



NEALE MONTGOMERY

Partner

Direct dial: (239) 336-6235

Email: NealeMontgomery@paveselaw.com

1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Box 1507, Fort Myers, Florida 33902 | (239) 334-2195 | Fax (239) 332-2243

January 3, 2024

Donna Marie Collins
Chief Hearing Examiner
Lee County Hearing Examiner's Office
1500 Monroe Street, Room 218
Fort Myers, FL 33901

VIA EMAIL: hex@leegov.com

RE: Bayshore Village, DCI2022-0032 (Our Client File #95683.001)

Dear Madam Hearing Examiner:

Please accept this letter as a follow up to the hearing held on December 13th and 14th, 2023. The record was kept open for the submission of additional information. The staff provided the Hearing Examiner with the updated list of conditions. The proposed Master Concept Plans have been revised to reflect the updated requirements. A clean version and a highlighted version of the MCP are provided to facilitate the review of the changes. Both master concept plans reflect the wall on the south side of the preserve. The cross-section of the north line, LCEC easement, preserve, and wall location are reflected on both Master Concept Plans.

A note was added to the master concept plans which indicates that the entrance on Wells Road will be coordinated with the plans for Pritchett Parkway if the plans reflect the final location of the Pritchett connection to Wells Road. The applicant provided the revised MCPs to the staff for their review and comment. The staff is in agreement with the MCPs provided herewith.

Your continued consideration of this matter is appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Neale Montgomery".

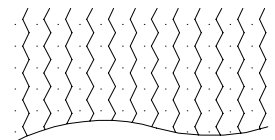
Neale Montgomery

NM/llp

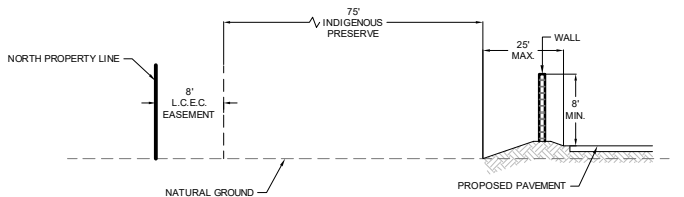
Attachments: *as noted above*

cc: Adam Mendez via email: amendez@leegov.com
Jennifer Sapien, via email: jennifer@sapienplans.com
Carl Barraco, via email: CarlB@barraco.net
Alyssa Fontaine, via email: AlyssaF@barraco.net
Ronda Brewer, via email: rbrewer@retlandholdings.com
Dawn Russell, via email: drussell@lsicompanies.com
Ted Treesh, via email: tbt@trtrans.net
Ron Inge, via email: ron@ingeandassociates.com

SINUOUS LAKE SHORELINE DETAIL



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



PRESERVE AND WALL/BERM DETAIL

1. MASONRY WALL REQUIRED WHEN ROADS, DRIVES, PARKING AREAS, REFUSE & RECYCLABLE MATERIAL COLLECTION AREAS, EMERGENCY POWER GENERATORS, AND/OR SERVICE AREAS FOR DELIVERY OF GOODS OR SERVICES ARE LOCATED WITHIN 125' OF THE NORTHERN PROPERTY LINE.
2. OPAQUE COMPOSITE OR OTHER NON-WOOD MATERIAL MAY BE USED WHEN NOTE #1 ABOVE IS NOT APPLICABLE.

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

LAND USE: VACANT
ZONING: AG-2
FLU: GENERAL INTERCHANGE

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	

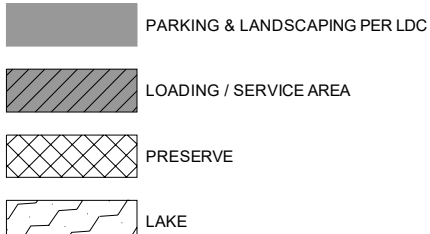
NOTES:

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 OD ONE ACRE.

SPECIAL NOTE:
AT THE TIME OF DEVELOPMENT ORDER SUBMITTAL THE FINAL LOCATION OF THIS INTERSECTION SHALL BE COORDINATED WITH ANY DEFINITIVE PLANS OF THE PRITCHETT PKWY REALIGNMENT THAT MAY EXIST AT THAT TIME.

