

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: 10/10/2024
PROJECT NAME: Bayshore 21 MPO
FIRM: 10 FIRM LOCATION: NEM Houston Center
FOR MORE INFORMATION CONTACT:
C. Thomas 813-1000-0000 (toll-free)

\$90
DOT PH
Legacy
239-2100

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

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Dick Thomas mbuilder26@yahoo.com

NORTH FORT MYERS
COMMUNITY PLANNING & DESIGN REVIEW PANELS

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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

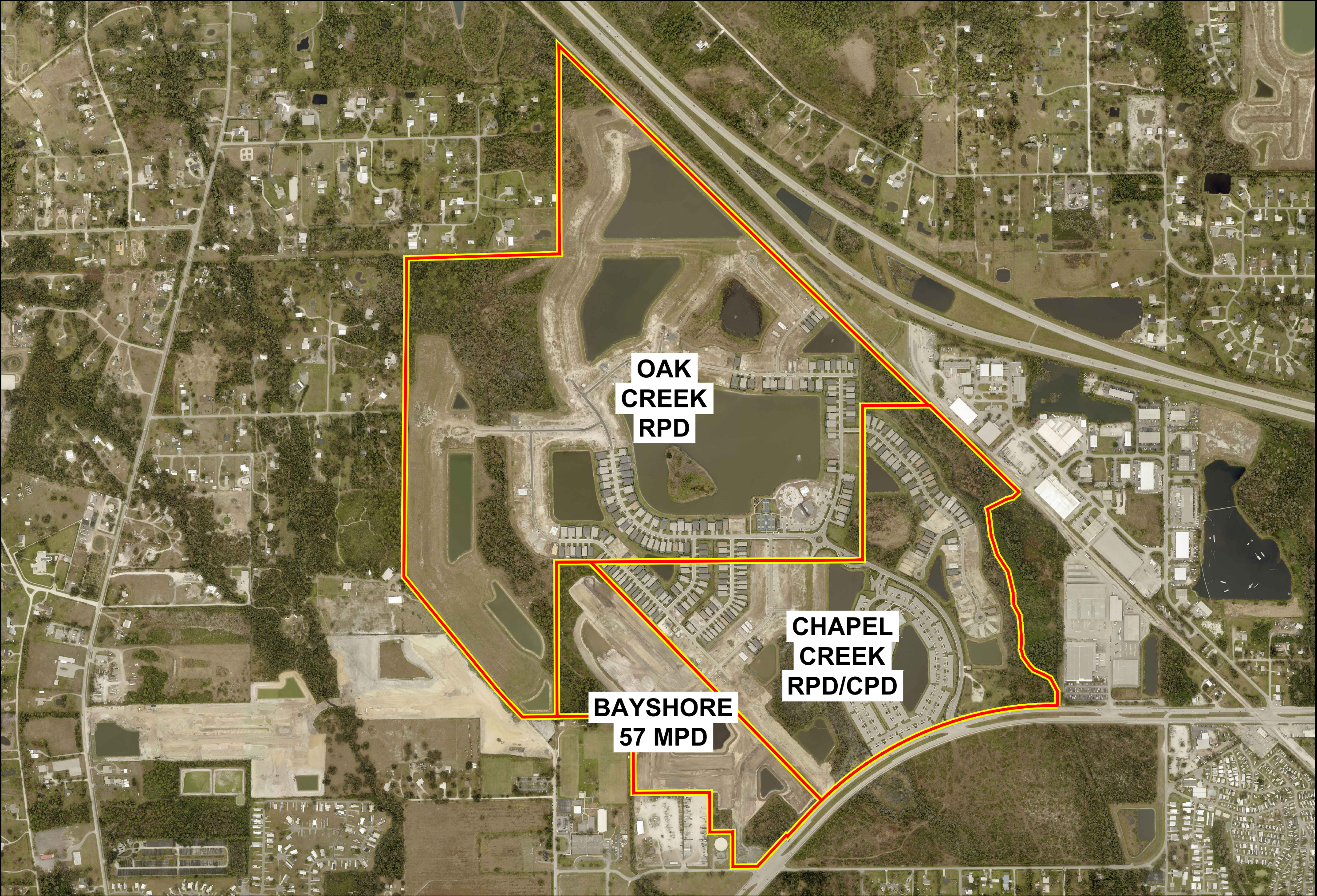
Proposed MCP

- 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:

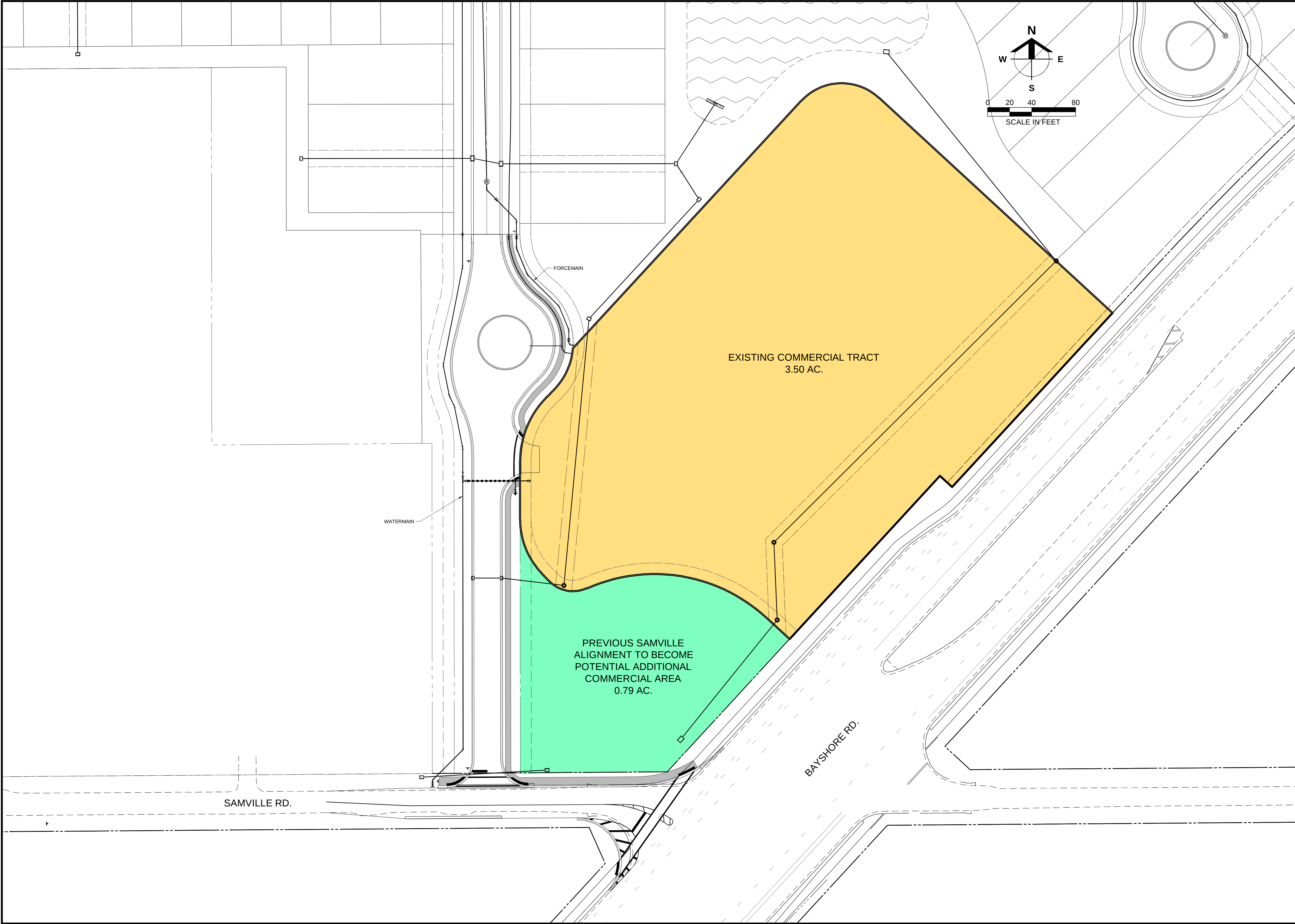
1. Remove the realignment of Samville Road, increasing the commercial tract by 0.79 acres;
2. Add second commercial access on Bayshore Road;
3. Revise Samville Road intersection separation deviation;
4. Add Bayshore Road intersection separation deviation.



