Lee County
Dept. of Community Development
Zoning Section c/o Elizabeth Workman
1500 Monroe Street
Fort Myers, FL 33901

ensite

**BETSY PKWY**
**Mixed Use Planned Development**
**RESPONSE LETTER #4**

Please accept the responses below to your letter dated October 30, 2025 regarding the comments for Betsy Parkway MPD (DCI2025-00003).

## 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 LCLDC 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.

**RESPONSE: Thank you for the clarification, the Applicant will demonstrate compliance with this section of code at time of development order.**

## DOT

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)

**RESPONSE: Please see revised MCP.**

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 access point beyond the project frontage in each direction. (Pine Island Rd is an 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.)

**RESPONSE: Please see the attached revised Schedule of Deviations which includes both**

**measurements. Please also see the revised MCP which notes the deviation locations.**

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

**RESPONSE: The Applicant met with Staff prior to resubmittal.**

## LeeTran

1. Lee Tran 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.

**RESPONSE: Thank you, this is noted.**

Please contact me directly at (239) 226-0024 or  if you should have any questions or require additional information.

Sincerely,
**EnSite, Inc.**

Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

cc: Terry B. Cramer III Esq., Wilbur Smith

Enclosures:
1. Schedule of Deviations
2. Revised MCP

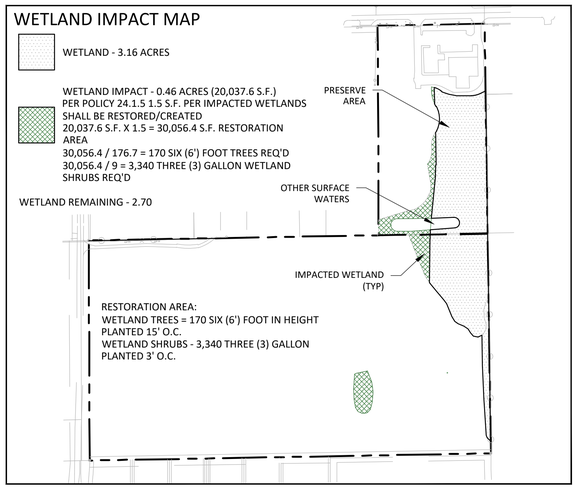
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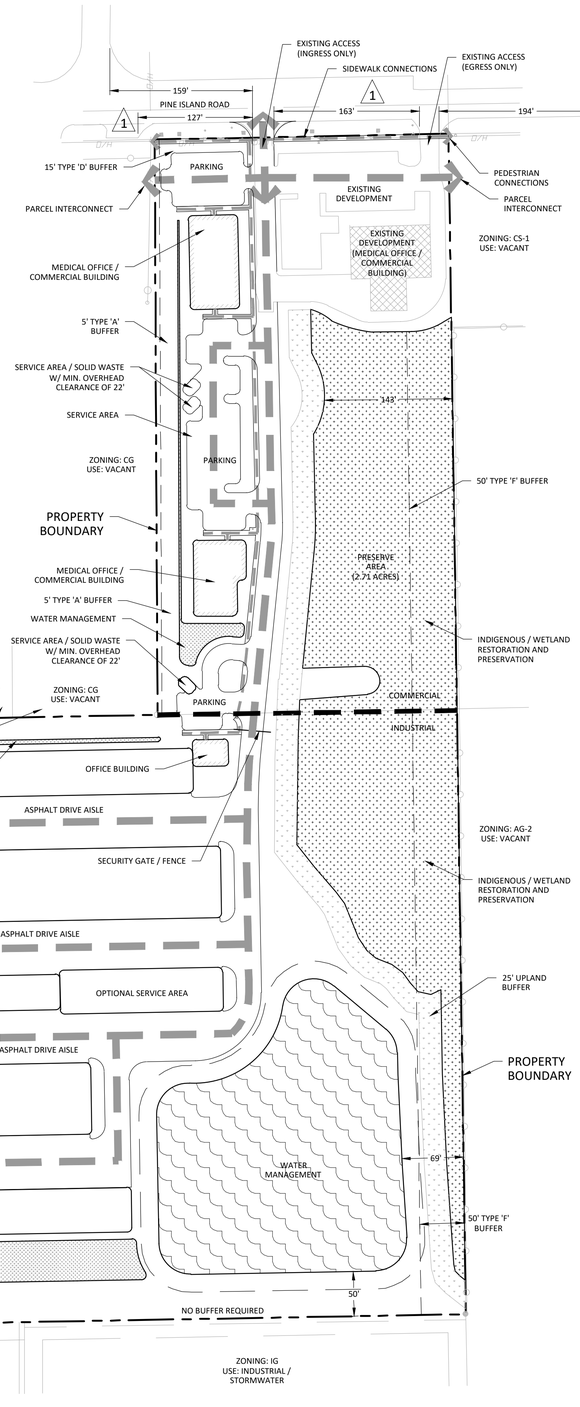
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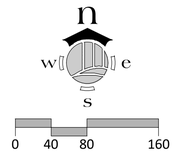
**BETSY PKWY**
**Mixed Use Planned Development**
**Schedule of Deviations**

