

Barraco

and Associates, Inc.

www.barraco.net

Civil Engineers, Land Surveyors and Planners

September 27, 2023

Mr. Adam Mendez
Senior Planner
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

Re: Bayshore Village (Planned Development Amendment Application)
DCI2022-00032

Dear Mr. Mendez:

Please accept the information below in response to your August 11, 2023 correspondence regarding the referenced project.

Stipulations:

Please revise the Master Concept Plans to address the following review comments by September 27, 2023:

- *Please include the following note within the Open Space/Indigenous Preserve table on the MCPs:
Applying the indigenous incentive credits allowed by LDC 10-415(b)(3), a rate of 125% is applied due to the preserve minimum width of 75 feet and minimum area of one acre.*
- *The cross section shown on the MCP does not meet LDC Section 10-296 requirements and the applicant has not provided a deviation request with justifications, as required in LDC 10-296(d)(3). If no deviations are proposed at this time, please remove the cross section detail from the Master Concept Plans.*

Response:

The MCPs have been revised to include the indigenous note as requested. Additionally, the Wells Road cross sections have been removed from the MCPs. Due to significant plans by FDOT to rebuild Wells Road with the SR 82 widening, final design of Wells Road will be determined during Development Order permitting.

If you should have any questions or require additional information, please advise.

Sincerely,
BARRACO AND ASSOCIATES, INC.



Carl A. Barraco, P.E.
President

CAB/cmh
24066
Enclosures

cc: Rhonda Brewer – LSI Companies (w/encl.)
Ron Inge – Inge & Associates (w/encl.)
Jennifer Sapen, AICP – Sapen Site Planning, LLC (w/encl.)

Barraco

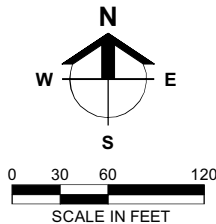
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

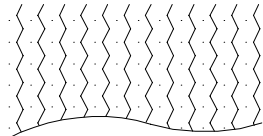
www.barraco.net

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Post Office Drawer 2800
Fort Myers, Florida 33902-2800
Phone (239) 461-3170
Fax (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940



SINUOUS LAKE SHORELINE DETAIL



LAKE EDGES WILL BE SINUOUS IN ACCORDANCE WITH LEE COUNTY LAND DEVELOPMENT CODE REGULATIONS

OPEN SPACE CALCULATION

REQUIRED OPEN SPACE
8.75 AC X 30% = 2.63 AC
REQUIRED INDIGENOUS
2.63 AC X 50% = 1.32 AC

PROVIDED OPEN SPACE	PROVIDED INDIGENOUS
PRESERVE 1.06 AC	PRESERVE @ 1.06 AC
LAKE (2.63 X 25%) 0.66 AC	x 125% = 1.33 AC
OTHER 0.91 AC	
TOTAL = 2.63 AC	

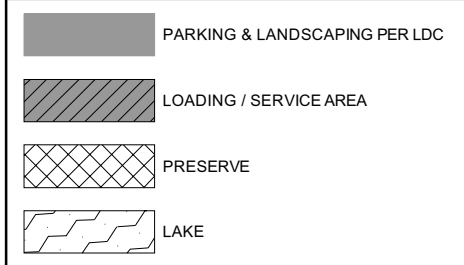
NOTES:
IF SUBDIVIDED, EACH PARCEL MUST PROVIDE A MINIMUM OF 10% OPEN SPACE.

APPLYING THE INDIGENOUS INCENTIVE CREDITS ALLOWED BY LDC 10-415(b)(3), A RATE OF 125% IS APPLIED DUE TO THE PRESERVE MINIMUM WIDTH OF 75' AND A MINIMUM AREA OF ONE ACRE.

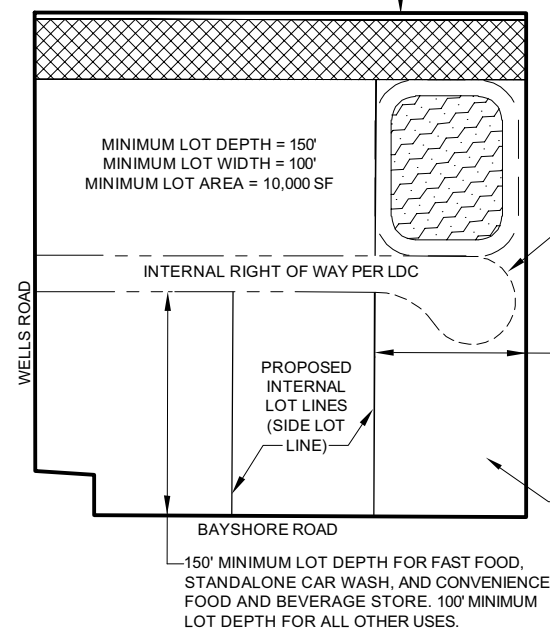
PROPOSED SIGNS

- 1 MONUMENT SIGN
- 2 3 PYLON SIGN (MAXIMUM 1 SIGN)
- 4 MONUMENT SIGN

LEGEND



SUBDIVISION DETAIL



CUL DE SAC NOT REQUIRED IF SPRINKLER SYSTEMS ARE INSTALLED IN THE COMMERCIAL BUILDINGS AND A TURN AROUND IS PROVIDED IN THE EASTERN MOST LOT. FINAL DESIGN MUST BE APPROVED BY THE LOCAL FIRE DEPARTMENT DURING DEVELOPMENT ORDER PERMITTING.

150' MINIMUM LOT WIDTH FOR CONVENIENCE FOOD AND BEVERAGE STORE. 100' MINIMUM LOT WIDTH FOR ALL OTHER USES.

