Docusign Envelope ID: D9D951D3-AA68-8C5A-818A-3FCAFB87CBD1

RESOLUTION NUMBER Z-26-008

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owners, Pi Daze LLC and Joseph and Florence Polotto Revocable Living Trust, to rezone a 23.96± acre parcel from Agricultural (AG-2) and Commercial (C-1A) to Mixed Use Planned Development (MPD) in reference to Betsy Parkway MPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Donna Marie Collins, was advertised and held on March 25, 2026; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case # DCI2025-00003 and recommended APPROVAL of the request with conditions; and

WHEREAS, a second public hearing was advertised and held on May 6, 2026 before the Lee County Board of Commissioners. On May 6, 2026, at the request of the Applicant, the Lee County Board of Commissioners continued the case until the next zoning hearing. On June 3, 2026, the public hearing was held; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 23.96± acre parcel from AG-2 and C-1A to MPD, to allow up to 40,000 square feet of commercial uses and 250,000 square feet of industrial uses. The maximum proposed height is 33 feet above flood elevation.

The property is located in the Urban Community Future Land Use Category and is legally described in attached Exhibit A and the vicinity map of the subject property is attached as Exhibit B. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Master Concept Plan (MCP). Development must be consistent with two-page MCP entitled “Master Concept Plan”, prepared by Ensite, revised March 17, 2026, except as modified by conditions below. (Exhibit C).

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Lee Plan and LDC. Development must comply with the Lee Plan and LDC, except where deviations have been approved. Changes to the MCP, conditions, or deviations are subject to further review and approval.

Approved Development Parameters. The project may develop up to 40,000 square feet of commercial uses and 250,000 square feet of industrial uses.

2. Schedule of Permitted Uses and Property Development Regulations.

a. Permitted Uses

Commercial Tract
Accessory Uses, Buildings, and Structures
Administrative Offices
Animals: Clinic or Kennel
Control Center (including Humane Society)
ATM
Bait and Tackle Shop
Banks and Financial Establishments, all groups
Boats: Boat Parts
Boat Sales
Broadcast Studio, Commercial Radio and Television
Building Materials Sales
Business Services, all groups
Caretaker's Residence
Car Wash
Clothing Stores, general
Clubs: Fraternal, membership organization
Private
Contractors and Builders, all groups
Convenience Food and Beverage Store, no pumps
Day Care Center, Child or Adult
Drive-through Facility for any Permitted Use
Drugstore, Pharmacy
Entrance Gates and Gatehouses
Essential Services
Excavation: Water retention
Fences, Walls
Gift and Souvenir Shop
Hardware Store
Hobby, Toy and Game Shops
Household and Office Furnishings, all groups
Insurance Companies
Lawn and Garden Supply Stores
Medical Office
Mobile Home Dealers
Non Store Retailers, all groups
Package Store
Paint, Glass, and Wallpaper
Parking Lot: Accessory
Temporary

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Personal Services, all groups
Pet Services
Pet Shop
Pharmacy
Plant Nursery
Post Office
Printing and Publishing
Real Estate Sales Office
Rental or Leasing Establishment, All Groups (No outdoor display)
Repair Shops, Groups I, II, & III
Restaurant, Fast Food
Restaurant, All Groups
Retail and Wholesale Sales, when clearly incidental and subordinates to a permitted principal use on the same premises
Schools: Commercial
Signs
Specialty Retail Shops, all groups
Studios
Temporary Uses
Theater, indoor or outdoor (drive-in)
Used Merchandise Stores, all groups
Variety Store

