

Exhibit C

0005594847 / 2394613170BARR



Attn:

**BARRACO AND ASSOCIATES, INC.
2271 MCGREGOR BOULEVARD, SUITE 100
FORT MYERS, FL 33901**

State of Wisconsin, County of Brown:

Before the undersigned authority personally appeared Shelly Hora, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE Bayshore 57 MPD (Theta Parcel) ZONING ADMINISTRATIVE AMENDMENT PUBLIC MEETING DATE:
Tuesday, March 7, 2023 at 6:00 p.m. **LOCATION:** North Fort M

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated in the issues of or by publication on the newspaper's website, if authorized, on :

02/14/2023

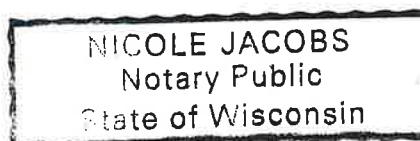
Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper editions dated:

Sworn to and Subscribed before me this 14th of February 2023, by legal clerk who is personally known to me.

Shelly Hora
Affiant

Nicole Jacobs
Notary State of Wisconsin, County of Brown
8-21-26
My commission expires

of Affidavits 1

This is not an invoice**PUBLIC NOTICE**

Bayshore 57 MPD (Theta Parcel) ZONING ADMINISTRATIVE AMENDMENT

PUBLIC MEETING DATE:
Tuesday, March 7, 2023 at 6:00 p.m.

LOCATION:
North Fort Myers Recreation Center
2000 N Recreation Park Way North Fort Myers, FL 33903

APPLICANT:
Barraco & Associates, Inc.

PROJECT NAMES:
1. Bayshore 57 MPD (Theta Parcel)- Administrative Amendment-ADD2021-00214

ACTION REQUESTED:
1. Bayshore 57 MPD (Theta Parcel) Administrative Amendment (ADD2021-00214) To eliminate minimum commercial square footage of 30,000sf

FOR MORE INFO:
Contact: Jennifer Sopen at Barraco & Associates, Inc. - JenniferS@Barraco.net
AD#5594847/February 14, 2023

From: [Julie Zamora](#)
To: [Jennifer Saper](#)
Subject: FW: Agenda March 7, 2023 NFMDRP/PP Meeting
Date: Monday, March 06, 2023 8:19:37 AM

Julie Zamora
Barraco And Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Planners
2271 McGregor Blvd.
Fort Myers, FL 33901
(239)461-3170 Main
(239)461-3169 Fax
FILE:

From: Richard Thomas <mbuilder26@yahoo.com>
Sent: Saturday, March 04, 2023 12:28 PM
To: Charlie Krebs <chaslk70@comcast.net>; John Gardner <john@lciquotes.com>; Wayne Daltry <happyoldfogey@aol.com>; Rudy Berndlmaier <rudyberndl@gmail.com>; Richard Thomas <mbuilder26@yahoo.com>
Cc: Julie Zamora <JulieZ@barraco.net>
Subject: Agenda March 7, 2023 NFMDRP/PP Meeting

AGENDA

**JOINT MEETING OF THE NORTH FORT MYERS
DESIGN REVIEW PANEL**

AND

**THE NORTH FORT MYERS COMMUNITY
PLANNING PANEL**

NORTH FORT MYERS RECREATION CENTER

2000 N. RECREATION PARK WAY

NORTH FORT MYERS, FL

MARCH 7, 2023

6:00 PM

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF LAST MEETING MINUTES

4. NEW BUSINESS –

-Bayshore 57-Administrative Amendment

5. OLD BUSINESS

6. OTHER BUSINESS

7. ADJOURNMENT

NEXT MEETING APRIL 4, 2023- NFM REC. CTR.

