



# Lee County

Southwest Florida

## Board of County Commissioners

Kevin Ruane  
District One

August 8, 2024

Cecil L Pendergrass  
District Two

Al Quattrone

Ray Sandelli  
District Three

Quattrone & Associates, Inc

Brian Hamman  
District Four

4301 Veronica Shoemaker Blvd

Fort Myers, FL 33916

Mike Greenwell  
District Five

**Via E-mail Only:** [permits@qainc.net](mailto:permits@qainc.net)

Dave Harner, II  
County Manager

**RE: CPA2024-00005 Florida Gulf Coast Business Center – Review #2**

Richard Wm. Wesch  
County Attorney

Dear Mr. Quattrone:

Donna Marie Collins  
County Hearing  
Examiner

Staff has reviewed the application resubmittal for Text Amendment CPA2024-00005, stamped “received” on July 3, 2024. Planning staff finds that the application materials are insufficient and further information is needed.

### APPLICATION MATERIALS COMMENTS

1. Explain the calculation used for the change in commercial intensity shown in Exhibit – T5.
2. Exhibit – T5 states that required sewer capacity is 200 gallons per day per dwelling unit. Dwelling units are not an allowed use in this future land use category with or without the proposed amendment. Update this statement to reflect a capacity related to the allowed uses on the subject property.

### PLANNING COMMENTS

3. Analysis of Lee Plan Objective 2.3 is labeled “Objective 2.4”. Revise to include the correct numbering.

### HISTORIC RESOURCES COMMENTS

4. Provide correspondence related to the search of the Florida Master Site File.

## TRANSPORTATION COMMENTS

5. Revised calculations provided in the resubmittal show that peak hour trip generation is greater than 50 trips. Lee County Administrative Code (AC) 13-17 requires an increase in peak hour trips greater than 50 trips to include a trip distribution report and a link level of service analysis. Provide a Traffic Impact Study in accordance with AC 13-17 or demonstrate that the submitted documentation complies with the methodology discussed in the Pre-Application meeting.

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not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.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**

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

Joseph Sarracino, Planner, Planning Section  
CC: case file