1. A deviation from LDC Sec. 10-285, which requires a connection separation of 440 feet along a principal arterial roadway to allow 127′ at the closest point of separation and 163′ at the second closest point of separation. This will memorialize existing access into the parcel.

   **JUSTIFICATION: The proposed deviation would allow for the memorialization of existing access points along Pine Island Road which is classified as a County-maintained arterial with a speed limit of 40 MPH. The dual entrances to the site along Pine Island Road ensure safe circulation internal to the site which features an existing building with a drive-through. This building previously functioned as a bank. Per LDC Sec. 10-291(3), commercial development in excess of 10 acres must provide more than one means of ingress or egress. This property has two (2) existing points of ingress/egress along Pine Island Road. Western access is an existing ingress only, while the eastern access is egress only. The proposed deviation would allow for these existing access points to be memorialized on the property.**




## COMMERCIAL PORTION

| | |
|---|---|
| INTENSITY | 40,000 S.F. |
| SETBACKS (BUILDING) | PROPOSED |
| NORTH (SIDE) | 25' |
| EAST (FRONT) | 25' |
| WEST (REAR) | 25' |
| SOUTH (SIDE) | N/A |
| WATER BODY SETBACK | 25' |
| HEIGHT OF BUILDINGS | 35' |
| OPEN SPACE | 30% |
| MAX LOT COVERAGE | 40% |

## INDUSTRIAL PORTION

| | |
|---|---|
| INTENSITY | 250,000 S.F. |
| SETBACKS (BUILDING) | PROPOSED |
| NORTH (SIDE) | 20' |
| EAST (FRONT) | 20' |
| WEST (REAR) | 25' |
| SOUTH (SIDE) | 20' |
| WATER BODY SETBACK | 25' |
| HEIGHT OF BUILDINGS | 35' |
| OPEN SPACE | 20% |
| MAX LOT COVERAGE | 40% |

## DEVIATIONS

1 DEVIATION FROM LDC 10-285, WHICH REQUIRES A CONNECTION SEPARATION OF 440 ALONG A PRINCIPAL ARTERIAL ROADWAY TO ALLOW 127' AT THE CLOSEST POINT OF SEPARATION AND 163' AT THE SECOND CLOSEST POINT OF SEPARATION. THIS WILL MEMORIALIZE THE EXISTING ACCESS INTO AND EXITING THE PARCEL.

## NOTES:

THE PLANNED DEVELOPMENT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PORTIONS OF LAND DEVELOPMENT CODE, INCLUDING BUT NOT LIMITED TO, ARTICLE IV. - PLANNED DEVELOPMENT DISTRICTS. THE INTERNAL MECHANISMS OF THE SITE, SUCH AS WATER MANAGEMENT, ARE ALSO SUBJECT TO OTHER AGENCY PERMITTING REQUIREMENT. ALL OUTDOOR LIGHTING MUST COMPLY WITH SECTION 34-625.