From: [Richard Thomas](#)
To: [Charlie Krebs](#); [John Gardner](#); [Wayne Daltry](#); [Rudy Berndlmaier](#); [Richard Thomas](#)
Cc: [Julie Zamora](#); [Scott Bostrom](#)
Subject: Minutes March 7 2023 NFMDRP/PP meeting
Date: Friday, March 10, 2023 2:58:04 PM

MINUTES
JOINT MEETING OF THE NORTH FORT MYERS DESIGN
REVIEW PANEL
AND
THE NORTH FOR MYERS COMMUNITY PLANNING PANEL
NORTH FORT MYERS RECREATION CENTER
2000 N. RECREATION WAY
NORTH FORT MYERS, FL
MARCH 7, 2023
6:00 PM

ATTENDEES:

Panel Members: Richard Thomas, Charles Krebs, Wayne Daltry

<!--[if !supportLists]-->1. <!--[endif]-->CALL TO ORDER: The meeting was called to order at 6:10 PM.

<!--[if !supportLists]-->2. <!--[endif]-->APPROVAL OF AGENDA: The agenda was approved as presented.

<!--[if !supportLists]-->3. <!--[endif]-->APPROVAL OF LAST MEETING MINUTES: The agenda was approved as presented

<!--[if !supportLists]-->4. <!--[endif]-->NEW BUSINESS:

-Bayshore 57-the request is for an Administrative Amendment to consider the large project which is now RPD, CPD/RPD and MPD as an MPD and to waive the requirement for a minimum of 30,000 sq. ft. of commercial space. The site in question is 3.5 acres. The client is looking to develop it with restaurants, nail salons and other neighborhood oriented businesses. The discussion centered around the overall traffic system and the need of a control device at Bayshore and the possibility of using the site for other uses instead of commercial in the future. Member Krebs made a motion of "No Objection to the strike through and a recommendation of a minimum square footage of commercial to be built at the site". Member Daltry seconded the motion and the motion was approved.

-1450 Cleveland Avenue-the project requests a Special Amendment to develop the site in two phases. Phase One would clear the site and pave it to be used as open storage and Phase Two to construct an office building at a later date to be

