



May 20, 2026

Lee County Community Development, Zoning Section  
1500 Monroe Street  
Fort Myers, FL 33908

**Re: 5740 BAYSHORE ROAD SEZ AND REZ  
2<sup>nd</sup> INSUFFICIENCY RESPONSE LETTER  
REZ2025-00005 and SEZ2025-00007**

Enclosed please find responses to your insufficiency letter dated *January 6<sup>th</sup>, 2026*. The following information has been provided to assist with the approval process:

- 1. Sufficiency Comment Response Letter**
- 2. Neighborhood Meeting Summary**
- 3. Revised Request Narrative & Lee Plan Compliance**
- 4. Revised MCP**
- 5. Revised Boundary Survey, Legal and Sketch**

The following is a list of staff comments with our responses in **bold**:

**Zoning (for both cases):**

No public information meeting summary document was provided in the 12-15-25 resubmittal. Per LDC 33-1532(a) and (b), please provide this document.

**RESPONSE: A meeting summary has been included in this resubmittal.**

**Environmental Review**

Staff appear to have identified easements not acknowledged by the applicant; instrument number 2009274, OR BK 1811 /PG 1101. Revise the site plan to show all easements.

**RESPONSE: The easement was not identified on the furnished title.**

The applicant has stated that the 30-foot type-f buffer required under LDC 33-1543 will overlap within the indigenous open space preservation. Portions of this area are an existing surface water feature which appears to drain onsite and offsite flows, and which is supported by an offsite retaining wall. Clearly delineate the extent of the surface water feature on the site.

**RESPONSE: The ditch area, or extent of the surface water feature, has been shown on the site plan.**

Provide additional evidence to support the applicants position that the water feature identified during site inspection does not meet the definition of Natural Waterway or revise the MCP to show the 50-foot buffer on the plan.



**RESPONSE:** The area has been identified as a ditch per the Atwell vegetation map as evident that it connects to an offsite retaining wall and drainage swale that runs parallel to the abutting drainage pond that serves the abutting commercial shopping plaza. The ditch/swale terminates at Bayshore Road and continues unimpeded through the subject property as exhibited in the graphic below. This does not seem to meet the definition of a natural waterway.



The applicant has stated they will seek a deviation from 10-329(d)(1)a., identify the location of the proposed deviations on the site plan.

**RESPONSE:** The deviation triangles are on the site plan.

The applicant has stated they will seek a deviation from 10-329(d)(1)a., provide additional information about how the deviation request.

**RESPONSE:** The deviation is permitted administratively at the time of local development order. The deviation is being asked now to simplify the process at that stage. The lake size is needed for the impervious runoff. The additional 25 feet of relief from the property line allows for the lake to remain out of the wetland for maximum preservation.

The survey provided by the applicant states the survey is not to be used for new design purposes. Provide a revised survey which can be used to review the proposed rezoning.

**RESPONSE:** See revised survey. Comment has been updated.

### **Legal Description**

Sec. 34-202(a) Submittal requirements for applications requiring public hearing:

(5) Legal description and sketch to accompany legal description. - The legal description is not a metes and bounds description of the perimeter of the subject property. The legal description does not include a sketch to accompany legal description. The description includes 4 individual descriptions. Please provide a separate document with the description and sketch of the perimeter of the subject property.

**RESPONSE:** See revised survey, legal and sketch.

Please review comment concerning the legal descriptions on 3 submitted documents that contain descriptions. Legal description and sketch, Boundary Survey, Title Certification.

**RESPONSE:** See revised survey, legal and sketch.

Sec. 34-202(a). Submittal requirements for applications requiring public hearing. The following issue is found on the legal description, boundary survey, and title certification for the descriptions of Parcel A, B, and C. (see highlights on legal description document).

**RESPONSE:** See revised survey, legal and sketch.

Based on the state plane coordinates provided in the boundary survey, the legal description from the warrantee deed has errors and includes a 125' strip of property east of 5740 Bayshore Rd and does not include the 125' of the west side of 5740 Bayshore Rd. The state plane coordinates for the Point of Beginning (POB) and opposing corner fall at the northeast and southwest corners of the overall parcel of land. The description for Parcel A begins at the POB and follows a call going N/E along the south ROW line of SR78 for 90 feet. Parcel B begins at the same "POB" and follows the south ROW for 90 feet to Parcel B's POB then continues along said ROW for 35 feet. This places the Parent POB 125 feet northeast of the POB state plane coordinate. The issue continues with items 3 and 4.

