



Department of Community Development
Zoning
P.O. Box 398
Fort Myers, FL 33902

Consolidated Review Comments

Record Number: [ADD2025-00246](#)

Click the record number to open it in the eConnect/ACA portal.

Report Date: 12/19/2025

Record Type: Administrative Approval

Address: 0 ACCESS UNDETERMINED, NORTH FORT MYERS, FL 33917

Project Name: Bayshore 57 MPD

Record Description: Request to amend MCP Alternate B to revise the Samville Road alignment to keep it as-is, increasing the commercial parcel by 0.79 acres. Add a right-in/right-out to the commercial parcel from Bayshore Road.

GENERAL COMMENTS:

The information below is an advisory summary of any significant issues identified for the project.

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>DOT Review</u>				
Yes	DOT Conditional Approval: --County does not object to Deviation 1 from County Access Management Standards (LDC Sec. 10-285) on Bayshore Road (590' separation spacing from Samville Road in lieu of 660' required); however access connection on Bayshore Rd (SR 78) is subject to FDOT approval. --Due to the inability to implement the preferred Samville Rd realignment, the County does not object to Deviation 13 from County Access Management Standards (LDC Sec. 10-285) on Samville Road (135' separation spacing from Bayshore Road in lieu of 245' required). --Conditional Approval: Internal driveway access from the project internal roadway to the commercial parcel fronting Bayshore/Samville must retain minimum spacing from Samville Road consistent with *Local Road* access spacing defined in LDC Sec. 10-285 for Future Suburban Area (Minimum 40' spacing).	John Podczerwinsky	Open	1
<u>Environmental Review</u>				
Yes	Environmental Comments Provide a strikethrough and underline version of Resolution Z-10-002, ADD2023-00016, and ADD2021-00214 to provide the overall changes with the second commercial access being added to Bayshore Road. Indicate if MCP Alternative A could be eliminated since the site is being developed using Alternate B per the Applicant's Narrative. Revise the Open Space chart on the proposed MCP to indicate the overall acreage of the entire MPD, the acreage of the commercial and the acreage of the residential. The Applicant's Narrative indicates that 0.79 acres is being removed from the Residential and added to the Commercial. The acreages provided on	Elizabeth Workman	Open	5

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
	the revised MCP are not consistent with the 0.79 acres removed from one section and added to the other. Utilize the open space table provided in ADD2021-00214 to demonstrate the 0.79 acre difference, the open space and indigenous changes. The conditions in the zoning for indigenous open space include the incentive credits. Clarify how the changes in open space acreage for each use area affect the indigenous and the incentive credits.			
<u>Zoning Review</u>				
Yes	1. The subject property is located within the North Fort Myers Community Plan Area and pursuant to LDC Section 33-1532(a)(2), the owner or agent applying for the following types of County approvals must conduct one publicly advertised information session within the North Fort Myers Community Plan Area prior to obtaining approval or finding of sufficiency the proposed zoning action. Please provide a meeting summary that meets the requirements of LDC Section 33-1532(b). 2. Please be advised that Resolution Z-10-002 establishes a condition (Condition 20) that prohibits commercial uses or buildings from being permitted on "Tract A", which is located on the southwest corner property along Bayshore Road and is affected by this request. Uses permitted in this tract are limited to signs, open space, essential services, and storm water management. Administrative amendments, ADD2021-00214 and ADD2023-00016, approved several deviations and amendments which include an alternative Master Concept Plan and removal of the minimum square footage of commercial development but did not amend Tract "A". Please provide additional information on how this tract will be affected by this request and if additional amendments need to be requested to adjust Condition 20 of Resolution Z-10-002.	Brianna Schroeder	Open	6

CORRECTIONS NEEDED:

Items marked Yes must be resolved before the plan review can be approved. Items marks "No" may be deferred to subsequent submittals and are not required to be addressed prior to approval of plans and documents.

REVIEWER CONTACT INFORMATION:

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