Industrial Tract
Accessory Uses and Structures
Administrative Offices
ATM
Automobile Repair and Service, all groups
Automobile Service Station
Boats: Boat parts store
Boat repair and service (indoor only)
Building Materials Sales
Business Services, group II
Cleaning and Maintenance Services
Cold Storage, Pre-cooling Warehouse and Processing Plant
Computer and Data Processing Services
Contractors and Builders, all groups
Entrance Gates and Gatehouse
Essential Services
Excavation: Water Retention
Farm Equipment, Sales, Storage Rental or Services
Fences, walls
Parcel and Express Services
Parking Lot: Accessory
Temporary
Processing or Packaging Agricultural or Fish Products
Processing and Warehousing
Recycling Facility
Rental or Leasing Establishment, All groups
Repair Shops, all groups
Research and Development Laboratories, Groups I & IV

Docusign Envelope ID: D9D951D3-AA68-8C5A-818A-3FCAFB87CBD1

Retail and Wholesale Sales, when clearly incidental and subordinate to a permitted principal use on the same premises
Signs
Storage: Indoor
Open
Transportation Services, Group II
Vehicle and Equipment Dealers, All groups
Warehouse: High Cube
Hybrid
Mini warehouse
Private
Public
Wholesale Establishments, Groups I, III, & IV

b. Site Development Regulations

Commercial

Minimum Lot Coverage:	40 percent
Maximum Building Height:	33 feet
Minimum Open Space:	30 percent
Building Setbacks:	
Front	25 feet
North Side	25 feet
South Side	N/A
Rear	25 feet
Waterbody	25 feet
Preserve	20 feet

Industrial

Minimum Lot Coverage:	40 percent
Maximum Building Height:	33 feet
Minimum Open Space:	20 percent
Building Setbacks:	
Front	25 feet
North Side	25 feet
South Side	N/A
Rear	25 feet
Waterbody	25 feet
Preserve	20 feet

3. Open Space

Development order submittals must depict 30% open space in the commercial area (1.47 acres) and 20% open space in the industrial area (3.81 acres).

4. Indigenous Open Space

Development order submittals must depict 2.71 acres of indigenous open space.

Docusign Envelope ID: D9D951D3-AA68-8C5A-818A-3FCAFB87CBD1

5. Indigenous Management Plan

Development order submittals must include an Indigenous Management Plan demonstrating compliance with Lee Plan Policy 24.1.5.

6. Aquatic Preserve Buffer

Development order submittals must depict a 50-foot vegetated buffer with a wetland creation area consisting of 100 percent native wetland species, with 6-foot-tall wetland trees planted 15 feet on center with 3-gallon wetland shrubs planted 3 feet on center. The vegetative buffer and wetland creation area must maintain a hydrological connection to the associated preserved wetlands. Wetlands created onsite do not replace offsite mitigation required by state and federal agencies.

7. Coastal High Hazard Area

Construction/development impacting wetlands may not commence until issuance of required permits. Development activity must comply with state wetland permits. If the State does not approve wetland impacts or if State wetland permits are not consistent with wetland impacts reflected in County development permits, then the developer must amend County development permits to be consistent with State wetland permits.

8. Surface Water Quality

Development order submittals must include a Surface Water Quality Monitoring Plan for review and approval by Lee County Division of Natural Resources. The Surface Water Monitoring Plan must include the following:

a. Goals and Objectives.

b. Monitoring Schedule. An outfall monitoring schedule during “wet” season of June through September and “dry” season of October through May. The Division of Natural Resources will determine monitoring constituents prior to development order approval based on Schedule of Permitted Uses.

c. Baseline. A baseline monitoring event to be completed prior to commencement of construction.

d. Submission of Data. Developer must submit water quality monitoring data to the Division of Natural Resources annually for a minimum of 5 years. The data must include a report with a comparison of State surface water quality standards, plots of parameters, and recommendations. After five years of meeting or exceeding State surface water quality monitoring standards, developer file a written request to the Division of Natural Resources to amend/terminate the monitoring and reporting schedule. Results must be reported as an Electric Data Deliverable (EDD), in a format approved by the Division of Natural Resources.

e. Contingency Plan. A contingency plan upon discovery of an exceedance of State Surface Water Quality Standards. The contingency plan must include notification to impacted residents and applicable authorities.