**RESPONSE:** See revised survey, legal and sketch.

The overall description of the perimeter of the property included on the boundary survey appears to correctly map the property using the state plane coordinate for the POB and nearly matches the state plane coordinate for the opposing corner.

**RESPONSE:** See revised survey, legal and sketch.

Please correct the legal descriptions on all 3 documents.

**RESPONSE: See revised survey, legal and sketch.**

These two lines to POB 3 do not lead to the same point based on the state plane coordinate provided of SRD R/W MONUMENT P.C. 88 PLUS 62.24

**RESPONSE: See revised survey, legal and sketch.**

If you have any further questions, please do not hesitate to contact me directly at (239) 318-6707 or [fdrovdlic@rviplanning.com](mailto:fdrovdlic@rviplanning.com).

Sincerely,

**RVi** Planning + Landscape Architecture



**Fred Drovdllic, AICP**  
Planning Director



## REQUEST FOR WAIVER OF STATUTORY ZONING APPLICATION REVIEW DEADLINES

Please email application to [ZoningAdmin@leegov.com](mailto:ZoningAdmin@leegov.com) or submit to the Zoning counter at 1500 Monroe St. Fort Myers, FL 33901. Call 239-533-8585 with questions.

\*Please provide the required information below.

|                       |                                    |
|-----------------------|------------------------------------|
| *Project Case Number: | REZ2025-00005 and SEZ2025-00007    |
| *Project Name:        | 5740 Bayshore Road SEZ and REZ     |
| *Applicant Name:      | Larry Johnson / Agent RVi Planning |
| *Phone Number:        | 2399893370                         |
| *Email:               | fdrovdlic@rviplanning.com          |

Applicant hereby requests a waiver of the statutory development order review deadlines found in § 125.022, Florida Statutes, for the application identified above. This waiver will allow additional time for Applicant to submit, and for Lee County to review, any supplemental or corrected materials which have been deemed necessary by the Department of Community Development to substantiate compliance with the applicable application requirements of the Lee County Land Development Code. Applicant acknowledges that the maximum response time, notwithstanding this waiver request, is 365 days from the original submittal date at which time the submittal must be approved, approved with stipulations, or denied.