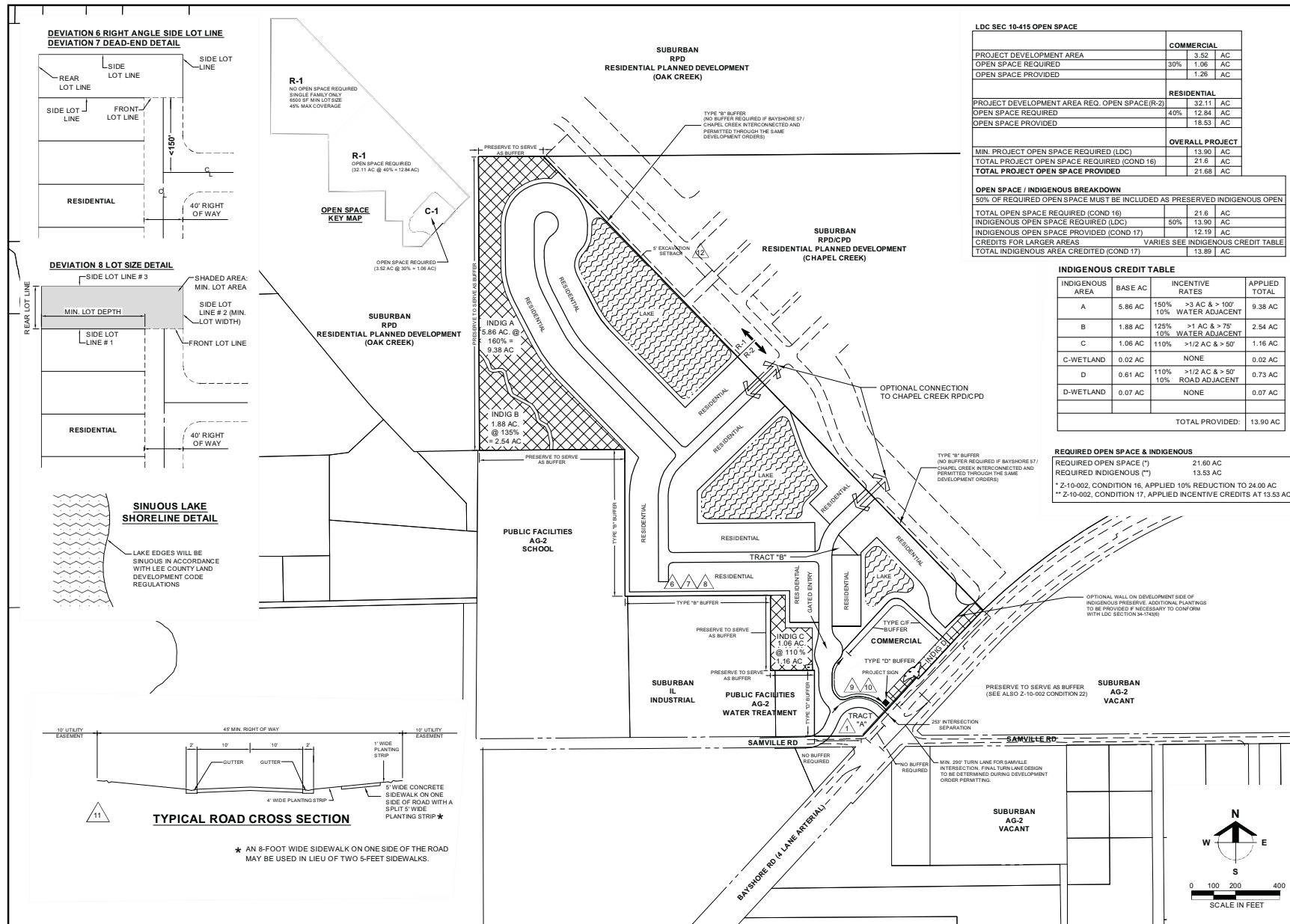
determined after construction costs come down. There would be no maintenance performed on the site. Discussion centered around the length of time it would take to build the office building and that open storage would be an eyesore to adjacent properties and the roadway. Member Krebs made a motion of "No objection as long as the site conformed to requirements for buffering for open storage including walls adjacent to residential areas". Member Daltry seconded the motion and the motion was approved.

6. OLD BUSINESS: There was no Old Business

7. OTHER BUSINESS: Member Daltry suggested that the Panel request a presentation by the County of storm preparation procedures in case of a next hurricane.

8. ADJOURNMENT: The meeting was adjourned at 6:35 PM

THE NEXT MEETING WILL BE ON APRIL 4, 2023 -N. FT. MYERS REC. CENTER



LDC SEC 10-415 OPEN SPACE		
	COMMERCIAL	
PROJECT DEVELOPMENT AREA	3.52	AC
OPEN SPACE REQUIRED	30%	1.06 AC
OPEN SPACE PROVIDED	1.26	AC
RESIDENTIAL		
PROJECT DEVELOPMENT AREA REQ. OPEN SPACE(R-2)	32.11	AC
OPEN SPACE REQUIRED	40%	12.84 AC
OPEN SPACE PROVIDED	18.53	AC
OVERALL PROJECT		
MIN. PROJECT OPEN SPACE REQUIRED (LDC)	13.90	AC
TOTAL PROJECT OPEN SPACE REQUIRED (COND 16)	21.6	AC
TOTAL PROJECT OPEN SPACE PROVIDED	21.68	AC

OPEN SPACE / INDIGENOUS BREAKDOWN		
50% OF REQUIRED OPEN SPACE MUST BE INCLUDED AS PRESERVED INDIGENOUS OPEN		
TOTAL OPEN SPACE REQUIRED (COND 16)	21.6	AC
INDIGENOUS OPEN SPACE REQUIRED (LDC)	50%	13.90 AC
INDIGENOUS OPEN SPACE PROVIDED (COND 17)	12.19	AC
CREDITS FOR LARGER AREAS VARIES SEE INDIGENOUS CREDIT TABLE		
TOTAL INDIGENOUS AREA CREDITED (COND 17)	13.89	AC