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9. Pine Island Road Access

The property's two access points to Pine Island Road NW must remain "ingress only" and "egress only" with appropriate signage.

10. State and Federal Permits

a. Generally. County development permits do not create rights to obtain permits from state or federal agencies and do not create liability on the part of the County if applicant fails to obtain requisite approvals or fulfill obligations imposed by state/federal agencies or if applicant undertakes actions resulting in a violation of state or federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

b. State Wetland Permits. Developer may not commence construction on development impacting wetlands until issuance of required state permits. Development activity must comply with state wetland permits and applicable local development permits.

If the State does not approve wetland impacts or if State wetland permits are not consistent with proposed wetland impacts reflected in County development permits, then Developer must amend County development permit approvals to be consistent with state wetland permits and applicable Lee Plan and LDC regulations regarding development within wetlands.

SECTION C. DEVIATIONS

1. Driveway Separation**.** Deviation (1) seeks relief from the LDC § 10-285(a), which requires a connection separation of 440 feet along minor arterial roadways in future urban areas, to allow 127 feet of separation between the property's west entrance to Pine Island Road and driveway access to the property to the west; 163 feet of separation between the property's existing two accesses to Pine Island Road; and 194 feet of separation between the property's east entrance and driveway access to the abutting property to the east. The deviation memorializes the configuration of site's existing to Pine Island Road.

This deviation is APPROVED SUBJECT TO Condition 9.

SECTION D. EXHIBITS

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS

Based upon its review, the Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

Docusign Envelope ID: D9D951D3-AA68-8C5A-818A-3FCAFB87CBD1

1. The proposed Betsy Parkway MPD complies with the Lee Plan. Lee Plan Goals 2, 4, 6, 7, 24, 53, 56, 59, 61, 70, 72, 77, 95, 101, 158, 159, Objectives 2.1, 2.2, 4.1, 6.1, 7.1, 11.1, 24.1, 24.4, 53.1, 72.2, 158.2, 158.3, Policies 1.1.4, 1.6.1, 2.1.2, 2.2.1, 6.1.1, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.7, 6.1.8, 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.1.7, 7.1.8, 7.1.9, 7.1.10, 11.1.1, 24.1.5, 24.1.6, 24.1.8, 24.1.9, 24.4.1, 24.4.2, 24.7.9, 61.3.6, 101.1.1, 101.1.2, 101.3.2, 158.2.1. Standards 4.1.1, 4.1.2, 4.1.4, Table 1(b), Maps 1-A, 1-B, 2-A, 4-E, 5-A.

2. *As conditioned*, the MPD:

   a. Meets the LDC and other county regulations or qualifies for deviations. LDC Chapters 2, 10, 33, 34.

   b. Is compatible with existing and planned uses in the surrounding area. Lee Plan Goal 24, Objective 24.4, Policies 2.1.2, 2.2.1, 5.1.5, 6.1.4, 6.1.6, 6.1.7, 7.1.2, 7.1.3, 7.1.6, 7.1.7, 7.1.8.

   c. Provides access sufficient to support the proposed development intensity. Expected impacts on transportation facilities will be addressed by county regulations and conditions of approval. Lee Plan Objective 39.1, Policies 2.2.1, 6.1.1, 6.1.5, 7.1.1, 7.1.2, 7.1.4, 7.1.5, 7.1.7, 24.4.1, 38.1.1, 39.1.1.

