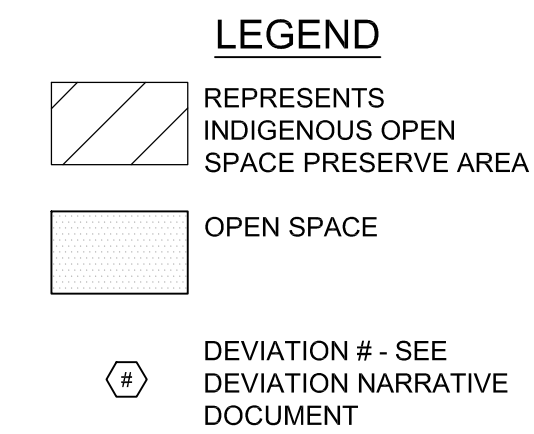
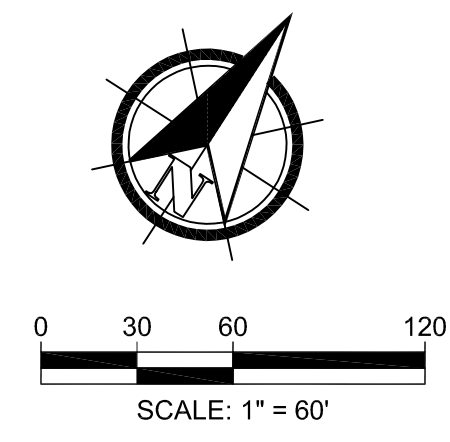
SOLID WASTE (10-261):
GARBAGE COLLECTION WILL BE HANDLED BY AN ONSITE COMPACTOR, AS ALLOWED PER 10-261(d). ADDITIONAL BULK AREA ALSO PROVIDED.
RECYCLING WILL BE HANDLED BY ROLLING TOTES IN AN ENCLOSURE ONSITE.
REQUIRED RECYCLING ENCLOSURE:
FIRST 25 UNITS: 96 SF
UNITS PAST 25: 8 SF X (96/216) X (180 UNITS - 25) = 551 SF
TOTAL REQUIRED: 647 SF
PROVIDED: 650 SF

Bayshore RPD Area Table (acres)	
Buildings	1.26
Asphalt	3.21
Sidewalks	0.28
Pervious Green Space	3.88
Wet Detention Pond	0.50
Total Lot Area	9.13

Development Parameters		
	Required	Provided (AC)
Building Coverage	<40%	1.26 14%
Open Space	>40%	4.09 45%
Indigenous Open Space	>19%*	1.761 19.28%

*NOTE: MIN. INDIGENOUS OPEN SPACE IS PER REQUESTED DEVIATION 5.

PARKING COMPUTATION (34-2020):
PROPOSED BUILDINGS INCLUDE A TOTAL OF 180 LIVING UNITS.
REQUIRED PARKING:
MULTI-FAMILY RESIDENTIAL - 2 SPACES PER UNIT * 180 UNITS = 360 SPACES
PLUS 10% EXTRA = 360 SPACES * 110% = 396
TOTAL REQUIRED PARKING = 396 SPACES
PROVIDED PARKING = 396 SPACES (INC. 8 H/C SPACES, AND 48 INTERIOR GARAGES)



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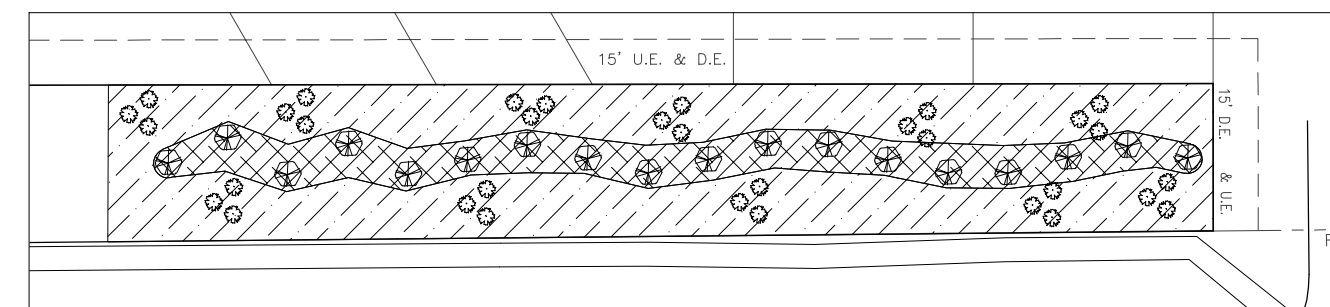
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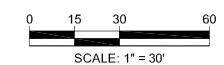


