

ADMINISTRATIVE AMENDMENT (PD) ADD2025-00246

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Sapien Site Planning, LLC, filed an application for an administrative amendment to a Mixed Used Planned Development (MPD) known as Bayshore 57 MPD to:

1. Amend Master Concept Plan (MCP) Alternate B by removing the realignment of Samville Road, combining Tract "A" with the "Commercial" Tract, and adding a right-in/right-out access point to the Commercial Tract from Bayshore Road;
2. Revise Condition 1 of Resolution Z-10-002 and Conditions 13, 16, and 17 of ADD2021-00214 to address the elimination of Master Concept Plan (MCP) Alternate A;
3. Delete Conditions 20 and 21 approved by Resolution Z-10-002 to align with the updated Master Concept Plan (MCP);
4. Revise Deviation 1 approved by Resolution Z-10-002 to reduce the connection separation along Samville Road between the development's Samville Road access and Bayshore Road; and
5. Request a deviation (Deviation #13) from LDC Section 10-285, which requires a 660-foot connection separation on an arterial road (Bayshore Road) in a Future Suburban Area, to allow a 590-foot connection separation on Bayshore Road between Samville Road and the proposed right-in/right-out access point for the Commercial Tract;

WHEREAS, the applicant has indicated that the property's current STRAP number is 20-43-25-L4-04000.00A0, and a legal description of the property is attached hereto as Exhibit "A"; and

WHEREAS, the property was originally rezoned by Resolution Z-10-002, and was subsequently amended by ADD2021-00214, ADD2023-00016, and ADD2024-00153; and

WHEREAS, the subject property is located in the Suburban Future Land Use Category and North Fort Myers Community Plan area as designated by the Lee County Comprehensive Plan (Lee Plan); and

WHEREAS, the applicant has provided a request statement and a document revising conditions of approval and deviations approved by Resolution Z-10-002, ADD2021-00214, and ADD2023-00016 (see Exhibits "B" and "C"); and

WHEREAS, ADD2021-00214 approved an alternative Master Concept Plan (MCP) known as "Alternate B" to facilitate interconnection to the adjacent Chapel Creek RPD/CPD project (see Exhibit "D"); and

WHEREAS, the project has been developed in accordance with Master Concept Plan (MCP) "Alternate B" (see Exhibit "D"); and

WHEREAS, the applicant has provided an amended Master Concept Plan (MCP) to combine Tract "A" with the Commercial Tract and proposes to eliminate Master Concept Plan (MCP) "Alternate A" (see Exhibit "E"); and

WHEREAS, Condition 20, approved by Resolution Z-10-002, limits the use of Tract "A" to signs, open space, essential services, and stormwater management, subject to compliance with the open space, essential services, and storm water management requirements of applicable Lee County Ordinances; and

WHEREAS, with the proposed combination of both tracts, the applicant has indicated that no additional commercial uses or square footage is being proposed with this request and has updated the open space requirements to either meet or exceed what is required by the Land Development Code (LDC); and

WHEREAS, Condition 12 of Resolution Z-10-002 establishes that access to Bayshore/State Road 78 is not guaranteed and is subject to Florida Department of Transportation (FDOT) approval; and

WHEREAS, the Florida Department of Transportation (FDOT) has reviewed the realignment of Samville Road, and has determined that FDOT will not approve the realignment of Samville Road but is more likely to support a right in/right out for the Commercial Tract on Bayshore Road; and

WHEREAS, the eastern access point that was proposed in Master Concept Plan (MCP) Alternate A is being proposed in the revised Master Concept Plan (MCP) (see Exhibit "E"); and

WHEREAS, the combination of Tract "A" and the Commercial Tract will allow for the roadways and access points onto Bayshore Road/State Road 78 to meet FDOT standards; and

WHEREAS, with respect to Samville Road not being realigned, the applicant is requesting to revise Deviation 1 of Resolution Z-10-002, which approved a 253-foot connection separation between the Samville Road/Bayshore Road intersection and the development's access point from Samville Road, to allow a connection separation distance of 135 feet of connection separation between the Samville Road/Bayshore Road intersection and the development's relocated access point on Samville Road; and

WHEREAS, LDC Section 10-285 requires a 660-foot connection separation on an arterial road, and the applicant is also requesting a new deviation (Deviation #13) to codify the 590-foot connection separation on an arterial road (Bayshore Road), between Samville Road and the proposed right-in/right-out access point for the Commercial Tract, which was approved on Master Concept Plan (MCP) Alternate A; and

WHEREAS, approval of this deviation will codify a pre-existing approval on the Master Concept Plan (MCP) approved by Resolution Z-10-002 and allow greater flexibility and better access for the commercial parcel, while also decreasing the traffic utilizing Samville Road and the residential entrance to Oak Creek Del Webb; and

WHEREAS, staff from Lee County Department of Transportation (DOT), Environmental, and Development Services reviewed the request and recommended approval subject to the conditions provided herein; and

WHEREAS, the applicant is also requested changes to conditions that were approved by Resolution Z-10-002, ADD2021-00214, ADD2023-00016, and ADD2024-00153 to reflect the changes provided in this request (see Exhibit "C"); and

WHEREAS, the applicant held a public information meeting in the North Fort Myers Community Plan Area consistent with the requirements of LDC Section 33-1532 (see Exhibit "F"); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an administrative amendment to a Mixed Used Planned Development (MPD) known as Bayshore 57 MPD to eliminate Master Concept Plan Alternate A, amend Master Concept Plan Alternate B, revise previously approved conditions and deviations to reflect MCP modifications, and add one new deviation is **APPROVED, subject to the following conditions and deviations:**

CONDITIONS

- 1. Condition 1 of Resolution Z-10-002, as amended, is hereby amended as follows:**

Condition 1

The Development must be in compliance with the amended one-page Master Concept Plan (MCP) last amended 1/14/2026, a reduced copy of which is attached hereto as Exhibit E.

The Master Concept Plan (MCP) is approved for a maximum of 45,000 square feet of commercial. The maximum residential density is 176 units, 4.768 units per acre, limited to a maximum of the following types of dwelling units:

- 72 single-family units and 104 townhome, multi-family units or ALF equivalent units pursuant to the LDC; or
 - 138 single-family units
- 2. Conditions 13, 16 and 17 of Resolution Z-10-002, as amended by ADD2021-00214, are hereby amended as follows:**

Condition 13

Sidewalks must comply with LDC Sections 10-256 and 10-296.

Condition 16

Prior to local development order approval, the development order plans must delineate a minimum of 22.28 acres as common open space in substantial compliance with the Master Concept Plan (MCP).

Condition 17

Prior to local development order approval, the development order plans must depict a minimum of 12.19 acres, 13.53 acres with credits, as indigenous open space.

- 3. Conditions 20 and 21 of Resolution Z-10-002, as amended by ADD2021-00214, are hereby deleted.**
- 4. The terms and conditions of the original zoning resolution and subsequent amendments thereto remain in full force and effect, except as amended herein.**
- 5. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant**

may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

DEVIATIONS

1. Deviation 1 of Resolution Z-10-002 is hereby amended as follows:

Deviation (1) seeks relief from the LDC Section 10-285(a) requirement to provide a 330-foot connection separation on a collector road; to allow 135 feet of separation on Samville Road. This deviation is APPROVED SUBJECT TO the following condition:

- a. The applicant is responsible, as a site-related improvement, for all costs of the realignment of Samville Road from State Road 78 to and including the Lee County property to the west (currently in use as a utilities facility). The site-related improvements must include design, permitting, right-of-way dedication, construction of the roadway realignment, utilities relocation, sidewalk, and other roadway appurtenances.

2. Deviation 13 seeks relief from LDC Section 10-285, which requires a 660-foot connection separation on an arterial road (Bayshore Road); to allow a 590-foot connection separation on Bayshore Road between Samville Road and the proposed right-in/right-out, is hereby APPROVED.

Duly passed, adopted, and electronically signed on 05/14/2026
Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Community Development

List of Exhibits

Exhibit A: Legal Description
Exhibit B: Request Narrative
Exhibit C: Revised Conditions
Exhibit D: ADD2021-00214 approved MCP Alternate B
Exhibit E: Revised Master Concept Plan (MCP)
Exhibit F: North Fort Myers Community Meeting Summary

EXHIBIT A
Legal Description,
Property located in Lee County,
Florida
Page 1 of 2

PROPERTY DESCRIPTION

A PARCEL OR TRACT OF LAND LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 20, THENCE RUN NORTH 89°43'21" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, FOR 292.75 FEET; THENCE SOUTH 43°58'29" EAST FOR 2879.15 FEET TO A POINT ON A CURVE, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-78 (BAYSHORE ROAD), SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2914.79 FEET SUBTENDED BY A CHORD OF 184.66 FEET AT A BEARING OF SOUTH 44°24'15" WEST; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°14'14" FOR AN ARC DISTANCE OF 184.68 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 42°47'09" WEST FOR A DISTANCE OF 264.79 FEET TO THE NORTHEASTERLY CORNER OF PARCEL #122 SECTION 12060-2935 STATE ROAD 783 AS RECORDED IN INSTRUMENT #2006000126434 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 47°12'51" WEST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL #122, A DISTANCE OF 15.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL #122; THENCE SOUTH 42°47'09" WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL #122, A DISTANCE OF 365.75 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL #122 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SANVILLE ROAD (OLD BAYSHORE ROAD); THENCE SOUTH 89°42'36" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 213.46 FEET TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1215, PAGE 896 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 00°04'14" EAST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 300.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89°42'36" WEST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND AND A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE NORTH 00°04'14" EAST ALONG SAID WEST LINE A DISTANCE OF 342.89 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE RUN SOUTH 89°42'47" WEST FOR A DISTANCE OF 660.30 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE RUN NORTH 0°00'58" EAST FOR A DISTANCE OF 667.89 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE RUN SOUTH 89°42'59" WEST FOR A DISTANCE OF 660.93 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE RUN NORTH 0°02'16" WEST ALONG THE WEST LINE OF SAID SECTION 20 FOR A DISTANCE OF 1335.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 56.76 ACRES MORE OR LESS.