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
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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**

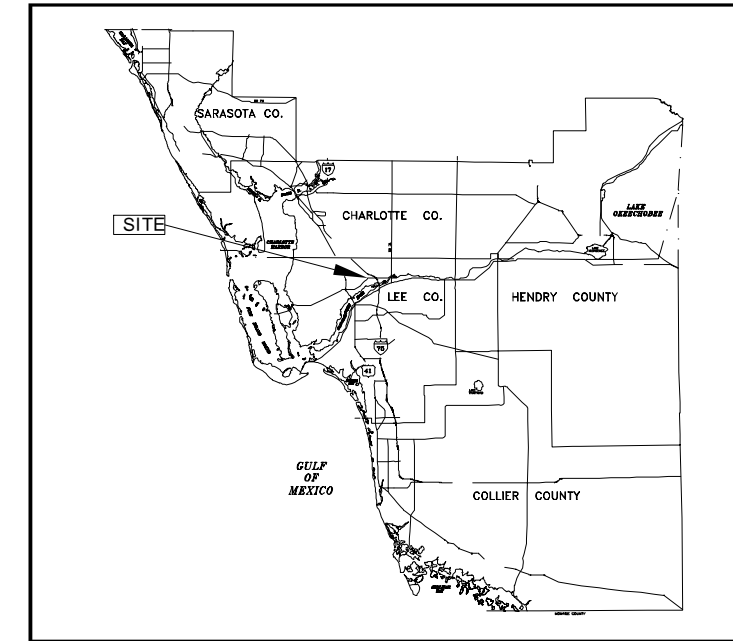
PROJECT / FILE NO.
23668

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

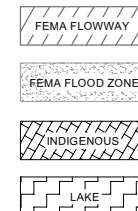
PARKING BALANCE

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

DEVIATIONS:



MAP OVERLAY LEGEND



NORTH



SCALE 1" = 130'

