Consolidated Review Comments

Record Number: DCI2025-00003

Click the record number to open it in the eConnect/ACA portal.

Department of Community Development
Zoning
P.O. Box 398
Fort Myers, FL 33902

Report Date: 11/21/2025
Record Type: Planned Development
Address: 5041 PINE ISLAND RD NW, BOKEELIA, FL 33922
Project Name: Betsy Parkway MPD
Record Description: Request to rezone +/- 23.96 acres from C-1A and AG-2 to the Mixed Use Planned Development (MPD) zoning district.

Staff has reviewed the above-referenced application in accordance with the applicable requirements of the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. A public hearing date will not be scheduled until a complete application is submitted.

Please respond to the enclosed sufficiency review comments within 30 days of the date of this letter. This application may be withdrawn if no response is received within this timeframe.

In order to facilitate an efficient review process, Staff is available to the Applicant and the Developer to schedule a meeting to discuss the remaining comments prior to resubmittal of the application. Contact PODZoning@leegov.com.

GENERAL COMMENTS:

The information below is an advisory summary of any significant issues identified for the project.

Corrections	*Review Comments*	*Reviewer*	*Status*	*Comment ID*
Development Services Review				
Yes	Development Services 1. The proposed MCP includes a secondary access on Betsy Pkwy. Please demonstrate that the existing roadway meets or exceeds the minimum standards set forth in LDC Sec. 10-296. Staff acknowledges the response to comments in response letter #3 that a Schedule of Deviations was previously submitted to address this access, however, the referenced deviation is from LDC Sec. 10-285 (connection separation) and is unrelated to the roadway standards in LDC Sec. 10-296. NOTE: At time of development order the applicant must demonstrate compliance with this requirement.	Allyson Hall	Open	13
DOT Review				
Yes	1. Currently the site has one ingress and one egress access, the MCP shows both access points as ingress and egress. (This comment is pertaining to the two access points on Pine Island Road that are shown on the MCP provided) 2. 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	Brittany Banker	Open	11

Corrections	*Review Comments*	*Reviewer*	*Status*	*Comment ID*
	access point beyond the project frontage in each direction. (Pine Island Rd is a Arterial road within the Urban future land use. The connection separation provided does not meet code. The Deviation request is only for one of the two measurement.) 3. Staff request a meeting with the applicant prior to THIS resubmittal to discuss the project.			
LeeTran Review				
Yes	LeeTran has reviewed the proposed development and determined that the development is beyond one-quarter mile of a bus stop or a fixed-route corridor. Based on the current Transit LDC section 10-441, no improvements are required by the developer at this time, but will be reassessed at the time of DO or LDO.	Jose Perez	Open	9

CORRECTIONS NEEDED:
Items marked Yes must be resolved before the plan review can be approved. Items marks "No" may be deferred to subsequent submittals and are not required to be addressed prior to approval of plans and documents.

REVIEWER CONTACT INFORMATION:

Reviewer Name	*Reviewer Email*	*Reviewer Phone*
Jose Perez	jperez2@leegov.com	-
Brittany Banker	bbanker@leegov.com	239-533-8562
Allyson Hall	ahall@leegov.com	239-533-8553