

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.

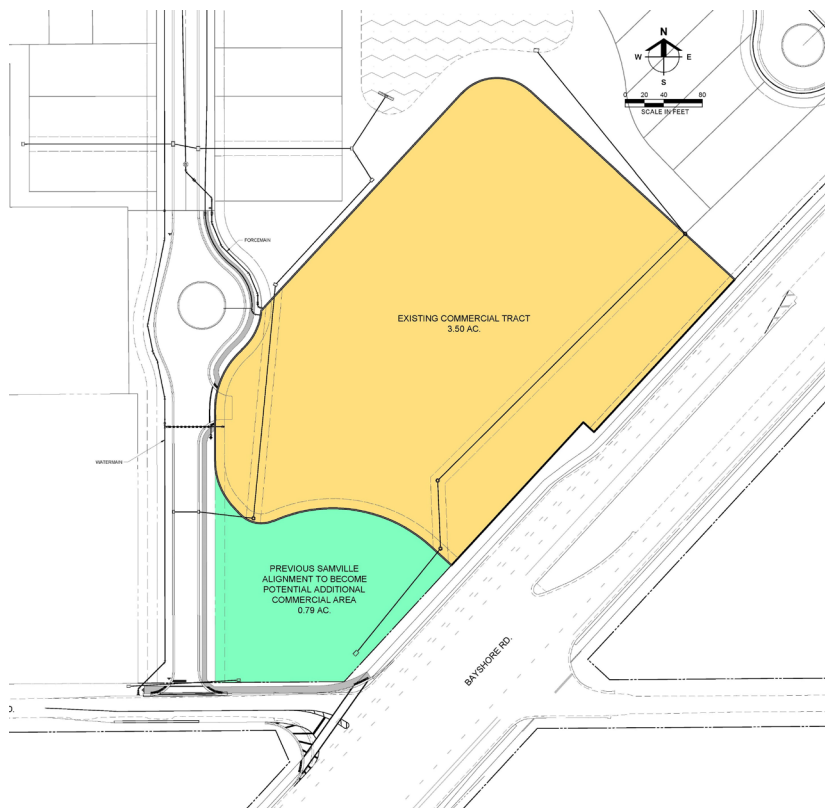
Samville Alignment

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.



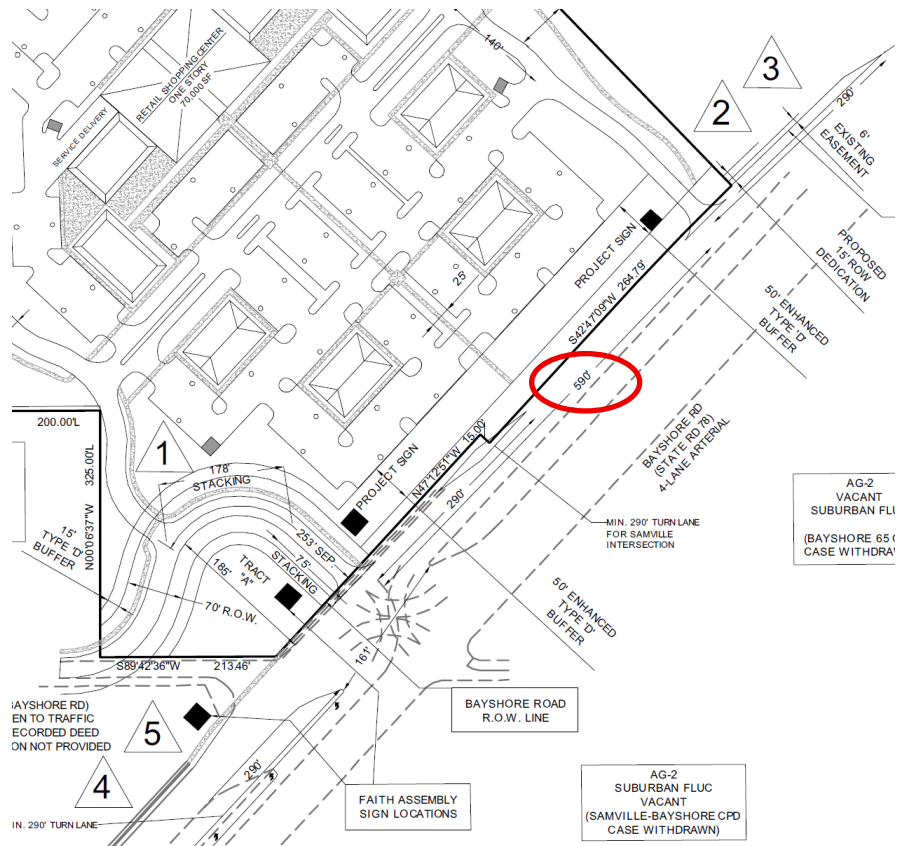
Conditions 16 and 17 of ADD2021-00214 stipulate 21.6 acres of common open space and 103.53 acres of indigenous preserve. The approved MCPs show the same requirements and also include a calculation of what the required open space is by LDC calculations; demonstrating that the open space requirements of 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.