Exhibit B

Bayshore 57 MPD Administrative Amendment Request Narrative

Request

Pulte Home Company LLC and Bayshore 3.5 LLC seek to amend ADD2023-00016, ADD2021-00214, and zoning resolution Z-10-002 as follows:

1. Remove the realignment of Samville Road, increasing the commercial tract by +/- 0.8 acres;
2. Add second commercial access on Bayshore Road;
3. Revise Samville Road intersection separation deviation;
4. Add Bayshore Road intersection separation deviation.

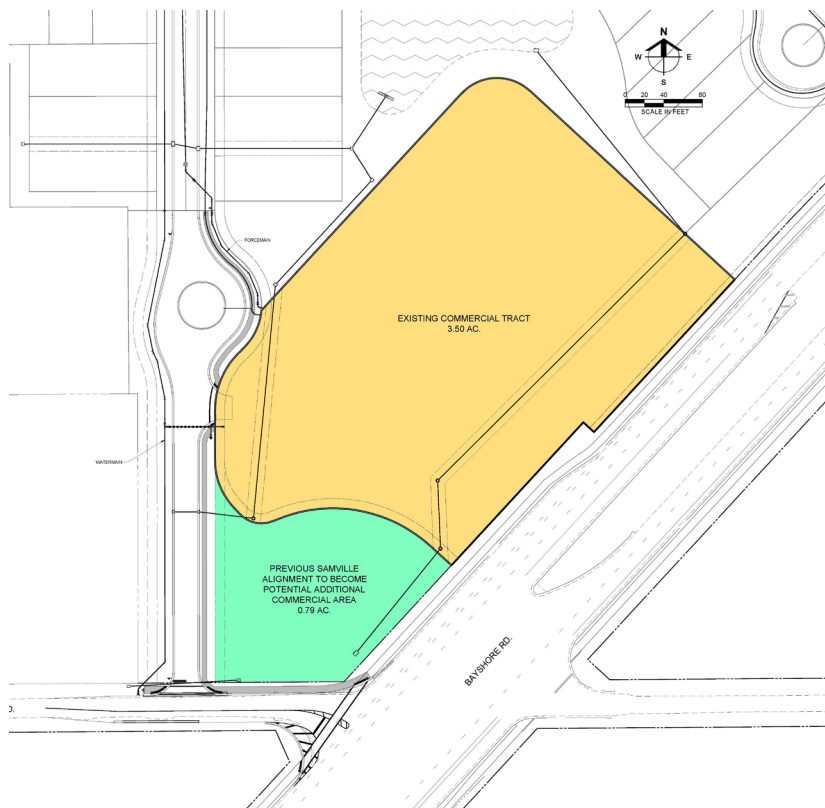
Samville Alignment

Oak Creek is located in North Fort Myers, on the north side of Bayshore Road, approximately one mile west of I-75. The project is divided into two residential communities and two commercial parcels. Del Webb Oak Creek is a single-family development by Pulte Homes. Seneca at Oak Creek is a 55+ single-story multifamily rental community. The project gains access to Bayshore Road in two locations, with an undeveloped commercial parcel at each access. The eastern access and the Seneca community are complete. The single-family area is in various stages of development.

The current phase of development is in the southwest corner and includes the western access point for the project. To gain access to Bayshore Road, the approved MCP realigns Samville Road. Condition 12 of zoning resolution Z-10-002 states that “access to Bayshore Road/State Road 78 is not guaranteed and is subject to Florida Department of Transportation approval.” During FDOT permitting two things were determined:

1. FDOT will not approve the realignment of Samville Road;
2. FDOT will likely support a right-in / right-out for the commercial parcel on Bayshore Road.

As shown in the map to the right, holding the existing Samville Road alignment increases the commercial parcel by +/-0.8 acres.



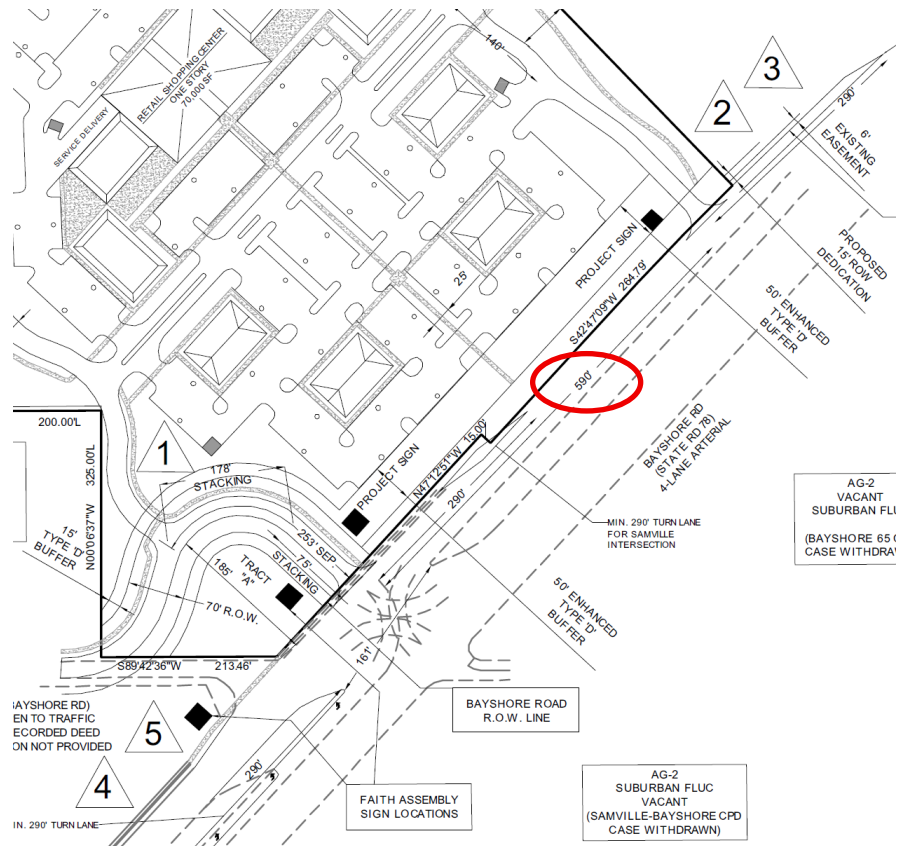
Conditions 16 and 17 of ADD2021-00214 stipulate 21.6 acres of common open space and 103.53 acres of indigenous preserve. The approved MCPs show the same requirements and also include a calculation of what the required open space is by LDC calculations; demonstrating that the open space requirements of Conditions 16 and 17 meet or exceed LDC requirements. The proposed MCP has been revised to reflect the LDC open space calculations with the 0.8 acre swap, increasing the commercial pod by 0.79 acres and decreasing the residential area by 0.79 acres.

Second Access

The Master Concept Plan within resolution Z-10-002 approved two access points on Bayshore Road. ADD2021-00214 renamed the approved MCP to Alternate A and added a second MCP, Alternate B. The project has been developed in accordance with MCP Alternate B.

Alternate A, the original approval, included two entrances to gain access to Bayshore Road. As discussed above, the first is through the realignment of Samville Road. As shown in the map to the right, the second access is in the southeast corner of the project. While no deviation was requested at the time, the MCP approved an intersection separation of 590-feet.

This ADD seeks to apply the eastern access point that was approved in Alternate A to Alternate B. The proposed right-in/right-out access isn't in the same location, but rather, it holds the 590-foot intersection separation to Samville Road.



Intersection Separation – Samville Road

Deviation 1 was approved by zoning resolution Z-10-002. The deviation was for the project's entrance onto the curved Samville Road alignment. Now that the Samville Road alignment is not changing, the separation between Bayshore Road and the project's entrance has been reduced from 253-feet to 135-feet. In strikethrough/underline format, the revisions to Deviation 1 are as follows:

Deviation 1 seeks relief from the LDC 10-285 requirement to provide a 330 ft connection separation on a collector road; to allow ~~253~~135 feet of separation on Samville Road.

Intersection Separation – Bayshore Road

As outlined above, the 2010 MPD zoning provided a 590-foot intersection separation on Bayshore Road, between Samville Road and a right-in / right-out commercial access. Deviation 12 seeks to codify that approval as a deviation:

Deviation 12 seeks relief from the LDC 10-285 requirement to provide a 660 ft connection separation on an arterial road; to allow 590 feet of separation on Bayshore Road.

Justification: Approval of the deviation will provide greater flexibility and better access for the commercial parcel, while decreasing the traffic on Samville Road and the residential entrance to Oak Creek Del Webb. As an access street to Bayshore Elementary School, the vehicular activity on Samville Road during school drop-off and pick-up could negatively impact certain commercial business. The right-in / right-out provides the commercial parcel with an alternate access that would not be encumbered by school drop-off or pick-up.

The residences of Oak Creek Del Webb would still be able to access the commercial parcel without using public roads. The right-in / right-out will decrease the trips onto Flowering Maple Grove, a private, local road. The right-in / right-out will decrease the number of turning motions and traffic conflicts, creating a more efficient and safer environment, while also increasing commercial parcel's accessibility.