   d. Will not adversely affect environmentally critical areas and natural resources. Lee Plan Goals 24, 61, 77, Objectives 24.1, 60.4, 77.2, 77.3, 124.1, 125.1, 126.1, 126.2, Policies 6.1.6, 7.1.6, 24.1.5, 24.1.6, 24.1.8, 24.1.9, 54.1.2, 54.1.3, 54.1.6, 54.1.11, 60.4.1, 60.4.3, 61.1.6, 61.2.4, 61.3.6, 61.3.11, 61.4.4, 101.1.1, 101.1.2, 122.1.3, 123.2.10, 125.1.2, 125.1.3, 125.1.4, 126.1.1, 126.1.4, 126.2.1, Standard 4.1.4; and

   e. Will be served by urban services including paved roads, potable water, sanitary sewer, urban surface water management, police, fire, and emergency services. Lee Plan Glossary, Lee Plan Goals 2, 4, 6, 7, 70, 95, Objectives 1.1, 2.1, 2.2, 4.1, 6.1, 7.1, Policies 1.1.4, 2.1.1, 2.2.1, 2.2.2, 6.1.1, 6.1.4, 6.1.5, 6.1.7, 7.1.1, 7.1.3, 7.1.4, 7.1.5, 7.1.6, 24.1.8, 24.1.9, 39.1.3, 53.1.5, 56.1.4, 158.3, 160.1.1, Standards 4.1.1, 4.1.2 and Maps 4-A, 4-B.

3. The proposed uses are appropriate at the proposed location. Lee Plan Goals 6, 7, 24, 158, Objectives 2.1, 24.4, Policies 2.1.1, 2.1.2, 6.1.1, 6.1.4, 6.1.6, 6.1.7, 6.1.8, 7.1.1, 7.1.2, 7.1.3, 7.1.8, 24.4.1, 24.4.2, 153.2, Table 1(b).

4. Recommended conditions and applicable regulations provide sufficient safeguards to protect the public interest. In addition, recommended conditions reasonably relate to impacts expected from the proposed development. Lee Plan Policies 1.6.1, 5.1.5, 6.1.4, 7.1.2, 7.1.8, 122.1.3.

5. As conditioned, the requested deviation:

   a. Enhances the planned development; and

   b. Preserves and promotes the general intent of the LDC to protect the public health, safety and welfare.

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SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or designee, without the need for a public hearing.

Commissioner Mulicka made a motion to adopt the foregoing resolution, seconded by Commissioner Ruane. The vote was as follows:

Adopted by unanimous consent.

Kevin Ruane	Aye
Cecil L. Pendergrass	Aye
David Mulicka	Aye
Brian Hamman	Aye
Trish Petrosky	Aye

DULY PASSED AND ADOPTED this 3rd day of June 2026.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

Signed by:
Claudia Curtin
012C94A10BAF429...
BY:_____
Deputy Clerk

Signed by:

BOARD OF COUNTY COMMISSIONERS
SEAL
LEE COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

Signed by:
Cecil Pendergrass
773513F34F2140B...
BY:_____
Cecil L. Pendergrass, Chair

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

Signed by:
Joseph A. Adams
FBE0A52FBA1147F...
_____
Joseph A. Adams
Assistant County Attorney
County Attorney's Office