INDIGENOUS CREDIT TABLE				
INDIGENOUS AREA	BASE AC	INCENTIVE RATES	APPLIED TOTAL	
A	5.88 AC	150% >3 AC & >100' WATER ADJACENT	9.38 AC	
B	1.88 AC	125% >1 AC & >75' WATER ADJACENT	2.54 AC	
C	1.06 AC	110% >1/2 AC & >50' ROAD ADJACENT	1.16 AC	
C-WETLAND	0.02 AC	NONE	0.02 AC	
D	0.61 AC	110% >1/2 AC & >50' ROAD ADJACENT	0.73 AC	
D-WETLAND	0.07 AC	NONE	0.07 AC	
TOTAL PROVIDED:			13.90 AC	

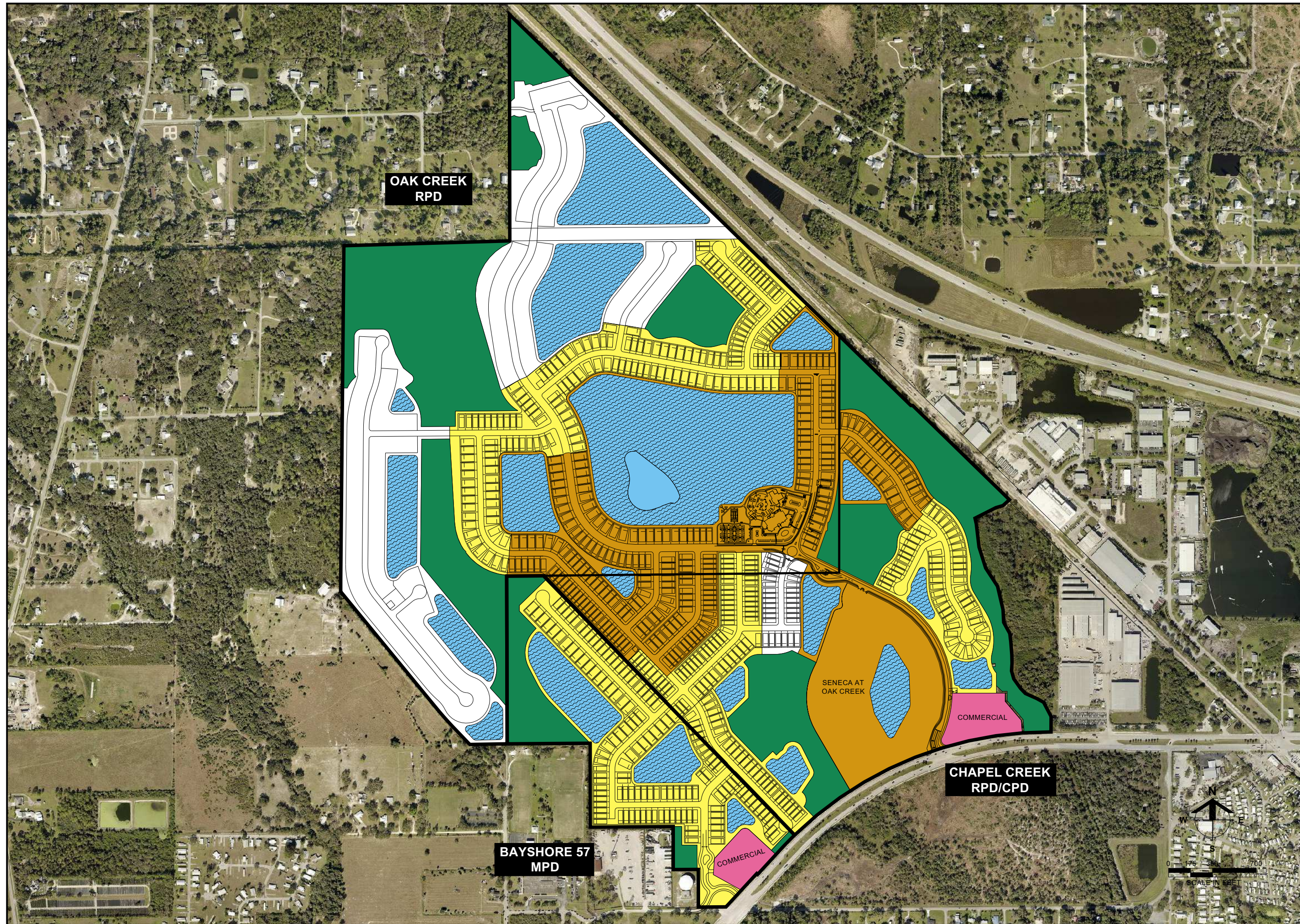
REQUIRED OPEN SPACE & INDIGENOUS	
REQUIRED OPEN SPACE (*)	21.60 AC
REQUIRED INDIGENOUS (**)	13.53 AC
* Z-10-002, CONDITION 16, APPLIED 10% REDUCTION TO 24.00 AC	
** Z-10-002, CONDITION 17, APPLIED INCENTIVE CREDITS AT 13.53 AC	