Exhibit C

Bayshore 57 MPD

Combined Approvals

Z-10-002, ADD2021-00214, ADD2023-00016

1. ~~Master Concept Plan Alternate A: Development of this project must be consistent with the four-page Master Concept Plan:~~

~~Development of this project must be consistent with the four-page Master Concept Plan (MCP) entitled "Master Concept Plan: Bayshore 57," prepared by Quattrone & Associates, Inc., date sampled "Received Oct 26 2010 Community Development," last revised October 05, 2010 for page 1, and October 12, 2010 for page 2, and attached hereto as Exhibit C, except as modified by the conditions below.~~

~~Development must comply with all the requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.~~

~~Maximum Commercial Floor Area: 140,000 square feet of floor area to include 71,000 square feet of commercial retail square footage as defined by the Lee County Comprehensive Plan (Comp Plan) per Policy 6.1.2(7); a maximum of 35,000 square feet of commercial office.~~

~~Maximum Residential Density: 176 dwelling units, 4.678 units per acre, and limited to a maximum of the following types of dwelling units:~~

~~_____ 72 single family units; and 104 townhome, multi-family units
_____ or ALF equivalent units pursuant to the LDC.~~

~~Master Concept Plan Alternate B: The Development must be in compliance with the amended three one-page Master Concept Plan, last amended 5/31/2022 1/14/2026. Master Concept Plan for ADD2021-00214 2025-00246 is hereby APPROVED and adopted. A reduced copy is attached hereto as Exhibit B.~~

~~The Master Concept Alternate B is approved for a maximum of 45,000 square feet of commercial. The maximum residential density is 176 dwelling units, 4.678 units per acre, limited to a maximum of the following types of dwelling units:~~

- ~~a. 72 single-family units and 104 townhome, multi-family units or ALF equivalent units pursuant to the LDC; or~~
- ~~b. 138 single-family units~~

2. Schedule of Uses

- a. The following limits apply to the project and uses.

RESIDENTIAL AREA

Accessory uses and structures Administrative

Offices

Agricultural - limited to cattle grazing and Condition 9. Assisted

Living Facility (ALF)

Clubs: Private Community

Garden

Consumption on Premises, See Condition 15.

Dwelling unit: Single-Family, Townhouse, Multiple family building (per Condition 1).

Entrance gates and gatehouse

Essential services

Essential service facilities: Groups I and II

Excavation: Water retention. Not to include removal of excavated material from site.

No blasting.

Models: Display center, Model units, Model homes. See condition 11.

Parking lot: Accessory

Recreation facilities: Personal, Private On site

Signs - in accordance with LDC Chapter 30.

Temporary uses - construction office, construction trailer, sales center, parking lot.

COMMERCIAL AREA

~~See condition #20.~~

RETAIL SHOPPING CENTER AREA

Accessory uses and structures Administrative Offices

Agricultural - limited to cattle grazing and Condition 9.

Animals: Clinic or kennel (No outdoor runs)

ATM (automatic teller machine)

Auto parts store (with or without installation)

Bait and tackle shop

Banks and financial establishments: Groups I and II

Business services: Groups I and II (excluding Bail Bonding, Armored Car Services, Automobile Claims Adjusters, and Automobile Repossessing Services.)

Cleaning and maintenance services

Clothing stores, general

Computer and data processing services Consumption on premises - See Condition 15.

Convenience food and beverage store - limited to 1.

Department store

Drive through facility for any permitted use

Drugstore, pharmacy

Entrance gates and gatehouse Essential services

Essential service facilities: Group I

Excavation: Water retention. Not to include removal of excavated material from site. No blasting.

Fences, walls

Food and beverage service, limited Food

stores: Groups I and II

Gift and souvenir shop Hardware store

Hobby, toy and game shops

Household and office furnishings, all groups

Insurance companies

Laundry or dry cleaning: Groups I and II Lawn and garden supply stores

Library

Medical Office

Nonstore retailers, all groups

Paint, glass and wallpaper

Parking lot: Accessory

Personal services: Groups I, II and III (no massage parlors, steam or Turkish baths)

Pet services (no outdoor runs)

Pet shop (no outdoor runs) Photo

finishing laboratory Place of
worship
Post office
Printing and publishing
Real estate sales office
Recreation facilities Commercial: Group IV Religious
facilities
Repair shops: Groups I, II, and III
Restaurant, fast food - limited to 1 stand alone. No limit on fast food within a multi-
occupancy plaza.
Restaurants: Groups I, II and III
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal
use on the same premises
Self Service Fuel Pumps - limited to 16 (accessory to convenience food and
beverage store only.)
Signs (in accordance with LDC Chapter 30) Social services: Groups I and II
Specialty Retail Shops: Groups I and II - excluding Tobacco stores.
Storage: Indoor only
Studios
Temporary uses - construction office, construction trailer, sales center, parking lot.
Theater, indoor
Used merchandise stores: Groups I, II and III Variety
store

MEDICAL AND OFFICE BUILDING

Accessory uses and structures
Administrative Offices
Agricultural - limited to cattle grazing and Condition 9.
ATM (automatic teller machine)
Banks and financial establishments: Groups I and II
Business services: Groups I and II (excluding Bail Bonding, Armored Car Services,
Automobile Claims Adjusters, and Automobile Repossessing Services.
Cleaning and maintenance services
Computer and data processing services
Entrance gates and gatehouse
Essential services
Essential service facilities: Group I
Excavation: Water retention. Not to include removal of excavated material from site. No
blasting.
Fences, walls
Insurance companies
Library
Medical office
Parking lot: Accessory
Personal services: Groups I, II and III (no massage parlors, steam or Turkish baths)
Place of worship
Real estate sales office
Religious facilities
Signs (in accordance with LDC Chapter 30)
Social services: Groups I and II

b. Site Development Regulations

Minimum Lot Area and Dimensions

Residential Multi-family/ALF/recreation Facilities

Lot Size: 7,500 square feet
Lot Width: 100 feet
Lot Depth: 75 feet

Minimum Setbacks

Public Street: 25 feet
Private Street: 20 feet
Side: 15 feet
Rear: 25 feet
Water body: 25 feet
Indigenous: 20 feet/30 feet for fire dependent plant communities

Minimum Building Separation: 20 feet

Accessory use and structure setbacks must comply with LDC (LDC) § 34-1171 *et seq.* and LDC§ 32-2194.

Maximum Lot Coverage 45 percent
Building / Structure Height 2 stories / 35 feet

Townhouses

Minimum Lot Areas and Dimensions (per unit)

Lot Size: 1,530 square feet
Lot Width: 18 feet
Lot Depth: 85 feet

Minimum Setbacks

Street: 25 feet (public)/20 feet (private)
Side: 0/10 feet (lesser setback for interior units)
Rear: 15 feet
Water body: 25 feet

Accessory Use and Structure setbacks must comply with LDC§ 34-1171 *et seq.* and 34-2194.

Minimum Building Separation: 20 feet.
Maximum Lot Coverage: 75 percent
Building Height: 35 feet/ 2 stories

Single Family

Minimum Lot Areas and Dimensions (per unit)

Lot Size: 6,500 square feet (5,200 square feet – MCP Alternate B only)
Lot Width: 50 feet (45 feet - MCP Alternate B only)
Lot Depth: 100 feet

Minimum Setbacks

Street 20 feet (public)/20 feet (private)
Side 5 feet

Rear	15 feet
Water Body	25 feet
Indigenous	20 feet/30 feet for fire dependent plant communities

Accessory Use and Structure setbacks must comply with LDC § 34-1171 *et seq.* and 34-2194

Minimum Building Separation:	10 feet
Maximum Lot Coverage:	45 percent
Building Height:	2 stories/35 feet

3. No Blasting.

Development blasting is not permitted as part of this project, unless approved at a subsequent public hearing as an amendment to the planned development.

4. Traffic.

Approval of this rezoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

5. Lee County Comprehensive Plan.

Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Comp Plan Planning Communities Map and Acreage Allocation Table, Map 16, and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix, and general function (for commercial uses), as well as all other Comp Plan provisions.

6. Concurrency.

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in Chapter 2 of the LDC and the Comp Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

7. Water and Sewer.

The subject property must connect to public potable water service and public sanitary sewer service. At time of any local development order approval, the developer must also demonstrate there is adequate water and sewer capacity to handle the proposed level of development. No on-site well systems may be utilized for potable water. No septic tanks or package plants may be utilized for sanitary sewer service.

8. Accessory Uses.

Within the Commercial Planned Development, accessory uses must be located on the same tract, parcel, or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel, or outparcel.

9. Agricultural Uses.

Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:

- a. Bona fide agricultural uses that are in existence at the time the application for this project was filed, and as shown on Exhibit "D," attached hereto, may continue until approval of a local development order for the area of the project containing those uses.
- b. Additional clearing of trees or other vegetation in agricultural areas for agricultural purposes is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County-approved requests for the removal of invasive exotic vegetation.
- c. Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:
 - (1) Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:
 - (a) the date the agricultural uses ceased;
 - (b) the legal description of the property subject to the development order approval;
 - (c) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the County that they will not allow any such uses on the property unless and until the property is rezoned to permit such uses; and,
 - (d) that the affidavit constitutes a covenant between the owner and the County that is binding on the owner and their assignees and successors in interest. The covenant must be properly recorded in the public records of the County at the owner's expense.
 - (2) Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to termination must include a copy of the request to terminate the tax exemption provided to the Property Appraiser.

10. Solid Waste/Recycling.

As part of any local development order approval for vertical development, the development order plans must include facilities in compliance with LDC §10-261 and Solid Waste Ordinance# 08-10 for the pick up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of, these facilities will be reviewed at the time of local development order application.

11. Model Homes/Units/Real Estate Sales.

- a. Model homes and units are limited to a maximum of eight.
- b. Models cannot be of the same floor plan and each must be a different design.
- c. Real estate sales are limited to clubhouses, model locations, and commercial areas as shown on the approved MCP.