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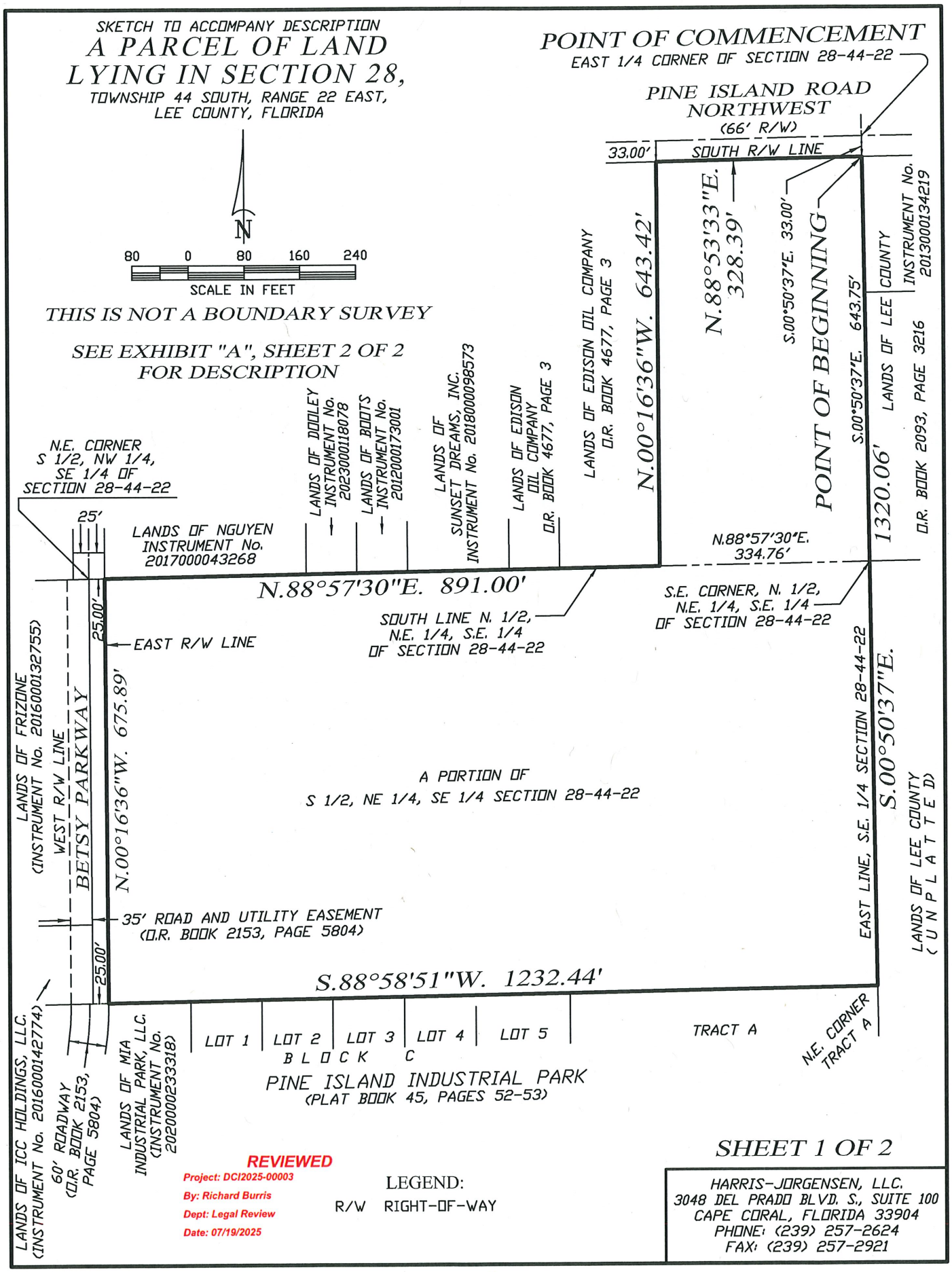

EXHIBIT A

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DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (E 1/4) CORNER OF THE AFORESAID SECTION 28; THENCE RUN S.00°50'37"E. ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28 FOR 33.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PINE ISLAND ROAD NORTHWEST (66 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUE S.00°50'37"E. ALONG SAID EAST LINE FOR 1320.06 FEET TO THE NORTHEAST CORNER OF TRACT "A", PINE ISLAND INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 45, PAGES 52 AND 53, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S.88°58'51"W. ALONG THE NORTH LINE OF SAID PINE ISLAND INDUSTRIAL PARK AND THE NORTH LINE OF PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2020000233318, PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR 1232.44 FEET TO A POINT ON THE EAST LINE OF A 60.00 FEET WIDE ROADWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2153, PAGE 5804, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.00°16'36"W. ALONG THE EAST RIGHT-OF-WAY LINE OF BETSY PARKWAY (60 FEET WIDE) FOR 675.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE AFORESAID SECTION 28; THENCE RUN N.88°57'30"E. ALONG SAID SOUTH LINE FOR 891.00 FEET; THENCE RUN N.00°16'36"W. FOR 643.42 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF PINE ISLAND ROAD NORTHWEST; THENCE RUN N.88°53'33"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 328.39 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,044,343.219 SQUARE FEET OR 23.974 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF THE AFORESAID PINE ISLAND ROAD NORTHWEST AS BEING N.88°53'33"E.