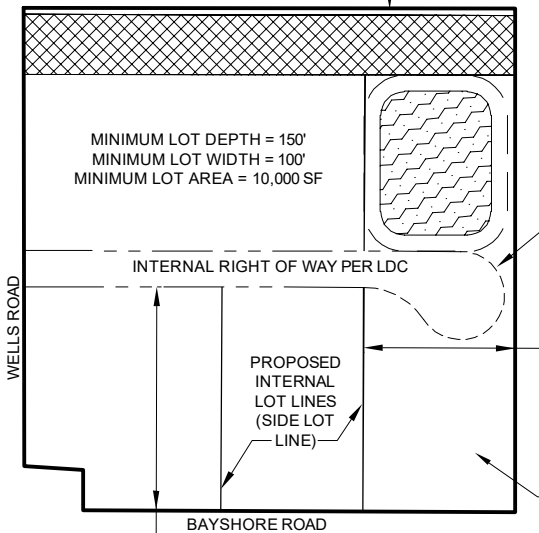
LEGEND



PROPOSED SIGNS

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

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.

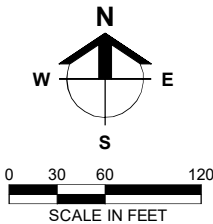
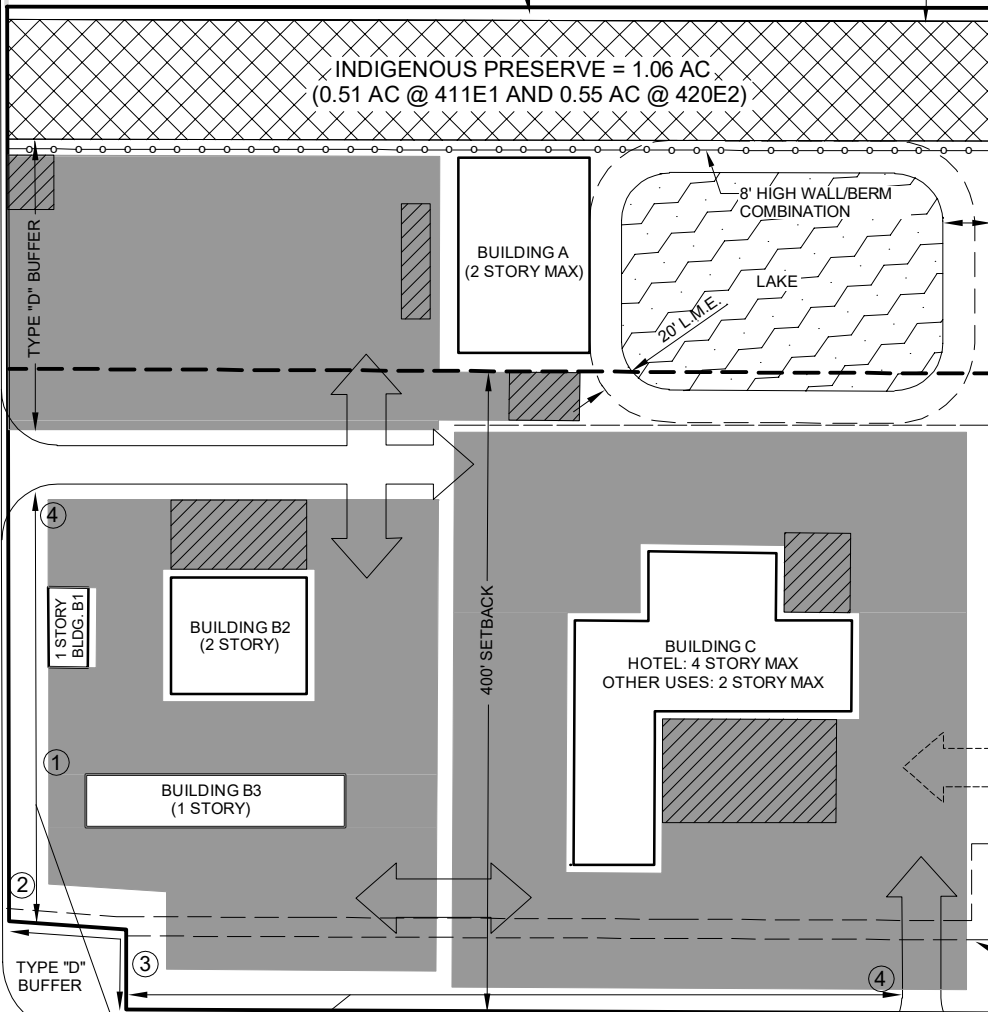
TYPE D BUFFER (TYPICAL FOR MOST USES)
25' WIDE BUFFER WITH FAST FOOD, RESTAURANTS, CAR WASHES, CONVENIENCE FOOD & BEVERAGE STORES & AUTOMOBILE SERVICE STATIONS CONSISTING OF:

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

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)

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



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

LAND USE: VACANT
ZONING: AG-2
FLU: GENERAL INTERCHANGE & SUB-OUTLYING SUBURBAN

LAND USE: VACANT
ZONING: CPD
FLU: SUB-OUTLYING SUBURBAN

- CONNECTION TO EASTERLY ABUTTING PROPERTY (AT DEVELOPMENT ORDER)
1. IF ZONED AND DEVELOPED COMMERCIAL - PROVIDE CONNECTION
 2. IF ZONED COMMERCIAL BUT NOT DEVELOPED - PROVIDE PARKING LOT INTERCONNECTION
 3. IF NOT ZONED COMMERCIAL - PROVIDE A 24' CROSS-ACCESS EASEMENT

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

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
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

PREPARED FOR

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.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2023, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME: 24066202-A.DWG

LOCATION: J:\24066\DWG\ZONING\

PLOT DATE: TUE: 1-2-2024 - 2:16 PM

PLOT BY: ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

BASEPLAN = 24066200-A.DWG

PLAN REVISIONS

DATE	DESCRIPTION
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
12-8-23	48-HOUR REVISIONS
12-29-23	ADD WALL CROSS SECTION & NOTES

PLAN STATUS

MASTER CONCEPT PLAN ALT A

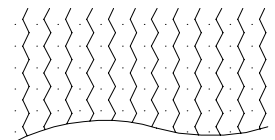
PROJECT / FILE NO.

24066

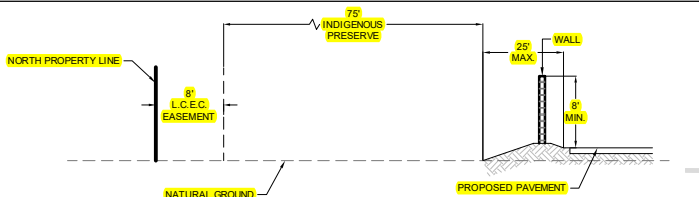
SHEET NUMBER

1

SINUOUS LAKE SHORELINE DETAIL



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



PRESERVE AND WALL/BERM DETAIL

1. MASONRY WALL REQUIRED WHEN ROADS, DRIVES, PARKING AREAS, REFUSE & RECYCLABLE MATERIAL COLLECTION AREAS, EMERGENCY POWER GENERATORS, AND/OR SERVICE AREAS FOR DELIVERY OF GOODS OR SERVICES ARE LOCATED WITHIN 125' OF THE NORTHERN PROPERTY LINE.
2. OPAQUE COMPOSITE OR OTHER NON-WOOD MATERIAL MAY BE USED WHEN NOTE #1 ABOVE IS NOT APPLICABLE.

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

LAND USE: VACANT
ZONING: AG-2
FLU: GENERAL INTERCHANGE

OPEN SPACE CALCULATION

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

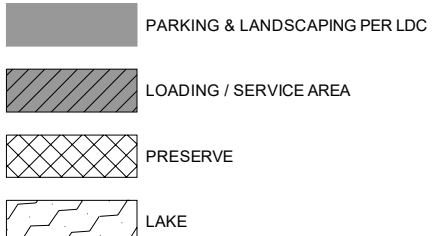
PROVIDED OPEN SPACE	PROVIDED INDIGENOUS
PRESERVE 1.06 AC	PRESERVE @ 1.06 AC
LAKE (2.63 X 25%) 0.66 AC	x 125% = 1.33 AC
OTHER 0.91 AC	
TOTAL = 2.63 AC	

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.

SPECIAL NOTE:
AT THE TIME OF DEVELOPMENT ORDER SUBMITTAL THE FINAL LOCATION OF THIS INTERSECTION SHALL BE COORDINATED WITH ANY DEFINITIVE PLANS OF THE PRITCHETT PKWY REALIGNMENT THAT MAY EXIST AT THAT TIME.

