Lee County
Southwest Florida

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District Five

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County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

July 21, 2025

Writer's Direct Dial Number: 239-533-8793

Cindy Leal Brizuela
EnSite, Inc.
2401 First Street
Suite 201
Fort Myers, FL 33901

Re: Planned Development Amendment
Betsy Parkway MPD
DCI2025-00003

Dear Ms. Brizuela,

The Zoning Section has reviewed the submission package for the above-referenced application in accordance with the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. The insufficiency comments must be addressed within thirty (30) calendar days of this letter, or the case will be considered withdrawn in accordance with the LDC. Please be advised that additional comments may follow once required documents and detailed analysis are submitted.

If you have any questions, please contact me at (239) 533-8793 or EWorkman@leegov.com.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section
Electronically signed on July 21, 2025
Elizabeth A. Workman
Principal Planner
EAW

Zoning

1. There is an inconsistency between the industrial uses proposed in the Schedule of Uses and the building configuration and depiction on the Master Concept Plan. The applicant needs to reduce the level of detail on the Master Concept Plan to remove buildings and depict the intensity levels within the industrial portion or depict the detail showing the display areas, warehouse bay doors, open storage, etc.

2. The response letter indicates that the intense uses such as repair will be centrally located but the MCP does not specify where repair is proposed. Staff is concerned about stormwater pollution from the outdoor storage, carwash, boatyard, repair uses, processing plant, and lawn and garden (chemicals). The industrial portion of the MCP may need to be further bisected to depict the more intense light industrial uses to the southwest abutting the industrial park and the warehouse type of uses to the north abutting the TFC-2 property. Compatibility between onsite and offsite uses as well as environmental compatibility must be justified in the Lee Plan analysis with the MCP used as the supporting document.

Development Services

3. Please provide a written description of the surface water management plan per LDC 34-373(b)(1). Staff could not locate this document in the resubmittal.

Natural Resources

4. The FLUCCS Map delineates water conveyances though the property. Please detail whether these convey offsite flows and how flows will be maintained, if applicable.

5. Please provide a draft Water Quality Monitoring Plan to demonstrate compliance with Lee Plan policy 125.1.4.

Environmental Sciences

6. The revised FLUCCS map does not appear to accurately reflect site conditions. Staff completed a site inspection and cannot confirm FLUCCS types shown on the revised FLUCCS map with what was identified during the site inspection by staff. Revise the FLUCCS map to match site conditions.

7. Revise the FLUCCS map to include the exotic descriptor (e-values) for the site.

8. Staff did not identify native trees as described by the FLUCCS map in the areas being claimed for indigenous open space. Revise the FLUCCS map to accurately reflect site conditions.

9. The area identified as FLUCCS 8146, as seen through li-dar imaging and the site inspection by staff, appears to drain water off site to the adjacent aquatic preserve. Revise the FLUCCS to match site conditions.

10. Staff are concerned that the extent of wetlands and surface waters is not fully depicted on the FLUCCS map. Staff recommend the following condition, "developer may not commence construction on development impacting wetlands until issuance of required permits. Development activity must comply with state wetland permits and applicable local development permits. If the State does not approve wetland impacts or if the State wetland permits are not consistent with proposed wetland impacts reflected in County development permits, then developer must amend local development permit approvals to be consistent with State wetland permits or applicable Lee Plan and LDC regulations regarding development within wetland."

DOT

11. Currently the site has one ingress and one egress access, the MCP shows both access points as ingress and egress.

12. Demonstrate the motor vehicle connections on Pine Island Rd. and Betsy Pkwy shown on the plans are in compliance with LDC Section 10-285 (Connection Separation). The connection separation distances, measured edge to edge, must be determined on both sides of the roadway for undivided roadways. Existing and approved access points must be depicted on both sides of the road along the project frontage and to the nearest access point beyond the project frontage in each direction. (The justification provided does not meet code.)

13. Per Lee Plan Policy 12.3.5: Commercial developments must provide interconnection opportunities with adjacent uses to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including but not limited to, bike paths and pedestrian access ways. (Ord. No. 09-15, 18-18) Please demonstrate cross access on the MCP demonstrating compliance. {The parcel to the east is zoned CS-1, interconnect opportunities will be required, please provide.}

14. Staff request a meeting with the applicant prior to resubmittal to discuss the project.

TIS

15. A 40% pass-by rate was used for commercial uses in the TIS, but Lee County only accepts a maximum 30% pass-by rate. A revision is required.

16. The applicant needs to provide information regarding the traffic/directional splits entering and exiting the proposed project at the proposed access points (on Pine Island Rd and Betsy Pkwy) with AM and PM conditions.

17. The service volumes (capacity) at LOS “C” on Pine Island Rd is 380 and on Stringfellow Rd is 570, not 800.

18. The roadway segments studied shall be broken into: (1). Pine Island Rd from Stringfellow Rd to Site; (2). Pine Island Rd from Site to East; (3). Stringfellow Rd from Pine Island Rd to North; (4). Stringfellow Rd from Pine Island Rd to South.

19. Since the project's trip generation is more 100 trips per hour, the information of intersection Level of Service (LOS) analysis for the project's entrances on Pine Island Rd and the intersection of Pine Island Rd/Stringfellow Rd must be provided for review.