## OPEN SPACE CALCULATIONS:

| | |
|---|---|
| TOTAL PROJECT AREA | ±23.97 AC. |
| TOTAL COMMERCIAL AREA | ±4.90 AC. |
| COMMERCIAL OPEN SPACE REQUIREMENT (30% OF TOTAL): | ±1.47 AC. |
| TOTAL INDUSTRIAL AREA: | ±19.07 AC. |
| INDUSTRIAL OPEN SPACE REQUIREMENT (20% OF TOTAL) | ±3.81 AC. |
| TOTAL OPEN SPACE REQUIREMENTS: | |
| REQUIRED OPEN SPACE | ±5.28 AC |
| PROVIDED OPEN SPACE | ±5.28 AC |
| REQUIRED INDIGENOUS OPEN SPACE | ±2.64 AC |
| PROVIDED INDIGENOUS OPEN SPACE | ±2.71 AC* |

*NOTE: 50% INDIGENOUS REQUIREMENT FOR BOTH THE COMMERCIAL AND INDUSTRIAL AREA IS MET THROUGH THE INDIGENOUS/WETLAND RESTORATION & PRESERVATION AREA

## LEGEND:

- VEHICULAR / PARKING CIRCULATION
- PEDESTRIAN CONNECTION
- INDIGENOUS PRESERVATION / WETLANDS
- WATER MANAGEMENT / PRE-TREATMENT
- WATER MANAGEMENT
- EXISTING STRUCTURE

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EB-26544 CA-LC26000374

JOE POLOTTO
MATLACHA, FL
CLIENT NAME AND ADDRESS

POLOTTO MPD
LEE COUNTY, FL
PROJECT NAME AND LOCATION

| NO. | REVISION | DATE |
|---|---|---|
| R1 | PER COUNTY COMMENTS | 05-30-25 |
| R2 | PER COUNTY COMMENTS | 08-25-25 |
| R3 | PER COUNTY COMMENTS | 12-02-25 |

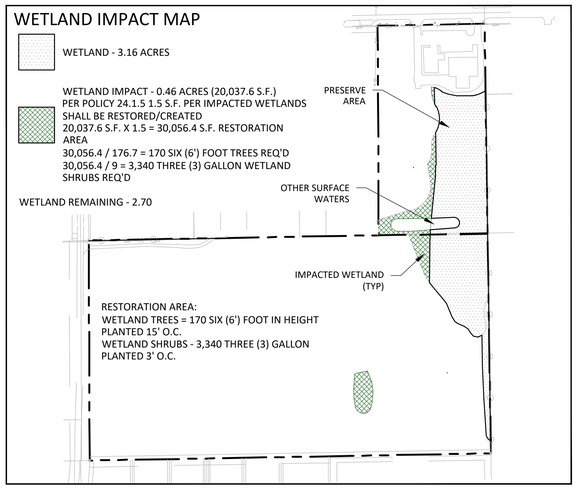
REVISIONS DESCRIPTION

| | |
|---|---|
| DATE: | 09-24-24 |
| PROJECT NO. | 1466-01 |
| FILE NO. | |
| SCALE: | AS SHOWN |

MASTER CONCEPT PLAN
SHEET TITLE

MCP-01
SHEET NUMBER

## WETLAND IMPACT MAP







## COMMERCIAL PORTION

| INTENSITY | 40,000 S.F. |
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| SETBACKS (BUILDING) | PROPOSED |
| NORTH (SIDE) | 25' |
| EAST (FRONT) | 25' |
| WEST (REAR) | 25' |
| SOUTH (SIDE) | N/A |
| WATER BODY SETBACK | 25' |
| HEIGHT OF BUILDINGS | 35' |
| OPEN SPACE | 30% |
| MAX LOT COVERAGE | 40% |

## INDUSTRIAL PORTION

| INTENSITY | 250,000 S.F. |
|---|---|
| SETBACKS (BUILDING) | PROPOSED |
| NORTH (SIDE) | 20' |
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## LEGEND: (OPEN SPACE)

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- INDIGENOUS PRESERVATION / WETLANDS
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REVISIONS DESCRIPTION

| | |
|---|---|
| DATE: | 09-24-24 |
| PROJECT NO. | 1466-01 |
| FILE NO. | |
| SCALE: | AS SHOWN |

OPEN SPACE PLAN
SHEET TITLE

MCP-02
SHEET NUMBER