



Board of County Commissioners

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July 3, 2023

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County Attorney

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County Hearing
Examiner

Al Quattrone, PE
Quattrone & Associates, Inc
4301 Veronica Shoemaker Blvd
Fort Myers, FL 33916
Via E-mail Only: permits@qainc.net

RE: CPA2023-00007

Dear Mr. Quattrone:

Staff has reviewed the application submittal for the map amendment CPA2023-00007, stamped "received" on June 7, 2023. Planning staff finds that the application materials are insufficient and further information is needed.

APPLICATION MATERIALS COMMENTS

1. Please provide physical copies of the mailing labels in Exhibit M3.
2. Exhibit M6 omits the C1-A zoning of the property across Edinburgh Drive from the subject property. Please address.
3. The first two paragraphs of Exhibit M15 are inconsistent with the requested amendments. Please update to reflect the current request.
4. Please explain how the existing and proposed commercial intensity were calculated for Exhibit M15.
5. The correspondence to service providers submitted references a "letter of request" attached to each email. Please explain or identify which letter was attached to these requests.
6. Please provide a letter of service availability from the appropriate agencies providing Law Enforcement, Solid Waste, and School services.
7. The letters of availability from the Iona McGregor Fire District and Lee County Utilities reference a specific commercial project that is not discussed in the proposed amendment analysis. Please ensure that the letters of availability include the entire project area as well as potential increased intensity related to the proposed amendment.
8. Please discuss the potential future use of the subject property.

LEE PLAN ANALYSIS COMMENTS

9. Please analyze Lee Plan Policy 11.2.2.
10. Please expand on the analysis of Policy 11.2.1(5) with particular consideration of the parcel at 12670 McGregor Boulevard. This parcel extends to the western side of the block, which contains mainly single-family homes. Please discuss how the applicant will be able to maintain compatibility with the surrounding neighborhood.

ENVIRONMENTAL REVIEW COMMENTS

12. Please provide a description of the soils found on the property.

ZONING REVIEW COMMENTS

13. Has the applicant considered expanding the request to include all commercially zoned properties fronting the west side of McGregor Boulevard between Edinburgh Drive and College Parkway (Cape Coral Bridge) within the Mixed Use Overlay?

HISTORIC RESOURCE COMMENTS

14. Please provide a write-up of historic site LL00286, as identified by the report from the Florida Master Site File.

TRANSPORTATION REVIEW COMMENTS

15. Please provide a Traffic Information Study for the subject property. This study should take into account the additional intensity that could be added by allowing both commercial and residential uses on the subject property.

16. Has the applicant considered how the proposed bridge improvements to the Cape Coral Bridge may impact the project? The subject property is near Section 6 as identified on the project website: <https://capecoralbridgeproject.com/section-6>

A public hearing date will not be scheduled until a complete application is submitted. If you do not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn. Please feel free to contact me at (239) 533-8585 if you have any questions.

Sincerely,

Lee County Department of Community Development



Joseph Sarracino, Planner, Planning Section

CC: Brandon Dunn, Interim Manager, Planning Section