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 #5

Please accept the responses below to your letter dated December 13, 2025 regarding the comments for Betsy Parkway MPD (DCI2025-00003).

DOT

1. Currently the site has one ingress and one egress access, the MCP shows both access points as ingress and egress. (The updated MCP has a note stating ingress only and shows a egress arrow, please revise the MCP accordingly to demonstrate the correct flow of traffic.)

RESPONSE: Please see the attached revised MCP and Access Point Exhibit.

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. (Please include all measurements that do not meet that 440' separation, including but not limited to the measurement furthest east. .)

RESPONSE: Please see access point exhibit depicting the closest connections to the subject access points on both sides of the roadway. The necessary dimensions have been provided on the exhibit for Pine Island Roadway as well as Betsy Parkway. The majority of roadways along Betsy are non-maintained. Please also see the revised Schedule of Deviations.

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

RESPONSE: The previous comments were resolved via email on December 15, 2025.

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. Revised MCP
2. Access Point Exhibit
3. Revised Schedule of Deviations

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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, 163' at the second closest point of separation, and 194' at the third 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.



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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
	REVISIONS DESCRIPTION	

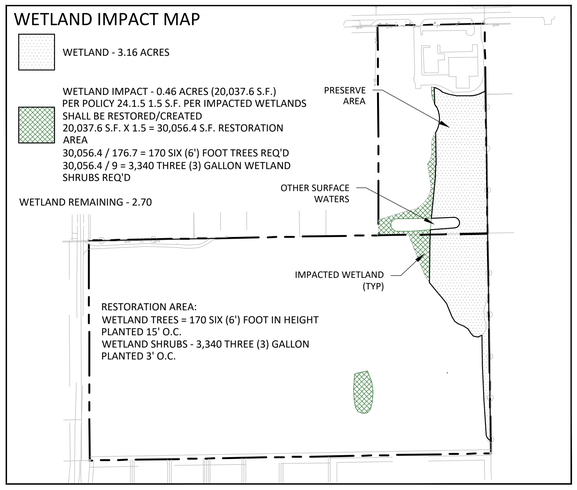
DATE:	12-13-25
PROJECT NO.	1466-01
FILE NO.	
SCALE:	AS SHOWN

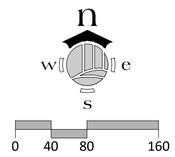
ACCESS POINT EXHIBIT

SHEET TITLE

EXH-01

SHEET NUMBER





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, 163' AT THE SECOND CLOSEST POINT OF SEPARATION, AND 194' AT THE THIRD 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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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
R4	PER COUNTY COMMENTS	12-13-25