- d. Real estate sales within the residential area will be limited to the sale of lots or units within the development only. Real estate sales in the commercial area are not limited.
- e. Hours of operation for model homes and real estate sales in the residential area are limited to Monday through Sunday, 8:00 a.m. to 8:00 p.m. Real estate sales in the commercial area are not limited.
- f. No dry models are permitted.

12. Access to Bayshore Road.

Access to Bayshore Road/State Road 78 is not guaranteed and is subject to Florida Department of Transportation approval.

13. Condition 13:

- ~~a. Master Concept Plan Alternate A
Development must include internal sidewalks as depicted on the approved MCP as a site-related improvement. Such facilities must be included in local development orders as part of construction of the project's infrastructure.~~
- ~~b. Master Concept Plan Alternate B
Sidewalks must comply with LDC Sections 10-256 and 10-296.~~

14. Unified Architectural Theme and Design Standards.

- a. Prior to local development order approval, the exterior elevations of the commercial buildings must be in substantial compliance with the Exhibit "E" hereto.
- b. These designs are preliminary and subject to changes in conformance with this resolution and LDC Chapter 10, Article IV, §10-600 Design Standards and Guidelines for Commercial Buildings and Developments, *et. seq.*
- c. All structures, including signage, within the MPD must be designed to be architecturally compatible and share a common architectural theme.
- d. A unified signage plan will be submitted as an administrative amendment for staff review and approval in conjunction with local development order approval.
- e. Flat canopy roofs for self-service fuel pumps are prohibited.
- f. The use of neon lighting for the exterior lighting or signage of any buildings within the MPD area (excluding interior signage that may be incidentally visible from the exterior) is prohibited.
- g. The use of florescent colors for accent or primary exterior surfaces is prohibited. The color palette for the primary and accent exterior surfaces must be generally subdued and earth tones, excepting that national signage, consistent with the provisions of LDC Chapter 30 and the unified sign plan, will be allowed.

15. Consumption on Premises.

- a. Consumption on premises is limited to indoor seating in conjunction with a Group II or III Restaurant with a 4-COP-SRX and/or 2-COP beverage license.

- b. The hours of operation for indoor consumption on premises is limited to between 11:00 a.m. to 11:00 p.m. daily.
- c. No sale, service, or consumption of alcoholic beverages will be permitted without the sale or availability of food and non-alcoholic beverages on the same premises.
- d. Outdoor consumption on premises within the residential and/or commercial area of the MPD may be approved by a special exception or an amendment to the planned Development (public hearing required). The applicant must provide adequate detail of the outdoor seating area (square footage, number of seats, proposed hours, distance to Bayshore Elementary, outdoor entertainment, etc.) consistent with the requirements of the LDC.
- e. No consumption on premises (indoors or outdoors) will be permitted less than 1,000 feet from the closest boundary of the property line for Bayshore Elementary School.

16. Condition 16:

~~a. Master Concept Plan Alternate A~~

~~Prior to local development order approval, the development order plans must delineate a minimum of 24.00 acres as common open space in substantial compliance with the Master Concept Plan Alternate A.~~

~~b. Master Concept Plan Alternate B~~

~~Prior to local development order approval, the development order plans must delineate a minimum of 21.6 acres as common open space in substantial compliance with Master Concept Plan Alternate B.~~

17. Condition 17:

~~a. Master Concept Plan Alternate A~~

~~Prior to local development order approval, the development order plans must depict a minimum of 12.19 acres, 13.53 acres with credits, as indigenous open space.~~

~~b. Master Concept Plan Alternate B~~

~~Prior to local development order approval, the development order plans must depict a minimum of 12.19 acres, 13.53 acres with credits, as indigenous open space.~~

18. Gopher Tortoises.

Prior to development order approval, the applicant must first seek approval for on-site preservation of the gopher tortoises through avoidance or relocation before pursuing off-site relocation options. All communication with Florida Fish and Wildlife Conservation Commission (FWC) verifying that on-site avoidance or relocation attempts were made must be provided to Division of Environmental Sciences (ES) staff.

A copy of the appropriate gopher tortoise relocation permit issued by the (FWC) must be submitted to the ES staff prior to excavation and moving of any gopher tortoises. The applicant must first seek approval for an on-site relocation before pursuing off-site relocation options. Any gopher tortoises and commensal species found during burrow excavation must be moved to preserves containing suitable gopher tortoise habitat as approved by the FWC and ES staff.

19. Detention Areas.

Prior to local development order approval, if dry detention is proposed, the landscape plan must

depict:

- a. the dry detention areas planted to include herbaceous vegetation arranged in clusters and planted in a one-gallon container size, three feet on center; and,
- b. the dry detention areas to be planted with scattered cypress (*Taxodium* sp.), red maple (*Acer rubrum*), and/or laurel oak (*Quercus laurifolia*) planted at 10 feet in height, two-inch caliper with a four-foot spread and 20-foot on center; and,
- c. general tree credits can be applied as per LDC §10-418(4) for herbaceous vegetation, and a general tree credit on a ratio of one-to-one for the planting of trees in the dry detention; and,
- d. The required plantings must be designed to not adversely affect the functions and future maintenance of the water management facilities and will meet the requirements of the South Florida Water Management District.

20. Commercial Uses.

~~No commercial uses or buildings are permitted on Tract "A," the 1.0± acre southwest corner of the property fronting on Bayshore Road (S.R. 78) as shown on the approved MCP.~~

~~Uses permitted on this tract are limited to signs (in compliance with LDC Chapter 30), open space, essential services, and storm water management.~~

~~Any permitted uses must be located in an area to avoid impacts or minimize impacts to existing native vegetation.~~

~~Prior to local development order approval, the development order plans must indicate the wetland area (Tract "A") in the southwest corner as indigenous preserve and that hydrologic function will be provided and maintained by incorporating the wetland area into the storm water management system. Any signs to be placed within the preserve must be shown on the development orders to ensure minimal impact to existing vegetation. The indigenous maintenance plan must include a separate section on maintenance such as mowing, trimming, or pruning of the 1.0-acre to allow for visibility to the off-site directional sign. The MCP must be changed to show the location of Tract "A."~~

~~Prior to issuance of a sign permit for the off-site directional sign, a Limited Development Order (LOO) Type 99 Letter of Transmittal must be submitted for review and approval by ES staff. The LOO must address placement of the sign, any utilities, and site work in conjunction with the sign. Placement of the sign must be designed to avoid unnecessary impacts to the indigenous vegetation within Tract "A."~~

~~Uses permitted on this tract are limited to signs that are in compliance with Chapter 30 of the LDC, as modified by Deviations 2 through 5, and the conditions thereto. Said uses are also limited by the open space, essential services, and storm water management requirements of applicable Lee County Ordinances.~~

21. Prior to local development order approval of Master Concept Plan Alternate A, the landscape plans must depict enhanced planting for the buffer separating the commercial portion of Bayshore 57 from Chapel Creek (RPD/CPD) to include:

- a. An enhanced buffer with 15 native canopy trees per 100 linear feet, 14 feet in height, four inch caliper at 12 inches from ground height; and

- ~~b. A double staggered hedge row, 48 inches in height at time of planting maintained at 60 inches; and~~
- ~~c. Native ground cover, one-gallon container size, planted three feet on center.~~

22. Right-of-way Buffer.

Prior to local development order approval, the development order plans must depict a 50-foot right-of-way buffer to include at a minimum the following:

- a. All native trees a minimum four-inch caliper must be preserved; and,
- b. hand removal of exotics must be utilized and any mechanical clearing may occur with prior approval by ES staff; and,
- c. after exotic removal the SO-foot buffer must contain a minimum of 15 native trees per 100 linear feet; and,
- d. additional trees must be planted if, after exotic removal, portions of the buffer area have less than 15 trees per 100 linear feet; and,
- e. trees must be planted or retained at a one-to-one ratio with no credits applied; and,
- f. general trees planted within this area must not be used to meet the 15 trees per 100 linear feet; and,
- g. the buffer trees must be planted at 14 feet in height, four-inch caliper at 12 inches from ground height, with a four-foot spread; and,
- h. a retaining wall separating the parking area from the 50-foot buffer; and
- i. no impacts to mature native trees except that which occurs due to the construction, within five feet of the retaining wall; and,
- j. 18 shrubs per 100 linear feet planted at 24-inches and maintained at 36-inches planted along the retaining wall adjacent to the parking area.

23. Condition 23:

- a. The development of the subject property and the Chapel Creek RPD/CPD to the east must be approved as part of the same development order.
- b. A minimum of two interconnections between the subject property and the Chapel Creek RPD/CPD must be provided.