ALTERNATE A
MASTER CONCEPT PLAN

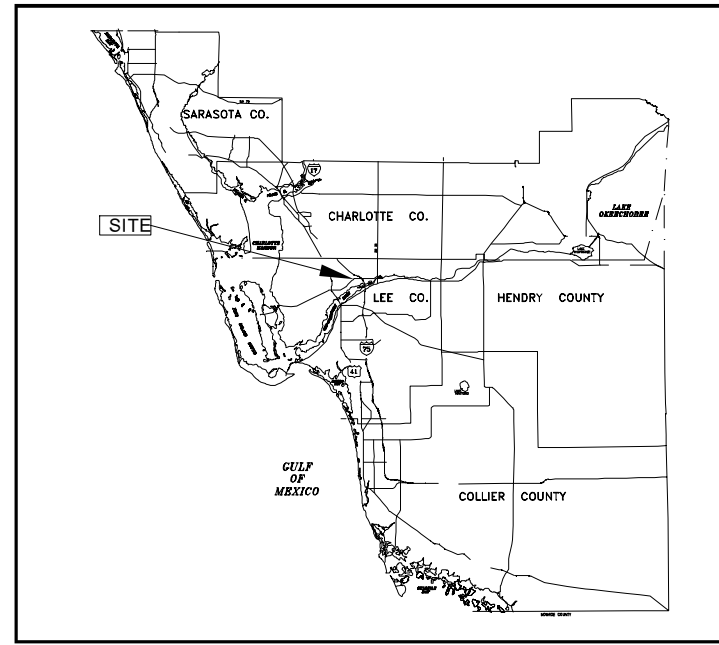
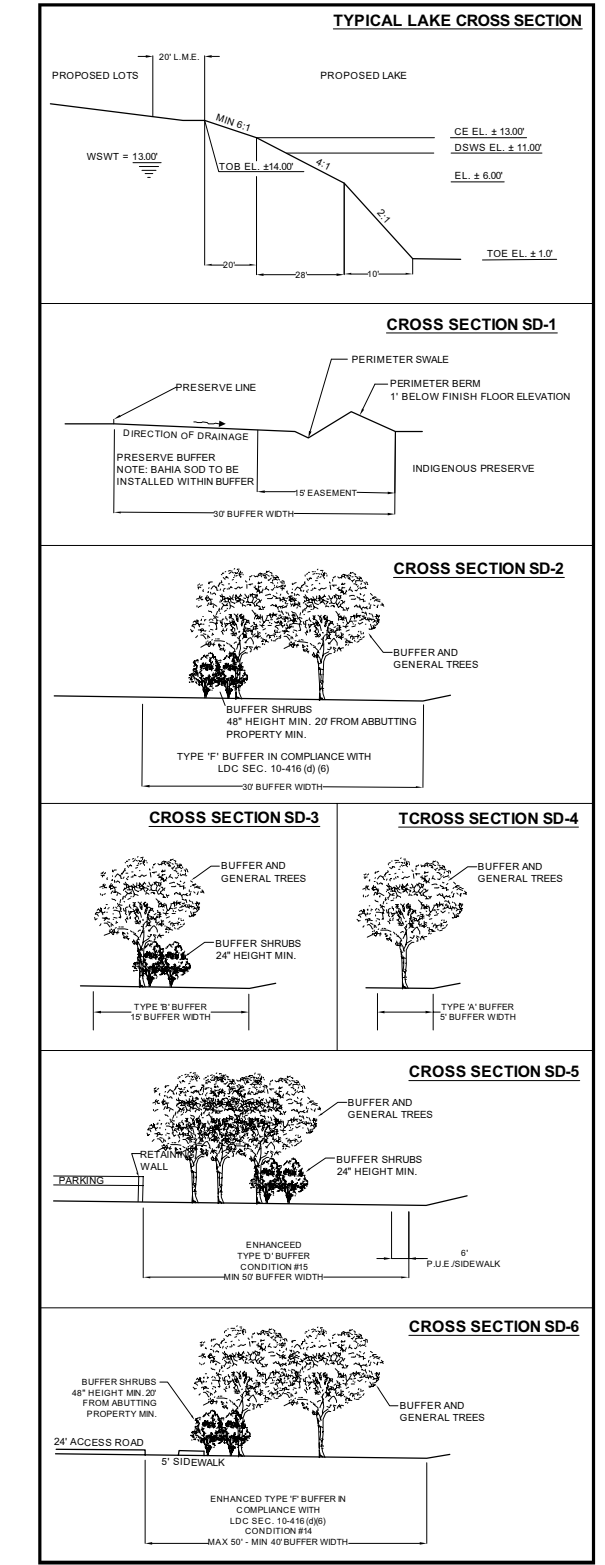
SHEET
1 OF 3