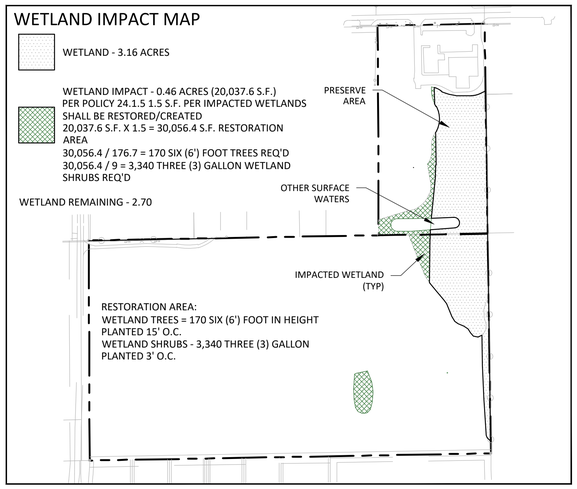
REVISIONS DESCRIPTION

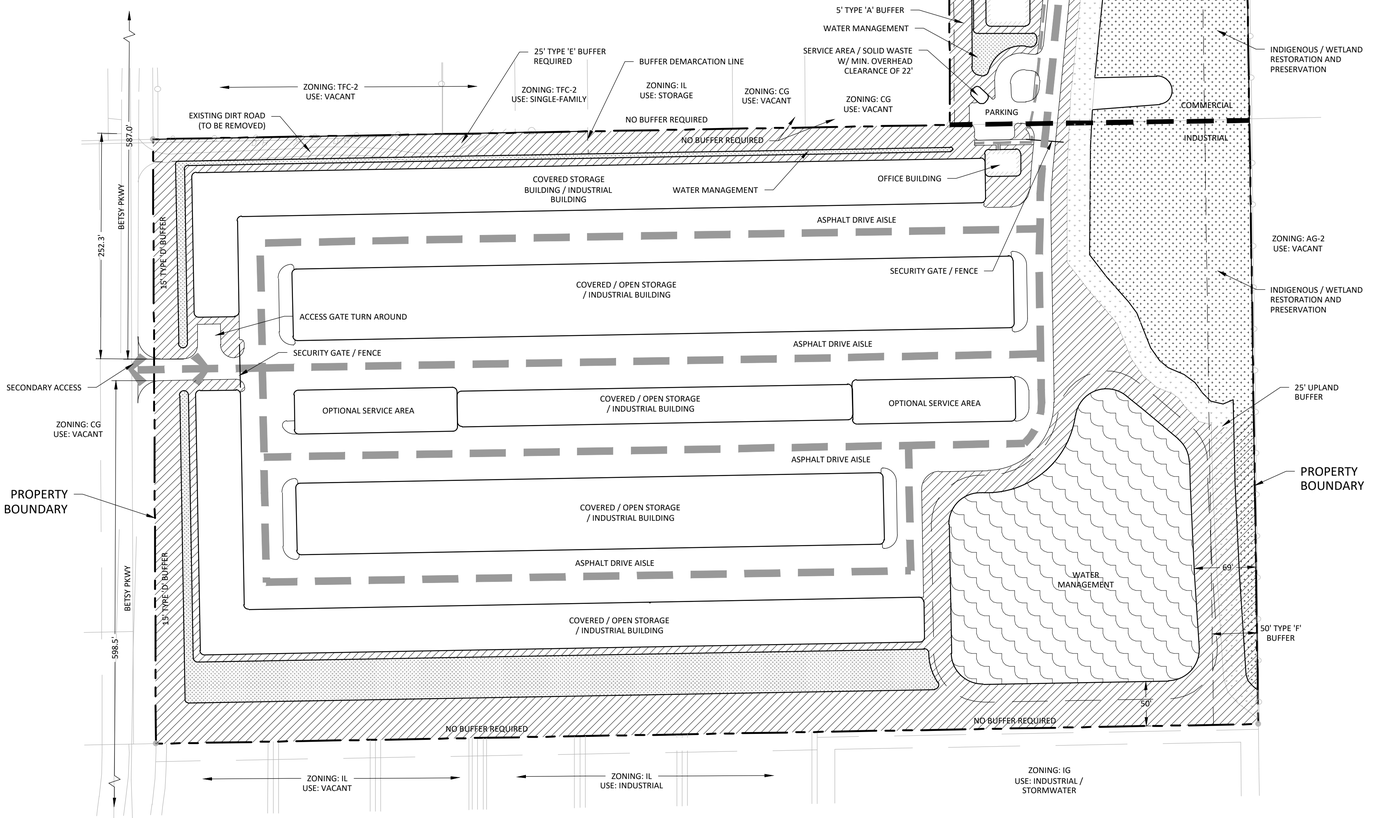
DATE:	09-24-24
PROJECT NO.	1466-01
FILE NO.	
SCALE:	AS SHOWN

MASTER CONCEPT PLAN
SHEET TITLE

MCP-01
SHEET NUMBER

WETLAND IMPACT MAP





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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'
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LEGEND: (OPEN SPACE)

- VEHICULAR / PARKING CIRCULATION
- PEDESTRIAN CONNECTION
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- WATER MANAGEMENT / PRE-TREATMENT
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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