15,000 SF MINIMUM LOT AREA FOR FAST FOOD AND STANDALONE CAR WASH. 25,000 SF MINIMUM LOT AREA FOR CONVENIENCE FOOD AND BEVERAGE STORE. 10,000 SF MINIMUM LOT AREA FOR ALL OTHER USES.

- TYPE D BUFFER (TYPICAL FOR MOST USES)
25' WIDE BUFFER WITH FAST FOOD, RESTAURANTS, CAR WASHES, CONVENIENCE FOOD & BEVERAGE STORES & AUTOMOBILE SERVICE STATIONS CONSISTING OF:
1. THE REQUIRED NUMBER OF TREES IS 5 CANOPY TREES PER 100 LINEAR FEET. THREE SABAL PALM TREES MAY BE CLUSTERED TO MEET ONE CANOPY TREE REQUIREMENT. PALMS ARE LIMITED TO A MAXIMUM OF 50 PERCENT OF THE RIGHT-OF-WAY TREE REQUIREMENT. PALMS MUST BE CLUSTERED AND PLANTED IN STAGGERED HEIGHTS, A MINIMUM OF THREE PALMS PER CLUSTER, SPACED AT A MAXIMUM OF 4 FEET ON CENTER, WITH A MINIMUM OF A FOUR FOOT DIFFERENCE IN HEIGHT BETWEEN EACH TREE.
 2. ALL OF THE TREES MUST BE A MINIMUM OF 14 FEET IN HEIGHT AT THE TIME OF INSTALLATION. TREES MUST HAVE A MINIMUM OF A THREE AND ONE-HALF INCH CALIPER AT 12 INCHES ABOVE THE GROUND AND A SIX-FOOT SPREAD. AT INSTALLATION, SHRUBS MUST BE A MINIMUM OF THREE GALLON, 24 INCHES IN HEIGHT AT TIME OF PLANTING AND MAINTAINED AT A MINIMUM OF 36 INCHES IN HEIGHT WITHIN ONE YEAR OF PLANTING. THE SHRUBS MUST BE PLANTED THREE FEET ON CENTER.

LAND USE: SINGLE FAMILY RESIDENTIAL
ZONING: AG-2
FLU: GENERAL INTERCHANGE

LAND USE: SINGLE FAMILY RESIDENTIAL
ZONING: AG-2
FLU: GENERAL INTERCHANGE

8' WIDE LEE COUNTY ELECTRIC COOPERATIVE
(OR 2322, PG 3947)
EXCEPTION 11

PRESERVE TO SERVE AS LANDSCAPE BUFFER
SUPPLEMENTAL HEDGE PLANTINGS TO BE
ADDED AS NEEDED TO CREATE A CONTINUOUS
VISUAL SCREEN AS REQUIRED BY LDC 10-416(D)(4)

INDIGENOUS PRESERVE = 1.06 AC
(0.51 AC @ 411E1 AND 0.55 AC @ 420E2)

BUILDING A
(2 STORY MAX)

LAKE

BUILDING B2
(2 STORY)

BUILDING B3
(1 STORY)

BUILDING C
HOTEL: 4 STORY MAX
OTHER USES: 2 STORY MAX

LAND USE: VACANT
ZONING: CPD
FLU: GENERAL INTERCHANGE &
SUB-OUTLYING SUBURBAN

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30' EXCAVATION SETBACK
(DEVIATION #1)

AUTOMOBILE, BICYCLE, AND PEDESTRIAN
CONNECTION IF ABUTTING PARCEL IS
COMMERCIAL ZONED AT TIME OF
DEVELOPMENT ORDER PERMITTING. NO
CONNECTION REQUIRED TO AG-2 ZONED
PROPERTY.

12' WIDE UTILITY EASEMENT
(INSTRUMENT #
2006000351124) EXCEPTION 12

LAND USE: VACANT
ZONING: EC
FLU: CONSERVATION LANDS
UPLAND

LAND USE: VACANT
ZONING: C-1A
FLU: SUB-OUTLYING SUBURBAN

LIGHT
BAYSHORE
VILLAGE LLC &
REESERETLAND
BAYSHORE
VILLAGE LLC

PROJECT DESCRIPTION

BAYSHORE
VILLAGE

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: 24066202-A.DWG
LOCATION: J:\24066\DWG\ZONING\I
PLOT DATE: WED, 9-27-2023 - 9:15 AM
PLOT BY: ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

BASEPLAN = 24066200-A.DWG

PLAN REVISIONS

1-25-23	1ST SUFFICIENCY RESPONSE
2-17-23	2ND SUFFICIENCY RESPONSE
3-14-23	DEVIATION #6
6-12-23	WELLS RD @ INTENSIVE CRITERIA
7-7-23	ADD DEVIATION #8
9-27-23	AUGUST/SEPTEMBER SUFFICIENCY

PLAN STATUS

MASTER
CONCEPT PLAN
ALT A

PROJECT / FILE NO.	SHEET NUMBER
24066	1

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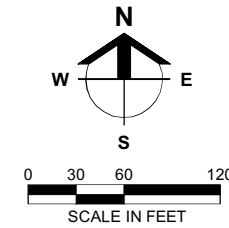
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PROPOSED SIGNS

- ① MONUMENT SIGN
- ② ③ PYLON SIGN (MAXIMUM 1 SIGN)
- ④ MONUMENT SIGN

LEGEND

	PARKING & LANDSCAPING PER LDC
	LOADING / SERVICE AREA
	PRESERVE
	LAKE



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LAND PLANNING

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ENGINEERING 7995 - SURVEYING LB-6940

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VILLAGE LLC &
REESERETLAND
BAYSHORE
VILLAGE LLC**

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