**Applicant requests addition time to submit by March 27**

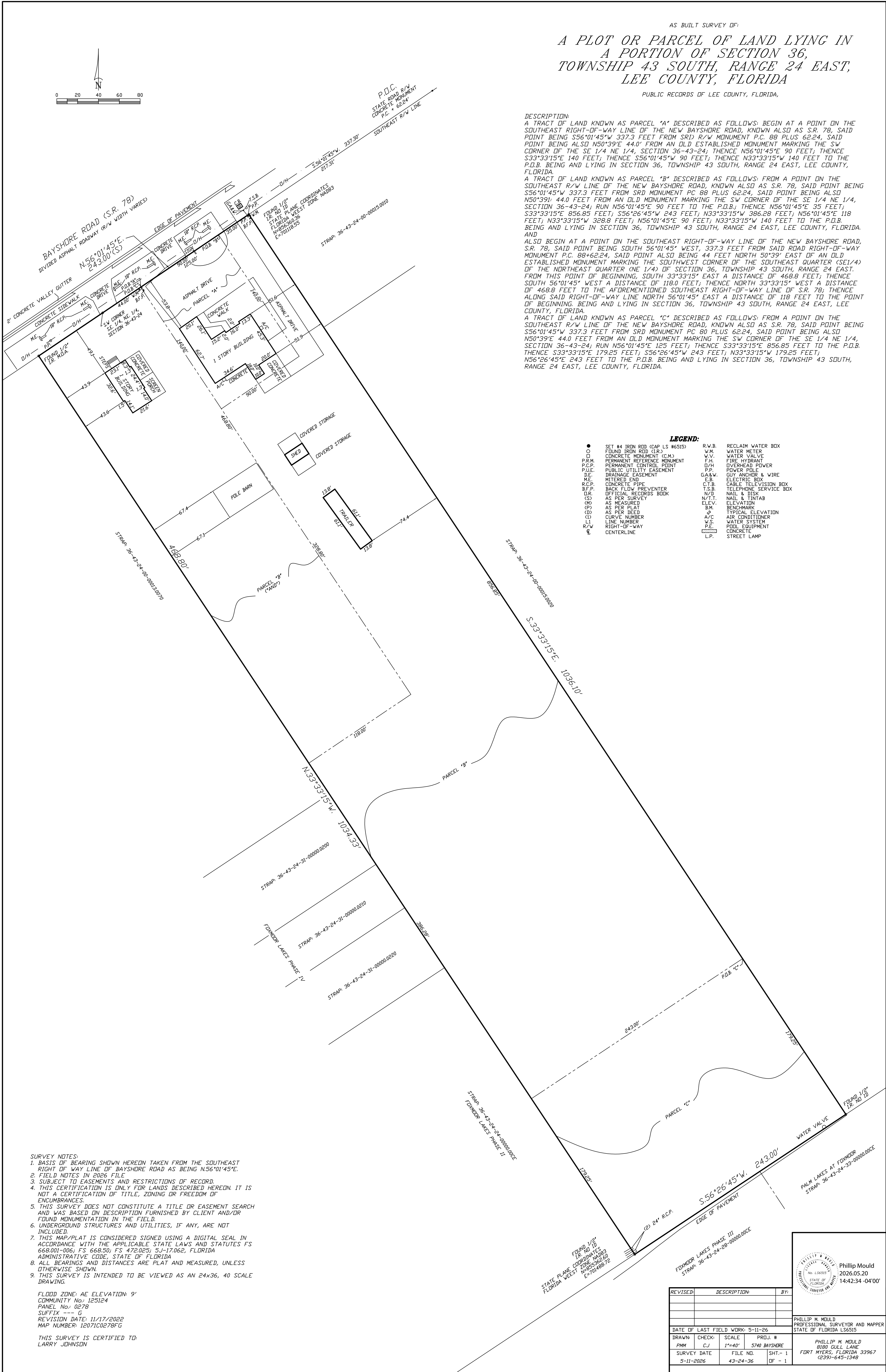
Fred Drovdlic, AICP

\*Signature

Digitally signed by Fred Drovdlic, AICP  
DN: C=US, E=fdrovdlic@rviplanning.com, O="RVi  
Planning + Landscape Architecture", OU=Fort Myers  
Planning Director, CN="Fred Drovdlic, AICP"  
Date: 2026.03.05 15:57:05-05'00'

March 2, 2026

\*Date



BAYSHORE ROAD (S.R. 78)

P.O.B.  
STATE PLANE COORDINATES  
FLORIDA WEEST ZONE NAD83  
N=856360.36  
E=701118.55  
S.56°01'45"W. 217.31'

P.O.C.  
STATE ROAD R/W  
CONCRETE MONUMENT  
P.C. + 62.24'

SOUTHEAST R/W LINE

STRAP: 36-43-24-00-00015.0010



SKETCH TO ACCOMPANY DESCRIPTION:

A PLOT OR PARCEL OF  
LAND LYING IN A PORTION  
OF SECTION 36,  
TOWNSHIP 43 SOUTH,  
RANGE 24 EAST,  
LEE COUNTY, FLORIDA

PUBLIC RECORDS OF LEE COUNTY, FLORIDA,

SKETCH NOTES:

- 1. BASIS OF BEARING SHOWN HEREDN TAKEN FROM THE SOUTHEAST RIGHT OF WAY LINE OF BAYSHORE ROAD AS BEING N.56°01'45"E..
- 2. FIELD NOTES IN 2026 FILE.
- 3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREDN. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
- 5. THIS SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
- 6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
- 7. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
- 8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
- 9. THIS SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2 x 14", 1" = 100' SCALE DRAWING.

SEE "EXHIBIT A" SHEET 2 OF 2  
FOR DESCRIPTION TO ACCOMPANY THIS SKETCH  
\*\*NOT A BOUNDARY SURVEY\*\*

N.56°01'45"E. 243.00'

N.33°33'15"W. 1034.33'

S.33°33'15"E. 1036.10'

S.56°26'45"W. 243.00'

STRAP: 36-43-24-00-00013.0070

STRAP: 36-43-24-31-00000.0200

STRAP: 36-43-24-31-00000.0210

STRAP: 36-43-24-31-00000.0220

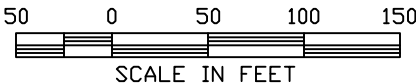
FOXMOOR LAKES PHASE IV

STRAP: 36-43-24-24-00000.00CE  
FOXMOOR LAKES PHASE II

STATE PLANE COORDINATES  
FLORIDA WEEST ZONE NAD83  
N=855362.60  
E=701488.72

PALM LAKES AT FOXMOOR  
STRAP: 36-43-24-33-00000.00CE

FOXMOOR LAKES PHASE III  
STRAP: 36-43-24-28-00000.00CE



LEGEND:

- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

**"EXHIBIT A"**

SKETCH TO ACCOMPANY DESCRIPTION:

*A PLOT OR PARCEL OF LAND LYING IN A  
PORTION OF SECTION 36,  
TOWNSHIP 43 SOUTH, RANGE 24 EAST,  
LEE COUNTY, FLORIDA*

PUBLIC RECORDS OF LEE COUNTY, FLORIDA,

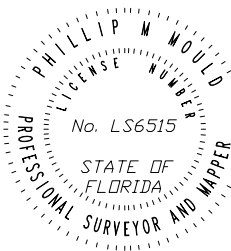
**\*\*NOT A BOUNDARY SURVEY\*\***

## DESCRIPTION:

A PLOT OR PARCEL OF LAND LYING IN A PORTION OF SECTION 36,  
TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, SAID PLOT  
OR PARCEL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A STATE ROAD RIGHT OF WAY MONUMENT P.C. 88 PLUS  
62.24, LYING ALONG THE SOUTHEAST RIGHT OF WAY LINE OF BAYSHORE  
ROAD (SR78); THENCE FROM SAID MONUMENT RUN S.56°01'45"W. ALONG SAID  
SOUTHEAST RIGHT OF WAY LINE FOR 217.31 FEET TO THE POINT OF  
BEGINNING; THENCE RUN S.33°33'15"E FOR 1036.10 FEET; THENCE RUN  
S.56°25'45"W. FOR 243.00 FEET; THENCE RUN N.33°33'15"W. TO A POINT  
LYING ALONG THE AFORESAID SOUTHEAST RIGHT OF WAY LINE OF  
BAYSHORE ROAD FOR 1034.33 FEET; THENCE RUN N.56°01'45"W. ALONG SAID  
LINE FOR 243.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 251,556.9 SQUARE FEET, OR 5.77 ACRES, MORE OR LESS.



**Phillip  
Mould  
2026.05.20  
14:43:14  
-04'00'**

PHILLIP M. MOULD  
PROFESSIONAL SURVEYOR AND MAPPER  
LS6515 - STATE OF FLORIDA  
5-19-2026

**5740 BAYSHORE**

PHILLIP M. MOULD  
8180 GULL LANE  
FORT MYERS, FLORIDA 33967  
239-645-1348



## Memorandum

**To:** Lee County Planner  
**From:** Fred Drovdlc, AICP  
**Date:** August 5, 2025  
**Subject:** 5740 BAYSHORE REZ-SEZ  
Neighborhood Information Meeting Synopsis

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RVi Planning and Landscape Architecture presented at the regularly scheduled North Fort Myers Planning Panel meeting. A quorum was present. The MCP, location map and deviations were presented and discussed. The request presented was as follows:

Agriculture (AG-2) to Community Commercial (CC) and a Special Exception for the following uses that are by special exception only in the North Fort Myers Commercial Corridor for Bayshore/Pine Island Road: HYBRID, PRIVATE and MINI WAREHOUSE. Intended use is enclosed RV storage, office and some minor repairs and sales (no display).

