



Writer's Direct Dial Number: 239-533-8317

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

David Harner
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

August 31, 2024

AL QUATTRONE, PE
QUATTRONE AND ASSOCIATES, INC
4301 VERONICA SHOEMAKER BLVD
FORT MYERS, FL 33901

Re: THREE OAKS LOGISTICS CENTER
ADD2024-00151
ADMINISTRATIVE AMENDMENT

Dear Mr Quattrone:

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code requires the following additional information for the application to be sufficient:

Zoning Comments

1. In the applicant's narrative, it is stated that the request does not increase the intensity of the project. LDC Section 34-2 defines intensity as a measurement of the degree of customarily nonresidential uses based on use, size, impact, bulk, shape, height, coverage, sewage generation, water demand, traffic generation or floor area ratios. The analysis provided by the applicant addresses traffic generation but does not address the other characteristics of intensity. Please expand the analysis to address all components of intensity.
2. Staff recommends providing clarification in the increase of square footage by differentiating between general industrial intensity and storage/warehousing to assist in the analysis of intensity changes for the project.

DOT Comments

1. Deviation 4C: LCDOT will allow for the driveway to be 35 ft wide measured from the inside edge of the sidewalk/crosswalk since this is where the property line would typically be located. This is due to the unusual location of the property line. Given that the inside edge of the sidewalk remains approximately 10 ft from the property line (sidewalk location isn't changed as of August 2024). Provide a sketch of the proposed driveway deviation.
2. LCDOT is not in favor of Deviation 4D. LCDOT would be opposed to not requiring interconnectivity in the case that the use is industrial. Interconnectivity is already required by Z-21-012 and contributes to the roadway network. Removing this interconnectivity would cause more traffic at the Oriole and Three Oaks signals on Alico Rd.

TIS Comments

1. Because the intensity is being increased in the AM hour, the intensity is higher than the approved trip generation in Z-21-012. Coordinate with zoning staff to determine whether a public hearing will be required for this request.
2. Because the new trips exceed 100 during the AM peak hour ($71+31=102$), a link LOS analysis, and an Intersection LOS analysis are required. Please address the above comments and then see if the new trips still exceed 100. Turn lane analysis are done at the time of development order, not zoning.

Legal Comments

1. Sec. 24-203(a)(5): If the subject property includes a portion of property within one STRAP, then in addition to the STRAP number, a metes and bounds legal description must also be submitted as follows: A metes and bounds legal description along with a sketch of the legal description, prepared by a Florida Licensed Surveyor and Mapper, must be submitted. The legal description must specifically describe the entire continuous perimeter boundary of the property subject to the zoning action with accurate bearings and distances for every line.

Please revise the legal description for the west parcel of land to have the correct commencement point. Currently the legal description incorrectly states that the point of commencement for the west portion of the property is the southwest corner of Section 4 Township 46 Range 25 East.

If you do not provide the requested supplements or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

Zoning Section

Electronically signed on 8/31/2024 by

Dirk A Danley Jr, AICP, Principal Planner

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
Internet address <http://www.lee-county.com>
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