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

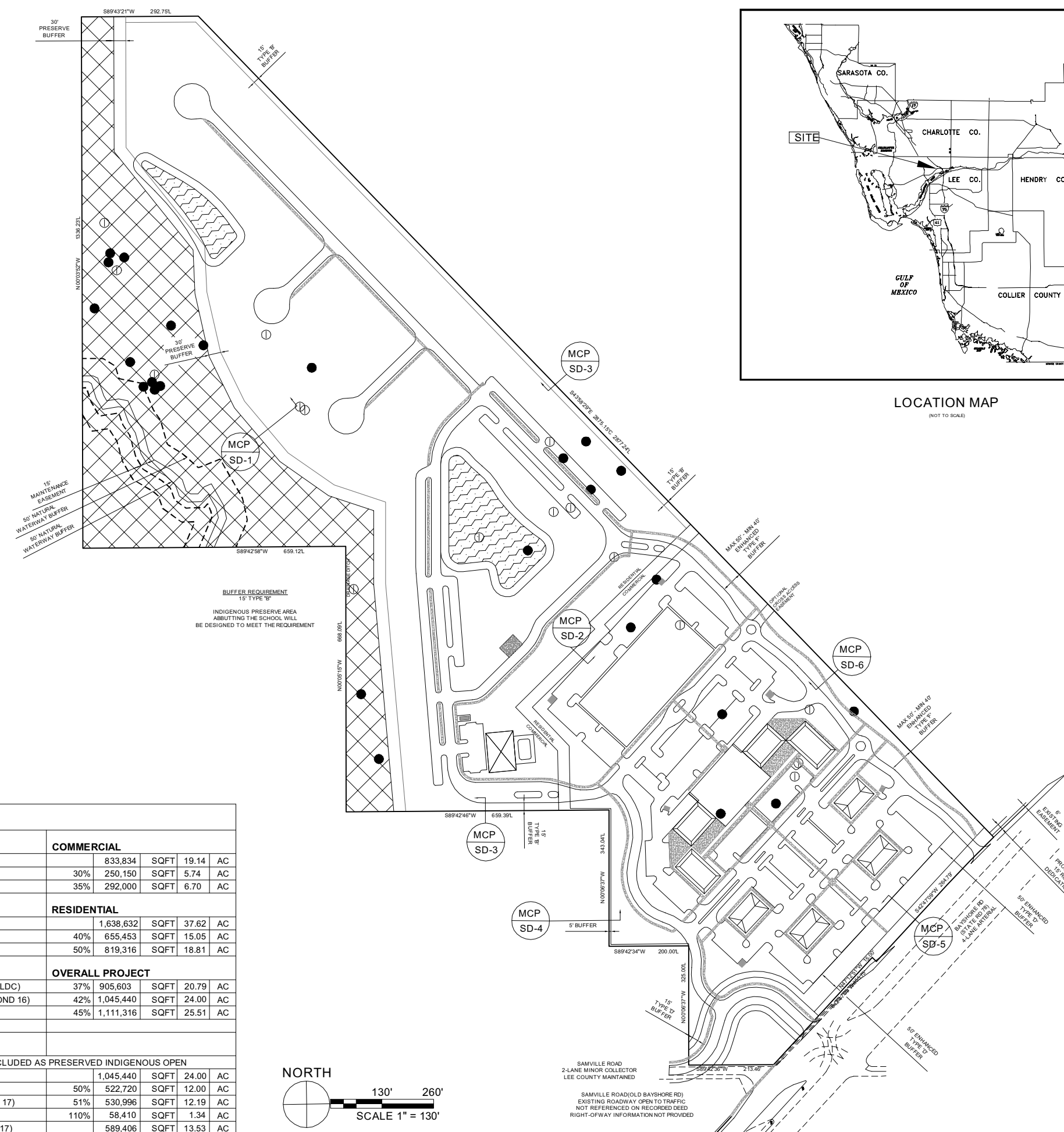
MASTER CONCEPT PLAN BAYSHORE 57 MPD

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

BUFFER CROSS SECTIONS

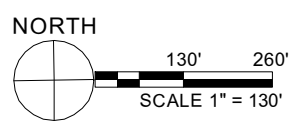


LOCATION MAP
(NOT TO SCALE)



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

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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