Barraco
and Associates, Inc.
CIVIL ENGINEERING, LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 MAGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7956 - SURVEYING LB-2540

PREPARED FOR
Pulte
Pulte Home Corporation
24311 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
PHONE (239) 498-7711
FAX (239) 498-7707
WWW.PULTEHOMES.COM

PROJECT DESCRIPTION
BAYSHORE
57
PART OF SECTION 20,
TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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FILE NAME: 23968-202.DWG
LOCATION: J:\23968\DWG\2022\DWG
PLOT DATE: TUE 5-31-2022 - 8:47 AM
PLOT BY: JENNIFER SAFEN
CROSS REFERENCED DRAWINGS
BASEPLAN = 23968200.DWG
PLAN REVISIONS
5-31-22 ADD UE ON ROAD SECTION
PLAN STATUS
MASTER CONCEPT PLAN ALTERNATE B
PROJECT / FILE NO. **23968** SHEET NUMBER **3 OF 3**



Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
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2271 MCGREGOR BLVD., SUITE 100
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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

Pulte
Homes
PULTE HOME CORPORATION
24311 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
PHONE (239) 498-7711
FAX (239) 498-7707
WWW.PULTEHOMES.COM

PROJECT DESCRIPTION

**DEL WEBB
OAK CREEK**

LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE
INTENSITIES OR DENSITIES MAY
CHANGE SIGNIFICANTLY BASED
UPON SURVEY, ENGINEERING,
ENVIRONMENTAL AND / OR
REGULATORY CONSTRAINTS AND /
OR OPPORTUNITIES.

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FILE NAME: 23668X00-OPT44-THE7AADD EXHIBIT.DWG
LOCATION: J:\23668\DWG\PRELIM\
PLOT DATE: TUE, 3-7-2023 - 4:06 PM
PLOT BY: JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

BASEPLAN = 23668A00-OPT44.DWG

PLAN REVISIONS

NO.	DESCRIPTION

PLAN STATUS

**MASTER
DEVELOPMENT
PLAN**

PROJECT / FILE NO.	SHEET NUMBER
23668	

APPLICANT: BARRACO AND ASSOCIATES, INC.
ACTION REQUESTED: Modification of
ADD2021-00214 Condition No. 1 to eliminate
minimum commercial square footage of
30,000sf.

PUBLIC NOTICE

N F M
DESIGN
REVIEW
PANEL

PUBLIC PRESENTATION DATE: March 7, 2023
SITE PROJECT NAME: Bayshore 57 MPD
(Theta Parcel)

TIME: 6 PM LOCATION: NFM Recreation Center
2000 N Recreation Park Way, N Ft Myers, FL 33903
FOR MORE INFORMATION CONTACT:
Dick Thomas mbuilder26@yahoo.com

NORTH FORT MYERS
COMMUNITY PLANNING & DESIGN REVIEW PANELS