Phillip M Mould, LS6515, State of Florida

Digitally signed by Phillip M Mould, LS6515, State of Florida
Date: 2025.02.04 11:45:10 -05'00'

PHILLIP M MOULD
LS6515
FEBRUARY 4, 2025

NOTE:
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.

REVIEWED
Project: DCI2025-00003
By: Richard Burris
Dept: Legal Review
Date: 07/19/2025

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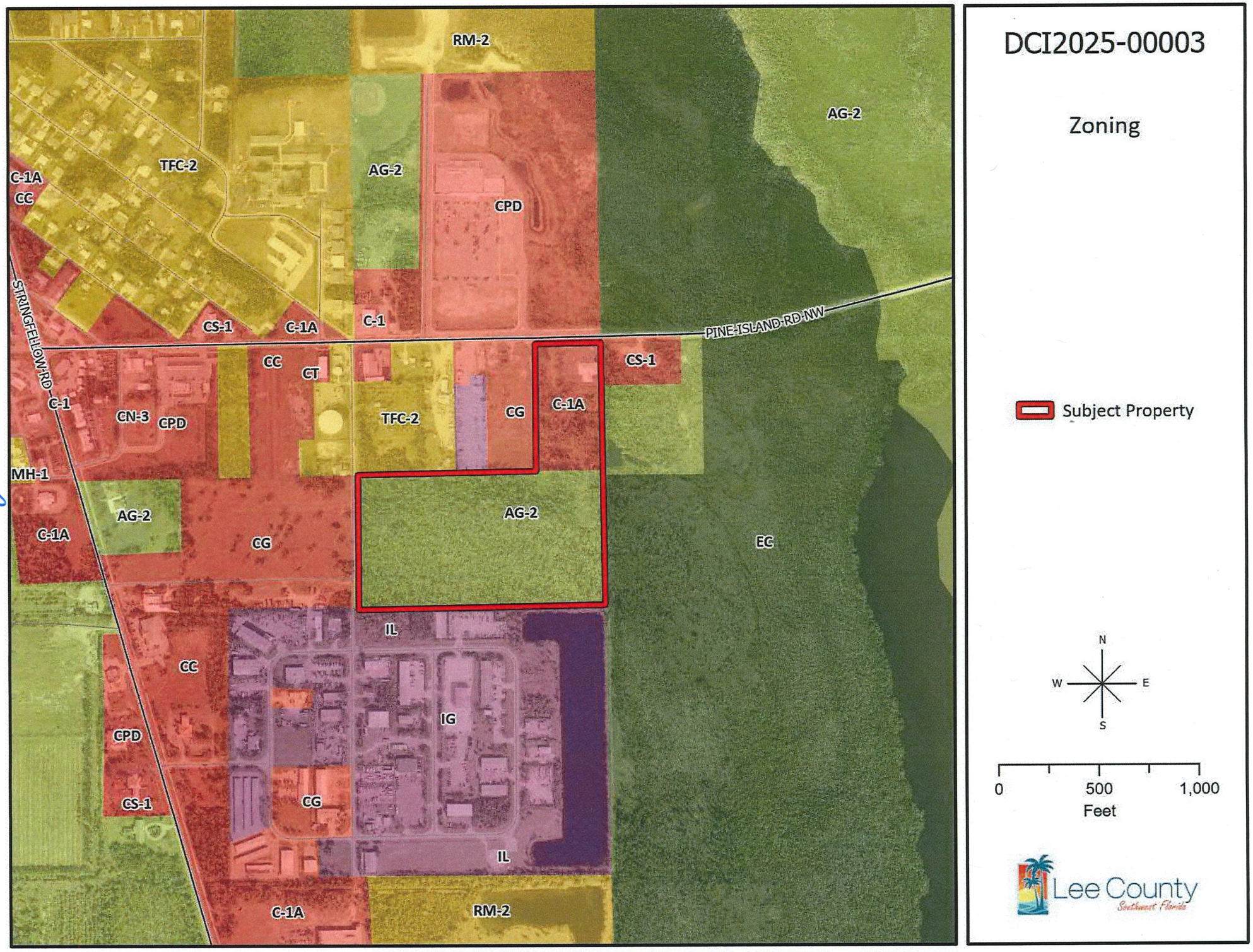


