



Engineers, Planners & Development Consultants

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September 5, 2023

Office of the Lee County Hearing Examiner
Lee County Department of Community Development
1500 Monroe Street, Room 218
Fort Myers, Florida 33901
Attention: Ms. Amanda L. Rivera

**Re: 48-Hour Notice for Case No. REZ2022-00019
Lee Corners Rezoning
Hearing Date September 7th, 2023**

Dear Madame Hearing Examiner Collins

Please be advised that this firm represents the Applicant, Luis Bermudez, as owner in reference to Lee Corners Rezoning. This is the Applicant's 48-hour letter regarding the staff report received on May 19, 2023, for the September 7, 2023, hearing date.

We acknowledge staff's recommendation of denial for a rezoning to CG but that they support a rezoning to CC and we have no objection to staff's recommendation. We are also aware of Staff's comment that the previously approved driveway on Lee Boulevard was approved as part of a deviation from the prior zoning. We have been working with LDOT and Development Services to concurrently permit a new driveway location on the eastern most parcel being added to this zoning request. LDOT staff through an email sent on July 20, 2023, has indicated their support for the new driveway location.

Notice of Outstanding Issues:

None

List of Exhibits

1. PowerPoint Presentation – Exhibit 'A' (to be provided at hearing)
2. Email from Rob Price (see attached)

Sincerely,
Quattrone & Associates, Inc.

A handwritten signature in black ink, appearing to read 'Al Quattrone', is written over a horizontal line.

Al Quattrone, P.E.
President

Al Quattrone

From: Price, Robert <RPrice@leegov.com>
Sent: Thursday, July 20, 2023 8:11 AM
To: Al Quattrone
Cc: Sharon Hrabak; Luis Bermudez; Scholler, Jillian; Butt, Farhan; Sutitarnnontr, Pakorn
Subject: RE: DOS2016-00010 / Lee Corners

EXTERNAL SENDER

Good Morning Al,

If everything you detailed in your email is accurate, moving the driveway to Lee Boulevard further to the east away from Lee Street would be preferable to LCDOT.