DEVIATIONS:

1. Deviation (1) seeks relief from the LDC § 10-285(a) requirement to provide a 330-foot connection separation on a collector road; to allow 253 feet of separation on Samville Road. This deviation is APPROVED SUBJECT TO the condition:
 - a. The applicant is responsible, as a site-related improvement, for all costs of the realignment of Samville Road from State Road 78 to and including the Lee County property to the west (currently in use as a utilities facility). The site-related improvements must include design, permitting, right-of-way dedication, construction of the roadway realignment, utilities relocation, sidewalk, and other roadway appurtenances. The geometric details of the realignment design will be determined at the time of local development order in cooperation with the Florida Department of Transportation.
2. Deviation (2) seeks relief from the LDC §30-153(2)a(1)ii requirement to restrict the number of permanent signs in commercial areas for multiple-occupancy complexes to one ground-mounted identification sign along any street frontage of 330 feet or less, and a second sign when the frontage is greater than 330 feet; to allow a third ground-mounted identification signs along the Bayshore Road frontage of the project, pursuant to the approved MCP. This deviation is APPROVED SUBJECT TO the Condition of Approval for Deviations to Chapter 30, which are set forth following Deviation 5.
3. Deviation (3) seeks relief from LDC §30-153(2)a(1)ii, which restricts the total sign area to no greater than 300 square feet; to allow a total of 331 square feet for the Commercial Planned Development (CPD). This deviation is APPROVED SUBJECT TO the Conditions of Approval for Deviations to Chapter 30, which are set forth following Deviation 5.
4. Deviation (4) seeks relief from the LDC §30-94(h) requirement to allow a maximum interior angle for double-faced signs of 30 degrees; to allow an interior angle of 133 degrees. This deviation is APPROVED SUBJECT TO the Conditions 5.a, b, c, and d under Deviation 5.
5. Deviation (5) seeks relief from the LDC §30, Division 3 "Off Site Signs," § 30-181 (b) 2-5 "Off Site Directional Signs," requirements to allow off site directional signs for semi-public bodies (such as place of worship) and limits them to certain locations, heights, size, content, and design generally; to allow an off site directional sign for a place of worship pursuant to the approved MCP. This deviation is APPROVED SUBJECT TO the Conditions of Approval for Deviations to Chapter 30, which are set forth as follows:

Conditions of Approval for Deviations to Chapter 30

- a. The deviations are limited to the "Proposed Faith Assembly Sign" per the approved MCP. Otherwise, signs must comply with Chapter 30 of the LDC.
- b. The "Proposed Faith Assembly Sign" must be in substantial compliance with the design per Exhibit "B" of VAR2008-00036.

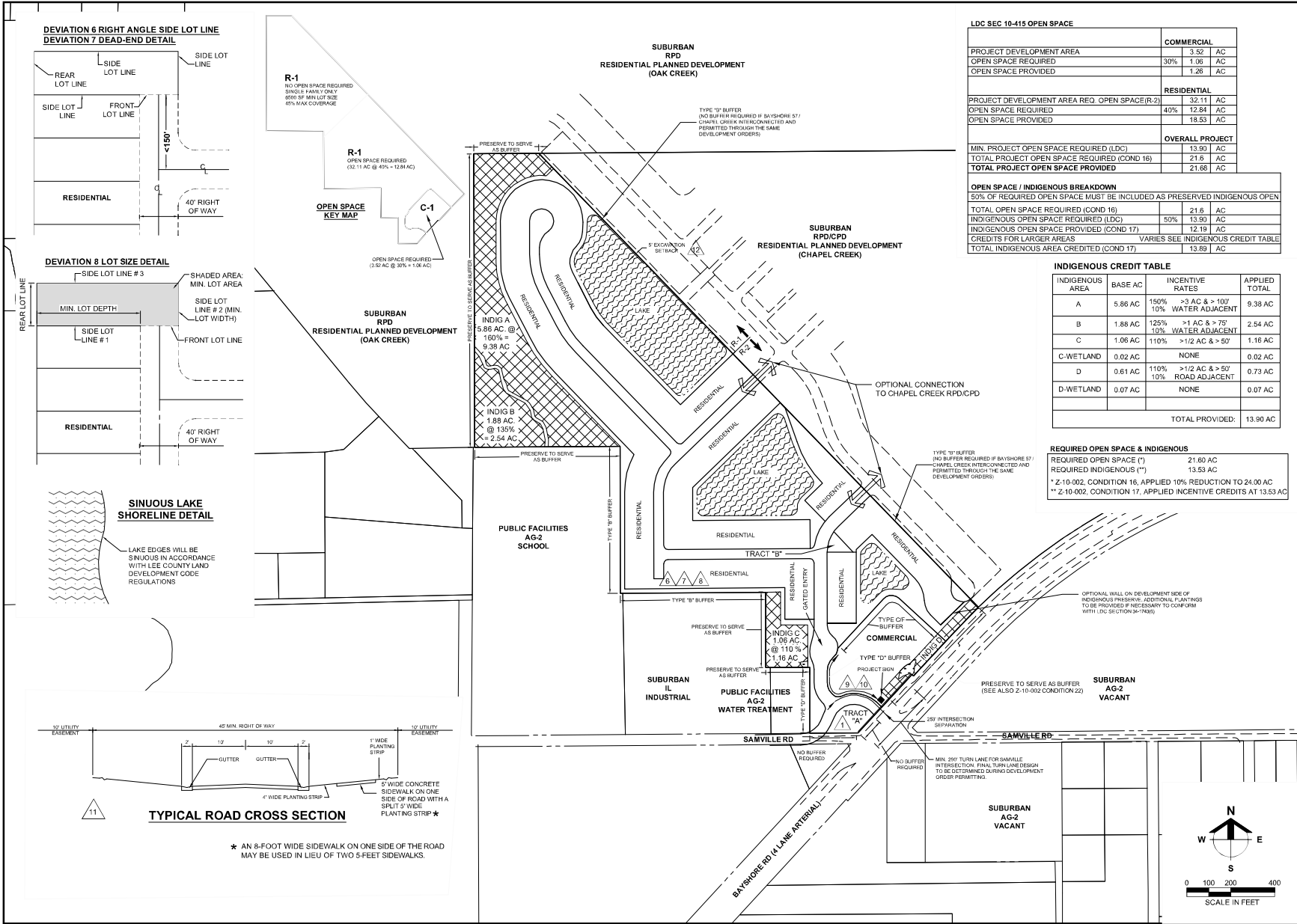
- c. The maximum height for the "Proposed Faith Assembly Sign" is 12.33 feet.
 - d. The "Proposed Faith Assembly Sign" shall not have an interior angle of separation greater than 133 degrees.
6. Deviation 6 seeks relief from Section 10-254 of the Land Development Code (LDC), which requires that side lot lines be as nearly as practical at right angles to straight street lines and radial to curve street lines, to allow the lot design shown on the Master Concept Plan Alternate B in those areas where Deviation 6 is applied, is hereby APPROVED subject to the following condition
 - a. Approval of this Deviation is limited to residential lots located at the terminal end of dead-end roadways as depicted on Alternate B of the Master Concept Plan attached hereto as Exhibit "B."
7. Deviation (7) seeks relief from LDC Section 10-296(k)(1), which requires that a dead-end street be closed at one end by a circular turnaround, to allow an alternative turnaround in areas identified on the Maser Concept Plan is hereby APPROVED subject to the following conditions:
 - a. The design of the alternative turnaround at the end of the dead-end street depicted on Master Concept Plan Alternate B must comply with the following dimensional requirements:
 - i. Minimum pavement width: 20 feet
 - ii. Minimum radius inside pavement: 30 feet
 - iii. Minimum dead-end street length[^]: 60 feet
 - iv. Maximum dead-end street length[^]: 125 feet

[^] As measured from the end of dead-end street right-of-way to the nearest edge of pavement of the intersecting roadway.
 - b. The applicant must obtain approval for the alternative turnaround design from the local fire district prior to development order approval.
8. Deviation (8) seeks relief from LDC Section 10-703, which establishes lot size measurements, to allow lot size to be measured as indicated on the Master Concept Plan Alternate B "Deviation 8 Lot Size Detail" is hereby APPROVED.
9. Deviation (9) seeks relief from LDC Section 30-152(2)(a), which limits residential entrance signs to only the subdivision name, to allow the applicant to list their logo in addition to the subdivision name is hereby APPROVED.
10. Deviation (10) seeks relief from LDC Section 30-152(2)(b), which limits additional residential identification signs to only the subdivision name, to allow the applicant to list their

logo in addition to the subdivision name is hereby APPROVED.

11. Deviation (11) seeks relief from LDC Section 10-296(e)(2)h.5.ii, which requires streets to provide a sidewalk on one side of the road for residential subdivisions with a 5-foot planting strip, to allow a split 5-foot wide planting strip with 4 feet between the sidewalk and back of curb. This Deviation is hereby APPROVED.
12. Deviation (12) seeks relief from LDC Section 10-285 which requires a 660-foot intersection separation to allow a 590-foot intersection separation on Bayshore Road, between Samville Road and the proposed right-in/right-out. This Deviation is hereby APPROVED.

Exhibit D



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	5.86 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'	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 MAGNOLIA BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7596 - SURVEYING LB-6946

PREPARED FOR
Pulte
Pulte Home Corporation
2431 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
COPYRIGHT 2022 BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGE OR ASSOCIATION NOT PERMITTED
FILE NAME: 2396R-2022.DWG
LOCATION: 102368R0202.DWG
PLOT DATE: TUE 5-31-2022 8:47 AM
PLOT BY: JENNIFER SAPIN

CROSS REFERENCED DRAWINGS
BASE PLAN = 2396R0202.DWG

PLAN REVISIONS
5-31-22 ADD USE ON ROAD SECTION

PLAN STATUS

MASTER
CONCEPT PLAN
ALTERNATE B

PROJECT / FILE NO. **23968** SHEET NUMBER **3 OF 3**



PULTE HOMES

**BAYSHORE 57
MPD**

PRELIMINARY STUDY
FOR PLANNING PURPOSES
ONLY - NOT FOR
CONSTRUCTION

6	1ST SUFFICIENT
---	----------------

MASTER CONCEPT PLAN

81	1
----	---

Exhibit F

Bayshore 57 Administrative Amendment North Fort Myers Community Planning Panel Attendee and Panel Questions

Tuesday January 6th , 2026 at 6:00 p.m.
North Fort Myers Recreation Center, Room 104A
2000 N. Recreation Park Way, North Fort Myers, FL 33903

5 members of the public and 4 members of the Planning Panel attended the presentation. Below is a synopsis of their questions and comments.

1. Do you expect a traffic light here? When?

Response: There will likely be a traffic light at one of the Oak Creek entrances. There has been some talk of a preference towards the Samville intersection to better serve the school, but the timing of a traffic light depends on warrants and is hard to predict.