DCI2025-00003

Zoning

Subject Property

N
W
E
S

0 500 1,000
Feet

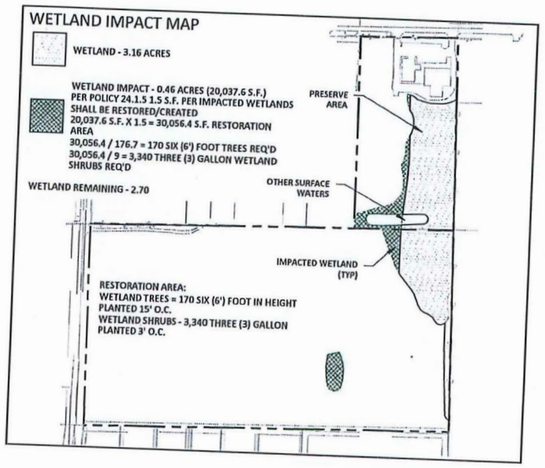
Lee County
Southwest Florida

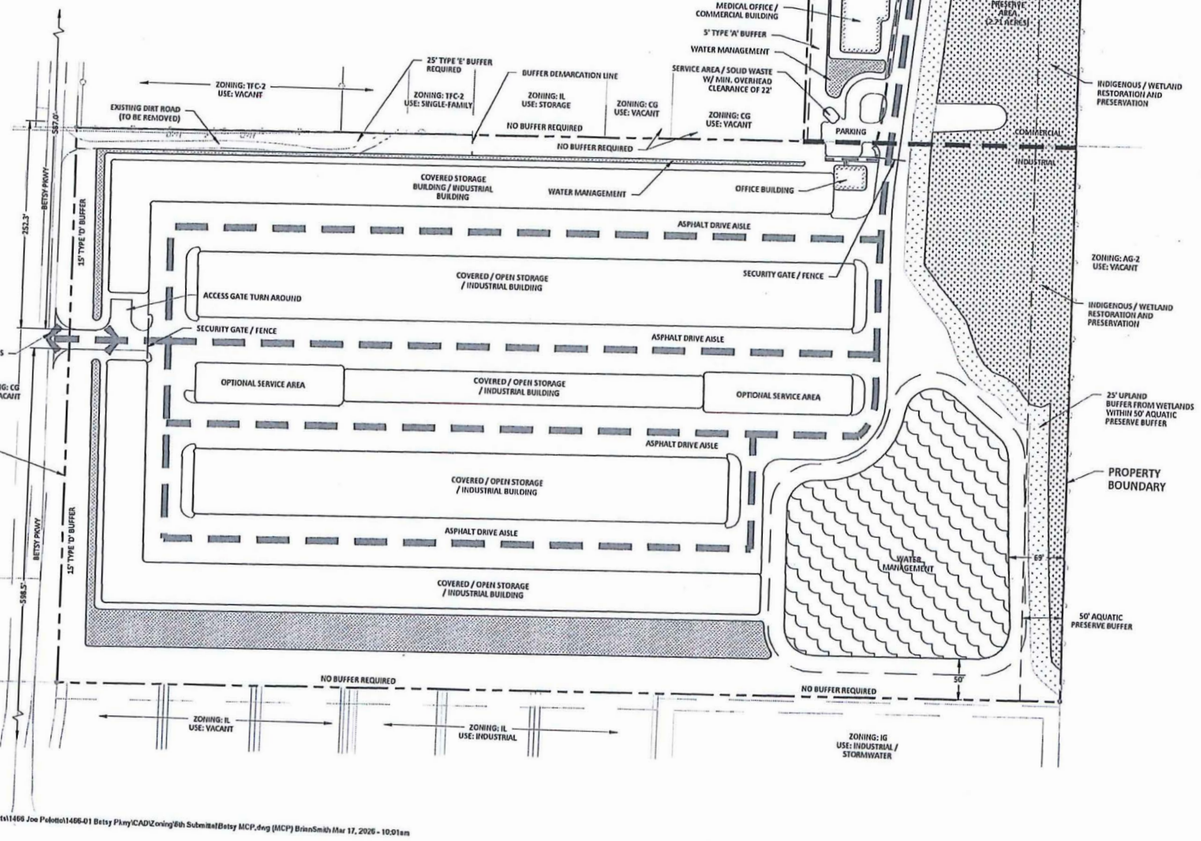
EXHIBIT B

Docusign Envelope ID: D9D951D3-AA68-8C5A-818A-3FCAFB87CBD1

EXHIBIT B1

Approved as Exhibit C
MCP Page **1 of 2**
Resolution # **Z-26-008**





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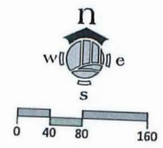


COMMERCIAL PORTION

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	33'
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	33'
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 INDIGENIOUS 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

ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-0024
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
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	12-18-25	
R5	PER COUNTY COMMENTS	02-17-26	
R6	PER COUNTY COMMENTS	03-17-26	

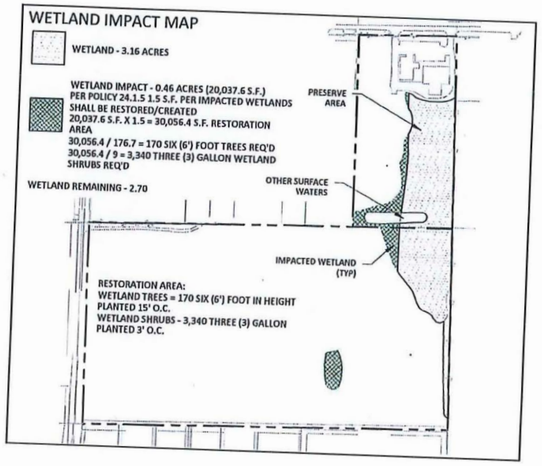
DATE:	09-24-24
PROJECT NO.	1466-01
FILE NO.	
SCALE:	AS SHOWN

MASTER CONCEPT PLAN
SHEET TITLE

MCP-01
SHEET NUMBER

Docusign Envelope ID: D9D951D3-AA68-8C5A-818A-3FCAFB87CBD1

Approved as Exhibit C
MCP Page **2 of 2**
Resolution # **Z-26-008**



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0 40 80 160

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	33'
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	33'
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 IS MET THROUGH THE INDIGENOUS/WETLAND RESTORATION & PRESERVATION AREA

LEGEND: (OPEN SPACE)

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

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JOE POLOTTO MATLACHA, FL
CLIENT NAME AND ADDRESS

POLOTTO MPD LEE COUNTY, FL
PROJECT NAME AND LOCATION

NO.	REVISION	DATE	REVISIONS DESCRIPTION
R1	PER COUNTY COMMENTS	05-30-25	
R2	PER COUNTY COMMENTS	08-25-25	
R3	PER COUNTY COMMENTS	12-05-25	
R4	PER COUNTY COMMENTS	12-23-25	
R5	PER COUNTY COMMENTS	01-27-26	
R6	PER COUNTY COMMENTS	03-17-26	

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

OPEN SPACE PLAN
SHEET TITLE

MCP-02
SHEET NUMBER