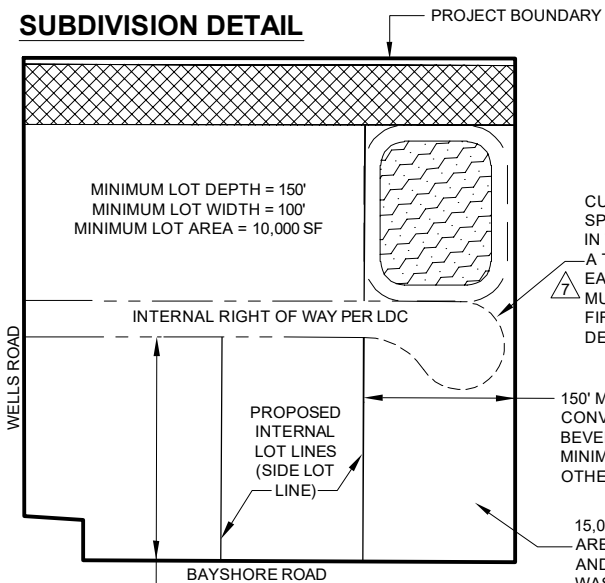
LEGEND



PROPOSED SIGNS

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

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

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)

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

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

8' HIGH WALL/BERM COMBINATION

LAKE

BUILDING A
(2 STORY MAX)

BUILDING B2
(2 STORY)

BUILDING B3
(1 STORY)

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

30' EXCAVATION SETBACK
(DEVIATION #1)

LAND USE: VACANT
ZONING: AG-2
FLU: GENERAL INTERCHANGE & SUB-OUTLYING SUBURBAN

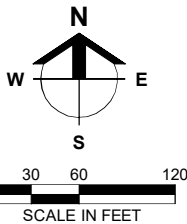
LAND USE: VACANT
ZONING: CPD
FLU: SUB-OUTLYING SUBURBAN

CONNECTION TO EASTERLY ABUTTING PROPERTY
(AT DEVELOPMENT ORDER)
1. IF ZONED AND DEVELOPED COMMERCIAL - PROVIDE CONNECTION
2. IF ZONED COMMERCIAL BUT NOT DEVELOPED - PROVIDE PARKING LOT INTERCONNECTION
3. IF NOT ZONED COMMERCIAL - PROVIDE A 24' CROSS-ACCESS EASEMENT

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



Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
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

PREPARED FOR

**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.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2023, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME: 24066202-A.DWG

LOCATION: J:\24066\DWG\ZONING\

PLOT DATE: TUE: 1-2-2024 - 2:16 PM

PLOT BY: ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

BASEPLAN = 24066200-A.DWG

PLAN REVISIONS

DATE	DESCRIPTION
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
12-8-23	48-HOUR REVISIONS
12-29-23	ADD WALL CROSS SECTION & NOTES

PLAN STATUS

**MASTER
CONCEPT PLAN
ALT A**

PROJECT / FILE NO.

24066

SHEET NUMBER

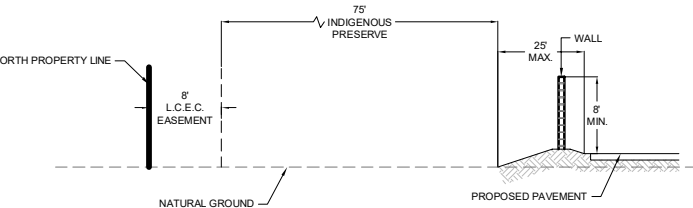
1

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: 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 OD ONE ACRE.



PRESERVE AND WALL/BERM DETAIL

1. MASONRY WALL REQUIRED WHEN ROADS, DRIVES, PARKING AREAS, REFUSE & RECYCLABLE MATERIAL COLLECTION AREAS, EMERGENCY POWER GENERATORS, AND/OR SERVICE AREAS FOR DELIVERY OF GOODS OR SERVICES ARE LOCATED WITHIN 125' OF THE NORTHERN PROPERTY LINE.
2. OPAQUE COMPOSITE OR OTHER NON-WOOD MATERIAL MAY BE USED WHEN NOTE #1 ABOVE IS NOT APPLICABLE.

SPECIAL NOTE:
AT THE TIME OF DEVELOPMENT ORDER SUBMITTAL THE FINAL LOCATION OF THIS INTERSECTION SHALL BE COORDINATED WITH ANY DEFINITIVE PLANS OF THE PRITCHETT PKWY REALIGNMENT THAT MAY EXIST AT THAT TIME.

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

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)

8' HIGH WALL/BERM COMBINATION

BUILDING A
(2 STORY MAX)

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

LAND USE: VACANT
ZONING: AG-2
FLU: GENERAL INTERCHANGE
& SUB-OUTLYING SUBURBAN

LAND USE: VACANT
ZONING: CPD
FLU: SUB-OUTLYING SUBURBAN

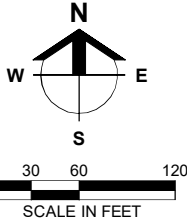
CONNECTION TO EASTERLY ABUTTING PROPERTY
(AT DEVELOPMENT ORDER)
1. IF ZONED AND DEVELOPED COMMERCIAL -
PROVIDE CONNECTION
2. IF ZONED COMMERCIAL BUT NOT DEVELOPED -
PROVIDE PARKING LOT INTERCONNECTION
3. IF NOT ZONED COMMERCIAL - PROVIDE A 24'
CROSS-ACCESS EASEMENT