2. How does this application change Oak Creek?

Response: It only changes how Oak Creek access Bayshore Road at Samville Road. No changes are proposed to the Oak Creek master site plan.

3. Why does the exhibit say I live in Chapel Creek?

Response: The development is known as one combined project as Oak Creek, but it is a combination of 3 separate zoning approvals

4. Is this platted?

Response: Yes. The single family lots and commercial tract have been platted.

Attachments:

1. News Press Ad
2. Sign Location Map
3. 4 sign pictures
4. Sign-in Sheet
5. Presentation Outline
6. 4 Exhibits

News-Press.

Public Notices

Originally published at news-press.com on 12/27/2025

North Fort Myers Community Planning Panel & Design Review Panel
BAYSHORE 57 MPD ADMINISTRATIVE AMENDMENT

Tuesday January 6th, 2026, at 6:00 p.m.
North Fort Myers Recreation Center, Room 104A
2000 N. Recreation Park Way, North Fort Myers, FL 33903

Subject Project: Bayshore 57 MPD
Request: Revise Samville Road alignment, increase Commercial pod by 0.79 acres and
add a right-in / right-out on Bayshore Road.
December 27 2025
LSAR0430578





APPLICANT: **Pulte Group**

ACTION REQUESTED:

Revise Samville Road alignment, increase Commercial pod by 0.79
acres, and add a right-in / right-out on Bayshore
Road

PUBLIC NOTICE

NFM
DESIGN
REVIEW
PANEL

PUBLIC PRESENTATION DATE: 1-6-2026

PROJECT NAME: Bayshore 57 MPD

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



Samville Rd
Bayshore Rd

AVAILABLE
LSI
COMMERCIAL
www.LSIcompanies.com
(239) 489-4066
3.5± ACRES

APPLICANT: Public Group
ACTION REQUESTED:
PUBLIC NOTICE
NEM
PUBLIC PERMIT DATE: 12/1/2025
PROJECT NAME: Bayshore 21 MPO
FIRM: 12 PM LOCATION: NEM Houston Center
FOR MORE INFORMATION CONTACT:
12/1/2025 12/1/2025 12/1/2025

\$90
DOT PH 334
Legacy
239-2111

X
9

APPLICANT: **Pulte Group**

ACTION REQUESTED:

Revise Samville Road alignment, increase Commercial pod by 0.79
acres, and add a right-in / right-out on Bayshore

Road

PUBLIC NOTICE

NFM
DESIGN
REVIEW
PANEL

PUBLIC PRESENTATION DATE: 1-6-2026

PROJECT NAME: Bayshore 57 MPD

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

[illegible]

Bayshore 57 MPD Administrative Amendment

Presentation Outline North Fort Myers Planning Panel January 6, 2026

Location

- North side of Bayshore Road, approximately one mile west of I-75.
- The project is under construction and divided into 3 zonings:
 - Oak Creek RPD
 - Chapel Creek CPD
 - Bayshore 57 MPD

MCP Alt A

- Approved by Z-10-002. As it relates to the proposed ADD:
 - Samville Road is realigned into a loop
 - Creates Tract A
 - 2 access points:
 - On Samville Road loop – intersection separation of 253’ from Bayshore Road (northwest)
 - On Bayshore Road – intersection separation of 590’ from Samville Road (east)

MCP Alt B

- Approved by ADD2021-00214. As it relates to the proposed ADD:
 - Samville Road loop is consistent with MCP Alt A
 - 2 access points:
 - On Samville Road loop – intersection separation unchanged
 - Connections to Chapel Creek residential road network, which feeds to 1 access on Bayshore Road
 - FDOT will not support the Samville Road loop design

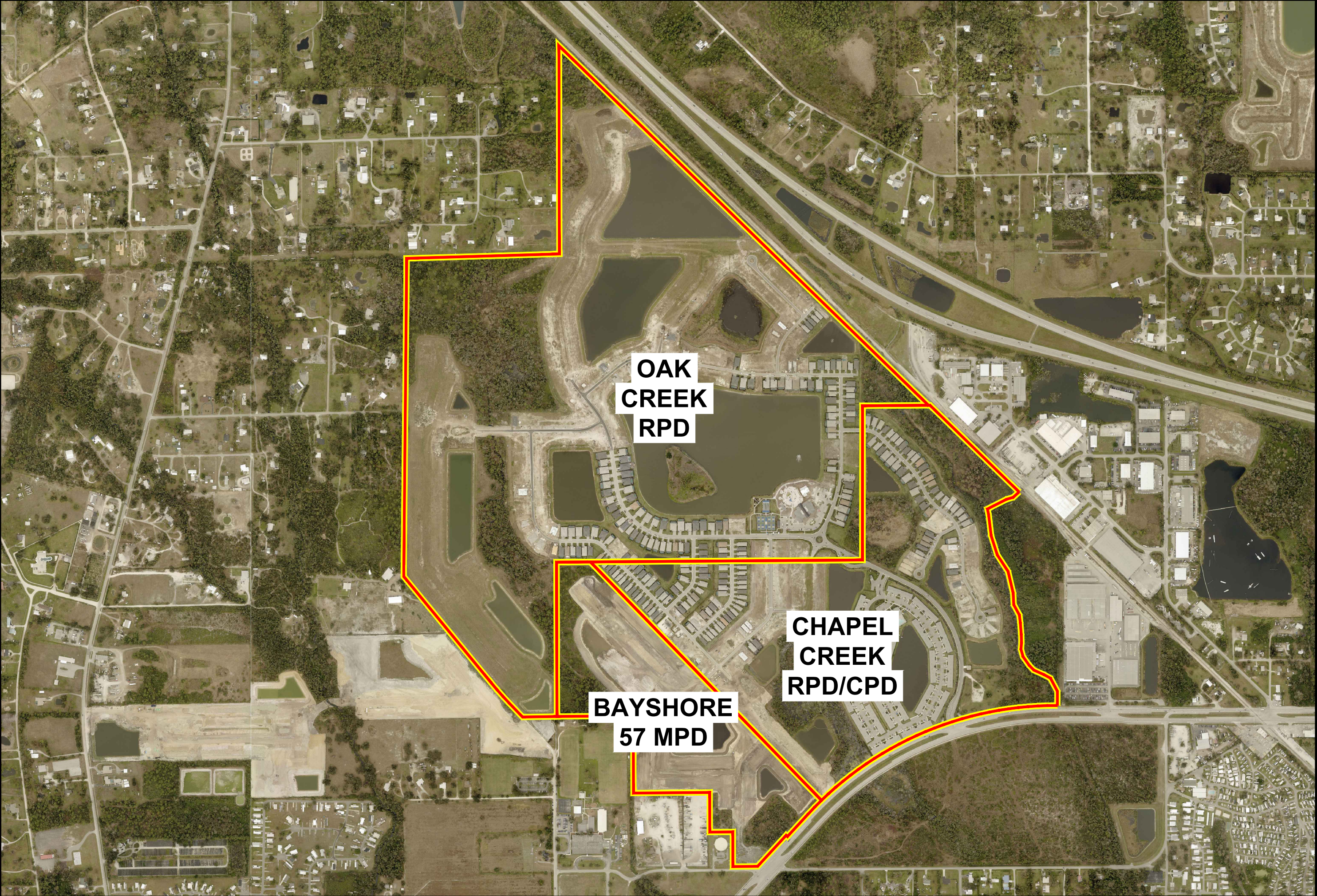
Proposed MCP

- Samville Road to remain as-is
- Creates 0.79 ac additional commercial and eliminates Tract A
- 3 access points:
 - On Samville Road loop – intersection separation reduced to 135’ (Revision to Dev #1)
 - Connections to Chapel Creek to Bayshore Road
 - Right-in / Right-out from Bayshore Road
 - Maintains 590’ intersection separation to Samville Road approved in MCP Alt A
 - Deviation requested to codify approval from MCP Alt A (Dev #13)
- Insufficiency letter (12-19-25): LDOT has no objections to Deviations 1 and 13.

Request

Amend ADD2023-00016, ADD2021-00214, and zoning resolution Z-10-002 as follows:

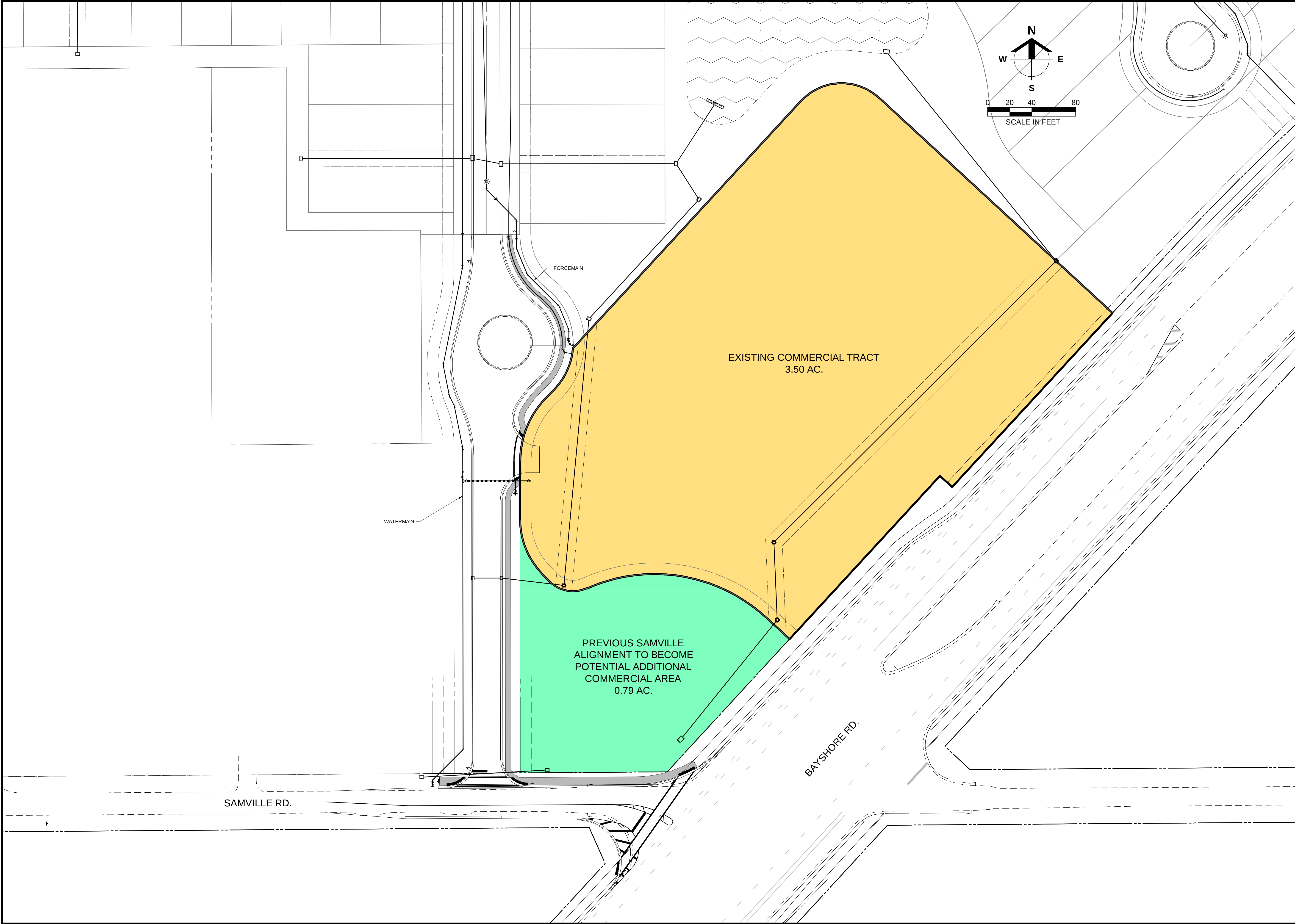
1. Remove the realignment of Samville Road, increasing the commercial tract by 0.79 acres;
2. Add second commercial access on Bayshore Road;
3. Revise Samville Road intersection separation deviation;
4. Add Bayshore Road intersection separation deviation.



PULTE HOMES

**BAYSHORE 57
MPD**

PRELIMINARY SITE PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION	
12-29-25	1ST SUFFICIENCY
AERIAL LOCATION MAP	
481	1



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
FORT MYERS | PANAMA CITY BEACH

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2025, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME: 23668_ADTL COMM AT SAMVILLE.DWG

LOCATION: J:\23668\DWG\EXHIBITS\

PLOT DATE: WED, 6-11-2025 - 8:30 AM

PLOT BY: GUY SAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

EXHIBIT

POTENTIAL
ADDITIONAL
COMMERCIAL

PROJECT / FILE NO.

23668

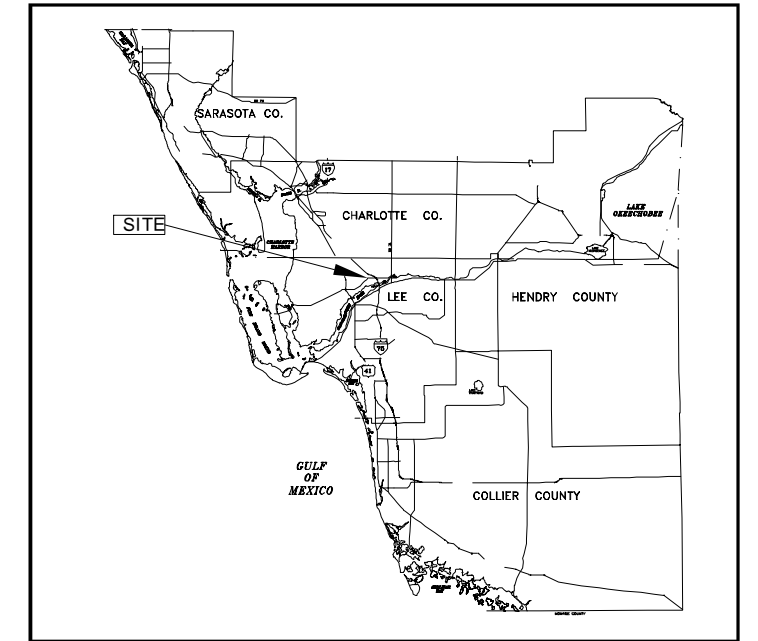
SHEET NUMBER

EXH

Exhibit B

MASTER CONCEPT PLAN
BAYSHORE 57 MPD

LOCATED IN SECTION 03, TOWNSHIP 44 SOUTH, RANGE 25 LEE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

PROJECT INFORMATION

STRAP #: 20-43-25-00-00003.3000
ZONING: AG-2
REQUEST: CPD and RPD
ROADWAYS: BAYSHORE ROAD (arterial)
SAMVILLE ROAD (minor collector)

PROJECT SUMMARY

1.) PROJECT ACREAGE
PROPOSED COMMERCIAL AREA 56.76 AC
PROPOSED RESIDENTIAL AREA 19.14 AC
37.62 AC

2.) INTENSITY AND DENSITY

COMMERCIAL BUILDING AREA
RETAIL (FIRST FLOOR): ±70,000 SF
GENERAL MEDICAL: ±35,000 SF
GENERAL OFFICE: ±35,000 SF
TOTAL COMMERCIAL BUILDING AREA: ±140,000 SF

RESIDENTIAL UNITS
RESIDENTIAL MULTI-FAMILY (TOWNHOME): 104 UNITS
SINGLE FAMILY: 72 UNITS
TOTAL: 176 UNITS

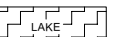
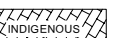
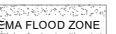
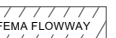
PARKING BALANCE

PARKING REQUIRED (4.5 PER 1,000 SF): 630 SPACES
PARKING PROVIDED: 655 SPACES

DEVIATIONS:



MAP OVERLAY LEGEND



NORTH

130' 260'
SCALE 1" = 130'

ALTERNATE A
MASTER CONCEPT PLAN

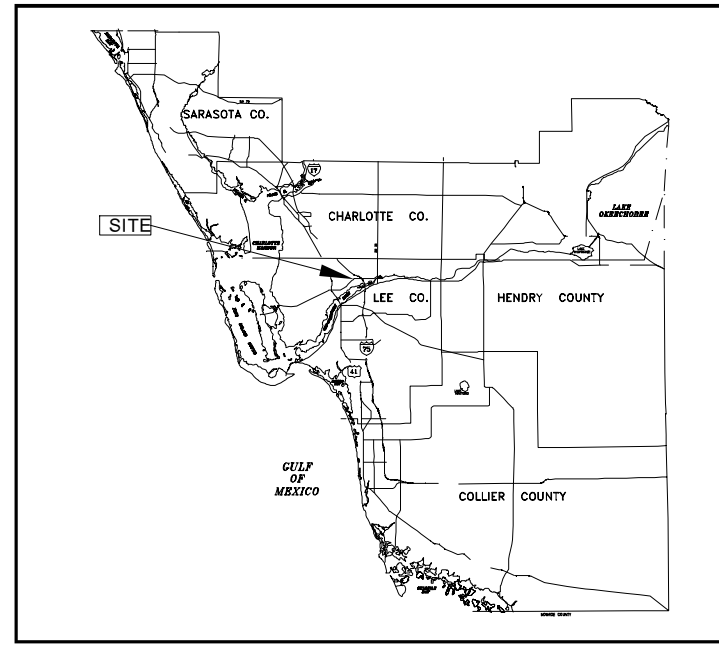
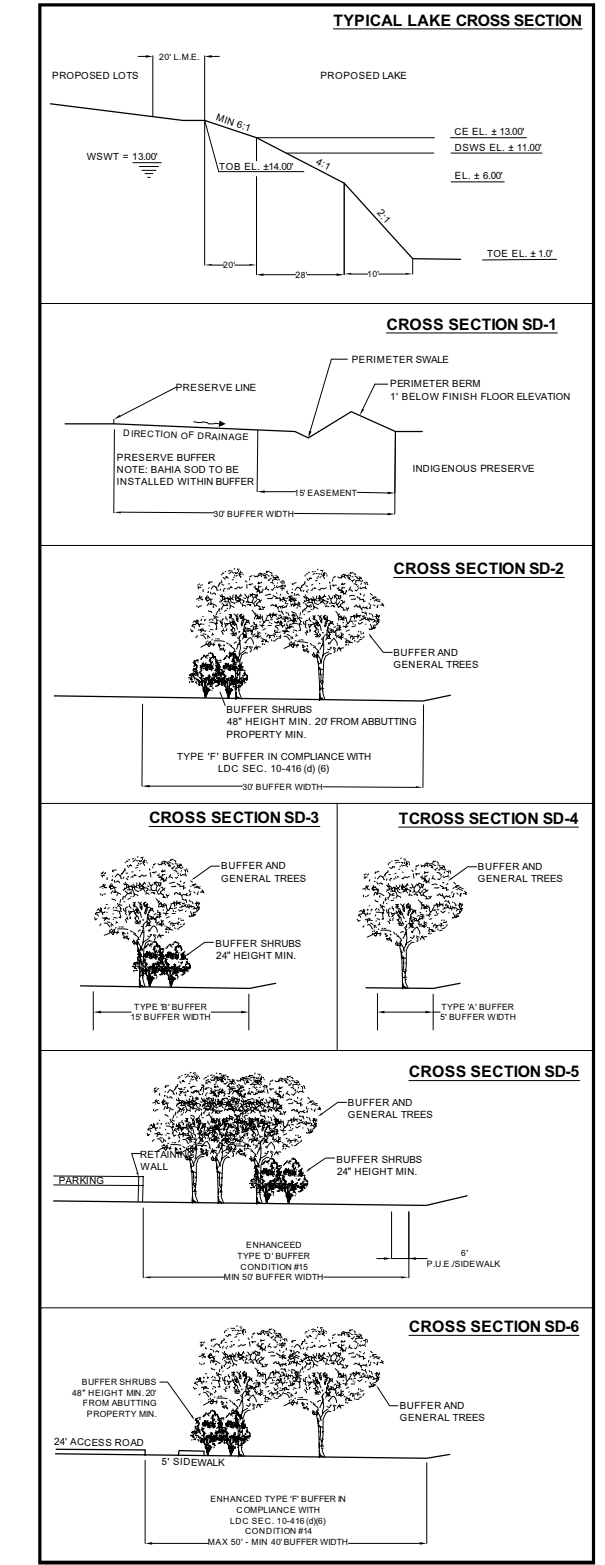
SHEET
1 OF 3

