



Board of County Commissioners

Kevin Ruane
District One

May 1, 2024

Cecil L Pendergrass
District Two

Al Quattrone

Ray Sandelli
District Three

Quattrone & Associates, Inc
4301 Veronica Shoemaker Blvd

Brian Hamman
District Four

Fort Myers, FL 33916

Via E-mail Only: permits@qainc.net

Mike Greenwell
District Five

RE: CPA2024-00005 Florida Gulf Coast Business Center

Dave Harner, II
County Manager

Dear Mr. Quattrone:

Richard Wm. Wesch
County Attorney

Staff has reviewed the application submittal for Text Amendment CPA2024-00005, stamped "received" on March 27, 2024. Planning staff finds that the application materials are insufficient and further information is needed.

Donna Marie Collins
County Hearing
Examiner

APPLICATION MATERIALS COMMENTS

1. Update the State Review Process section of the application to indicate that this amendment will be an Expedited State Review.
2. Update part 4a of page 1 of the application to indicate that the proposed amendment impacts Airport Noise Zones [Map 1-E].
3. Include the number of the Lee Plan Policy amendment that is subject to the proposed change on Exhibit-T4.
4. Separate the Lee Plan analysis from Exhibit-T5 into a separate Exhibit-T6.

REGIONAL POLICY PLAN COMMENTS

5. Describe how the proposal affects adjacent local governments and their comprehensive plans in Exhibit-T5.
6. Provide analysis of applicable State and Regional Policy Plans that will be affected by the proposed amendment. State Policy Plan analysis should be Exhibit-T9, and Regional Plan analysis should be Exhibit-T10.

HISTORIC RESOURCES COMMENTS

7. Provide an overall analysis of potential historic impacts (positive and negative) as Exhibit-T8.

PLANNING COMMENTS

8. Analyze Lee Plan Policy 1.6.1, Objective 2.5, applicable policies of Goal 6 (as amended by Ordinance 23-08), applicable policies of Goal 7 (as amended by Ordinance 23-08), Policy 36.1.4, and Objective 39.6 as it relates to Map 4-E.

9. Objective 2.4 of the Lee Plan analysis is numbered incorrectly. Label as Objective 2.3.
10. Analysis of Policy 158.3.5 is based on outdated Lee Plan Language. Update analysis to include all relevant Goals, Objectives, and Policies of the Economic Element as amended by Ordinance 23-08.

TRANSPORTATION COMMENTS

11. Table 10 requires revision. Specifically, provide clarification on how the data displayed in the "Total External Trip" row of Table 10 was calculated and its source.
12. Include the calculation for the Internal Capture Rate used in Tables 3, 5, 8, and 10 of the Traffic Impact Study.

ENVIRONMENTAL COMMENTS

13. Provide an overall analysis of potential environmental impacts (positive and negative) as Exhibit-T7

Public hearings 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. Feel free to contact planning staff at (239) 533-8984 or JSarracino@leegov.com with any questions.

Respectfully,

Lee County Department of Community Development



Joseph Sarracino, Planner, Planning Section
CC: case file