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

BAYSHORE RD
(2-LANE ARTERIAL)

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

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



Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
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

PREPARED FOR

**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.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2023, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME: 24066202-B.DWG

LOCATION: J:\24066\DWG\ZONING\

PLOT DATE: TUE: 1-2-2024 - 2:17 PM

PLOT BY: ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

BASEPLAN = 24066200-B.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
12-8-23	48-HOUR REVISIONS
12-29-23	ADD WALL CROSS SECTION & NOTES

PLAN STATUS

**MASTER
CONCEPT PLAN
ALT B**

PROJECT / FILE NO.

24066

SHEET NUMBER

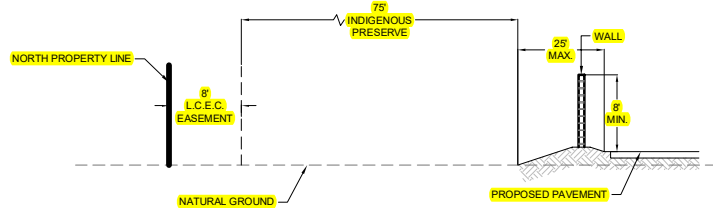
1

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 x 125% = 1.33 AC	
PRESERVE	1.06 AC		
LAKE (2.63 X 25%)	0.66 AC		
OTHER	0.91 AC		
TOTAL =	2.63 AC		

NOTES: 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 OD ONE ACRE.



PRESERVE AND WALL/BERM DETAIL

1. MASONRY WALL REQUIRED WHEN ROADS, DRIVES, PARKING AREAS, REFUSE & RECYCLABLE MATERIAL COLLECTION AREAS, EMERGENCY POWER GENERATORS, AND/OR SERVICE AREAS FOR DELIVERY OF GOODS OR SERVICES ARE LOCATED WITHIN 125' OF THE NORTHERN PROPERTY LINE.
2. OPAQUE COMPOSITE OR OTHER NON-WOOD MATERIAL MAY BE USED WHEN NOTE #1 ABOVE IS NOT APPLICABLE.

SPECIAL NOTE:
AT THE TIME OF DEVELOPMENT ORDER SUBMITTAL THE FINAL LOCATION OF THIS INTERSECTION SHALL BE COORDINATED WITH ANY DEFINITIVE PLANS OF THE PRITCHETT PKWY REALIGNMENT THAT MAY EXIST AT THAT TIME.

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

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

LAND USE: VACANT
ZONING: AG-2
FLU: GENERAL INTERCHANGE

BAYSHORE RD
(2-LANE ARTERIAL)

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

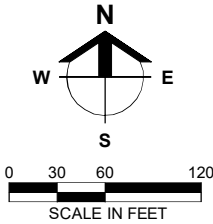
8' WIDE LEE COUNTY ELECTRIC
COOPERATIVE
(OR 2322, PG 3947)
EXCEPTION 11

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)

8' HIGH WALL/BERM
COMBINATION

BUILDING A
(2 STORY MAX)



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

LAND USE: VACANT
ZONING: AG-2
FLU: GENERAL INTERCHANGE
& SUB-OUTLYING SUBURBAN

LAND USE: VACANT
ZONING: CPD
FLU: SUB-OUTLYING SUBURBAN

CONNECTION TO EASTERLY ABUTTING PROPERTY
(AT DEVELOPMENT ORDER)
1. IF ZONED AND DEVELOPED COMMERCIAL -
PROVIDE CONNECTION
2. IF ZONED COMMERCIAL BUT NOT DEVELOPED -
PROVIDE PARKING LOT INTERCONNECTION
3. IF NOT ZONED COMMERCIAL - PROVIDE A 24'
CROSS-ACCESS EASEMENT

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

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
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

PREPARED FOR

**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.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2023, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME: 24066202-B.DWG

LOCATION: J:\24066\DWG\ZONING\

PLOT DATE: TUE: 1-2-2024 - 2:17 PM

PLOT BY: ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

BASEPLAN = 24066200-B.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
12-8-23	48-HOUR REVISIONS
12-29-23	ADD WALL CROSS SECTION & NOTES

PLAN STATUS

**MASTER
CONCEPT PLAN
ALT B**

PROJECT / FILE NO.

SHEET NUMBER

24066

1