INDIGENOUS RESTORATION PLANT LIST*				
	33	SABAL PALMS**	SABAL PALMETTO	8' CLEAR TRUNK MIN.; 12' MIN. H.
	18	LIVE OAK LAUREL OAK DAHON HOLLY SLASH PINE	QUERCUS VIRGINIANA QUERCUS LAUTIFOLIA ILEX CASSINE PINUS ELLIOTTI	10' HT.; 3" CAL.; 5' SPREAD
	52S	SAND CORNDRASS MUHLY GRASS	SPARTINA BAKERII MUHLENBERGIA CAPILLARIS	1 GAL., FL. #1 QUAL., 3' O.C.
	1, 200	GROUND COVER, MIN. 3 VARIETIES GOLDEN CREEPER BEAUTYBERRY COONTIE GOPHER-APPLE WILD PLUMBAGA WILD LANTANA	ERNODEA LITTORALIS CALLICARPA AMERICANA ZAMIA INTERGRIFOLIA GEOBALANUS OBLONGIFOLIUS PLUMBAGO ZEYLANICA LANTANA INVOLUCRATA	1 GAL., FL. #1 QUAL., 3' O.C.
	220	SHRUBS***, MIN. 3 VARIETIES: SAW PALMETTO COCO PLUM WAX MYRTLE SIMPSON'S STOPPER WILD COFFEE FIREBUSH WALTER'S VIBURNUM	SERENOA REPENS CHRYSOBALANUS ICACO MYRICA CERIFERA MYRICANTHES FRAGRANS PSYCHOTRIA NERVOSA HANELUA PATENS VIBURNUM OBOVATUM	24" HT., FL. #1 QUAL., 8' O.C.

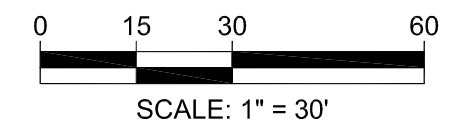
NOTE:
 *ALL PLANTED AREAS TO RECEIVE MIN. 2" LAYER OF PINE STRAW MULCH.
 **SABAL PALMS TO BE RELOCATED FROM ELSEWHERE ON SITE WHERE POSSIBLE.
 ***SHRUBS MAY BE PLANTED IN GROUPS OF THREE.



INDIGENOUS RESTORATION AREA CONCEPTUAL PLANTING PLAN



NOTE: THESE CROSS SECTIONS SHOWN ARE CONCEPTUAL AND INTENDED TO DEMONSTRATE THE GENERAL DRAINAGE DESIGN INTENT. FINAL CROSS SECTION DESIGN TO BE DETERMINED AT TIME OF FINAL SITE DESIGN AND DEVELOPMENT ORDER



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SHEET	SCALE:	KEENE DEVELOPMENT, LLC. 10970 S. CRYSTAL LAKE AVE SUITE 100 FORT MYERS, FLA 33907 239-938-0524 PHONE 239-244-8289 FAX CA 32264	 CONSTRUCTION MANAGEMENT • ENGINEERING	APPROVED 01-24-23 WILLIAM J. KEENE FLA. REG. NO. 12566 PAID ONLY, ART. SIGNATURE & SEAL SEE CITY OF FORT MYERS ORDINANCE 2019-01	REVISIONS FOR SUFFICIENCY COMMENTS 11-16-22 REVISIONS FOR SUFFICIENCY COMMENTS 12-27-22 3. DEC. BONUS FOR INDG. AREA 1 01-24-23	NOT
	1					