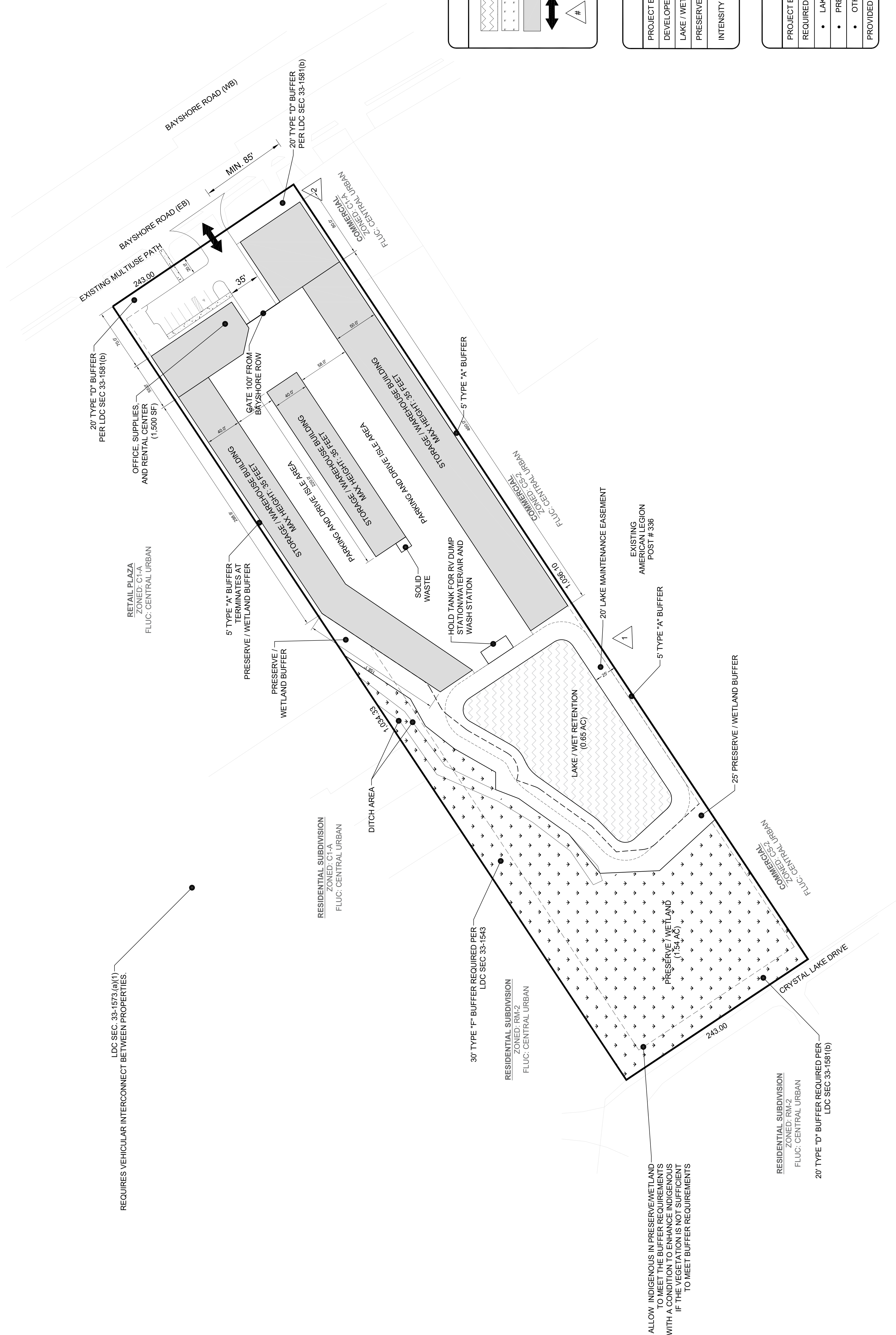
There were no questions and the panel deemed the request acceptable.

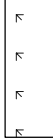
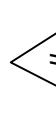
Sincerely,

**RVi** Planning + Landscape Architecture

A handwritten signature in blue ink, appearing to read 'Fred Drovdlc'.

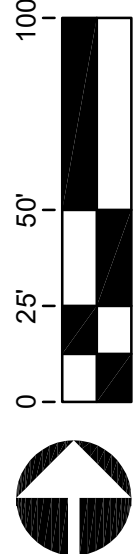
**Fred Drovdlc, AICP**  
Planning Director



| PLAN LEGEND                                                                         |                                 |
|-------------------------------------------------------------------------------------|---------------------------------|
|    | LAKE                            |
|  | PRESERVE / WETLANDS             |
|  | BUILDINGS                       |
|  | VEHICULAR INGRESS AND<br>EGRESS |
|  | DEVIATIONS                      |

| LAND USE TABLE       |                                                           |
|----------------------|-----------------------------------------------------------|
| PROJECT BOUNDARY     | 5.77 AC                                                   |
| DEVELOPED AREA       | 3.58 AC                                                   |
| LAKE / WET RETENTION | 0.65 AC                                                   |
| PRESERVE / WETLANDS  | 1.54 AC                                                   |
| INTENSITY            | 80 STORAGE UNITS<br>UP TO 100,000 SF +<br>1,500 SF OFFICE |

| OPEN SPACE TABLE          |         |
|---------------------------|---------|
| PROJECT BOUNDARY          | 5.77 AC |
| REQUIRED OPEN SPACE (30%) | 1.73 AC |
| • LAKE / WET RETENTION    | 0.65 AC |
| • PRESERVE / WETLANDS     | 1.54 AC |
| • OTHER OPEN SPACE        | 0.65 AC |
| PROVIDED OPEN SPACE (45%) | 2.60 AC |



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.