LDC SEC 10-415 OPEN SPACE				
COMMERCIAL				
PROJECT DEVELOPMENT AREA	833,834	SQFT	19.14	AC
OPEN SPACE REQUIRED	30%	250,150	SQFT	5.74 AC
OPEN SPACE PROVIDED	35%	292,000	SQFT	6.70 AC
RESIDENTIAL				
PROJECT DEVELOPMENT AREA	1,638,632	SQFT	37.62	AC
OPEN SPACE REQUIRED	40%	655,453	SQFT	15.05 AC
OPEN SPACE PROVIDED	50%	819,316	SQFT	18.81 AC
OVERALL PROJECT				
MINIMUM PROJECT OPEN SPACE REQUIRED (LDC)	37%	905,603	SQFT	20.79 AC
TOTAL PROJECT OPEN SPACE REQUIRED (COND 16)	42%	1,045,440	SQFT	24.00 AC
TOTAL PROJECT OPEN SPACE PROVIDED	45%	1,111,316	SQFT	25.51 AC
OPEN SPACE/INDIGENOUS BREAKDOWN				
50% OF REQUIRED OPEN SPACE MUST BE INCLUDED AS PRESERVED INDIGENOUS OPEN				
TOTAL OPEN SPACE REQUIRED (COND 16)		1,045,440	SQFT	24.00 AC
INDIGENOUS OPEN SPACE REQUIRED (LDC)	50%	522,720	SQFT	12.00 AC
INDIGENOUS OPEN SPACE PROVIDED (COND 17)	51%	530,996	SQFT	12.19 AC
CREDITS FOR LARGER AREA	110%	58,410	SQFT	1.34 AC
TOTAL INDIGENOUS AREA CREDITED (COND 17)		589,406	SQFT	13.53 AC

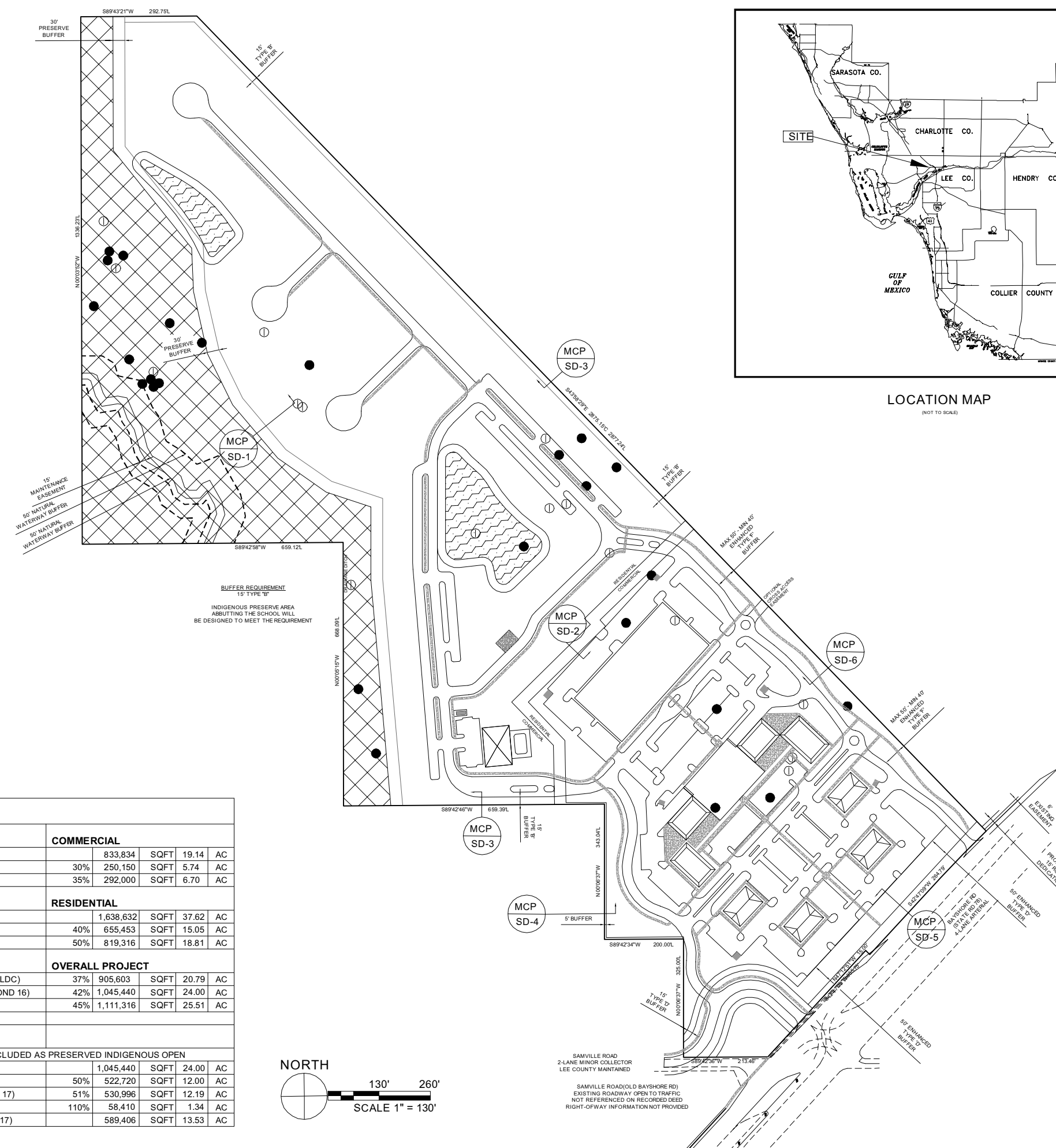
MASTER CONCEPT PLAN BAYSHORE 57 MPD

LOCATED IN SECTION 03, TOWNSHIP 44 SOUTH, RANGE 25 LEE COUNTY, FLORIDA
OPEN SPACE AND
LANDSCAPING EXHIBIT

BUFFER CROSS SECTIONS

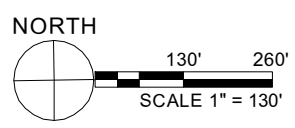


LOCATION MAP
(NOT TO SCALE)



BUFFER REQUIREMENT
15' TYPE 'B'
INDIGENOUS PRESERVE AREA
ABUTTING THE SCHOOL WILL
BE DESIGNED TO MEET THE REQUIREMENT

LDC SEC 10-415 OPEN SPACE					
COMMERCIAL					
PROJECT DEVELOPMENT AREA	833,834	SQFT	19.14	AC	
OPEN SPACE REQUIRED	30%	250,150	SQFT	5.74	AC
OPEN SPACE PROVIDED	35%	292,000	SQFT	6.70	AC
RESIDENTIAL					
PROJECT DEVELOPMENT AREA	1,638,632	SQFT	37.62	AC	
OPEN SPACE REQUIRED	40%	655,453	SQFT	15.05	AC
OPEN SPACE PROVIDED	50%	819,316	SQFT	18.81	AC
OVERALL PROJECT					
MINIMUM PROJECT OPEN SPACE REQUIRED(LDC)	37%	905,603	SQFT	20.79	AC
TOTAL PROJECT OPEN SPACE REQUIRED(COND 16)	42%	1,045,440	SQFT	24.00	AC
TOTAL PROJECT OPEN SPACE PROVIDED	45%	1,111,316	SQFT	25.51	AC
OPEN SPACE/INDIGENOUS BREAKDOWN					
50% OF REQUIRED OPEN SPACE MUST BE INCLUDED AS PRESERVED INDIGENOUS OPEN					
TOTAL OPEN SPACE REQUIRED (COND 16)		1,045,440	SQFT	24.00	AC
INDIGENOUS OPEN SPACE REQUIRED (LDC)	50%	522,720	SQFT	12.00	AC
INDIGENOUS OPEN SPACE PROVIDED (COND 17)	51%	530,996	SQFT	12.19	AC
CREDITS FOR LARGER AREA	110%	58,410	SQFT	1.34	AC
TOTAL INDIGENOUS AREA CREDITED (COND 17)		589,406	SQFT	13.53	AC



SANVILLE ROAD
2-LANE MINOR COLLECTOR
LEE COUNTY MAINTAINED
SUNVILLE ROAD(OLD BAYSHORE RD)
EXISTING ROADWAY OPEN TO TRAFFIC
NOT REFERENCED ON RECORDED DEED
RIGHT-OF-WAY INFORMATION NOT PROVIDED