Rob



Robert L. Price, PE | Deputy Director

Department of Transportation

1500 Monroe Street, 3rd Floor, Fort Myers, FL 33901

office: (239) 533-8592

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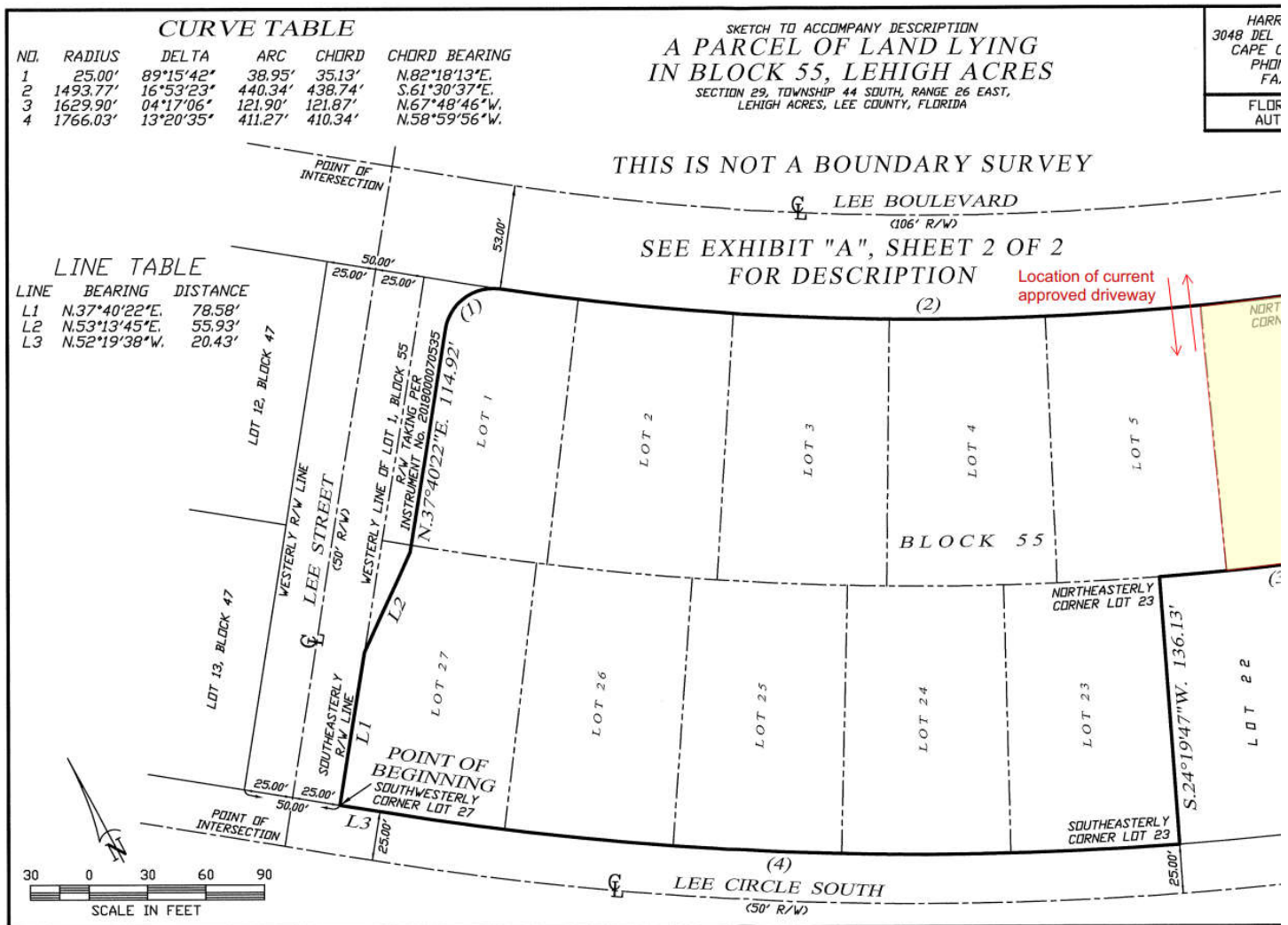
From: Al Quattrone <Al@qainc.net>
Sent: Wednesday, July 5, 2023 6:09 PM
To: Price, Robert <RPrice@leegov.com>
Cc: Sharon Hrabak <Sharon@qainc.net>; Luis Bermudez <lnb246@yahoo.com>
Subject: [EXTERNAL] DOS2016-00010 / Lee Corners

I'm Rob

We are in the process of rezoning the property located at the SE corner of Lee Blvd and Lee Street which is bound on the south by Lee Circle to include one additional lot on Lee Blvd. In 2008 we rezoned the property to CPD and at that time we were approved for a driveway on Lee Street and a deviation for a driveway with a right-in / right-out on Lee Blvd. In 2016 we were issued a DO for the project. At time of DO permitting, our client worked with Lee County to donate land for a turn lane on Lee Street and contributed money towards the signal at the intersection of Lee Blvd and Lee Street. He is starting the project and was going to proceed with installing the entrances, including the Lee Blvd driveway. However, we advised him to wait until after the zoning is approved so we can modify his DO to push the Lee Blvd entrance onto the new lot to the east so it can be shared with the neighboring lot.

For this Rezoning we are requesting a conventional rezoning which does not allow for deviations. Therefore, before we can get this conventional zoning approved, we will need to request an administrative deviation for the Lee Blvd driveway.

I understand Lee County is trying to limit driveways on Lee Blvd, but since he already has an approved DO for the driveway and previously donated land for a turn lane on Lee Street and contributed money for the signal, he doesn't want to lose the driveway just to add another lot to the zoning. We would like to get LDOT support for a deviation and to push it one lot east so whoever builds on Lot 7 can also use the driveway.



Thanks,
 Al Quattrone, P.E.
 239.936.5222 (o)

239.872.8429 (c)



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