



September 24, 2024

Mr. Dirk A. Danley Jr., AICP, Principal Planner
Lee County Community Development
Department of Community Development
P.O. Box 398
Fort Myers, FL 33902-0398

RE: **THREE OAKS LOGISTICS CENTER
ADD2024-00151
ADMINISTRATIVE AMENDMENT**

Dear Mr. Danley,

Please find attached a set of revised plans for the above-mentioned project per your comments dated August 31, 2024. Below are written responses to the comments.

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.

Response: The site located is in the Industrial Development future land use category and according to Lee Plan "are areas characterized by the special locational requirements needed to support industrial uses such as: access to transportation (e.g., air, rail, highway) for freight movement and efficiency; industrial levels of water, sewer, fire protection, and other public services; and employees.". Please see the attached revised narrative addressing water, sewer, fire protection and transportation

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.

Response: General intensity for the industrial will be utilized for storage/warehousing with no more than 10% of ancillary office

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.

Response: Please see driveway exhibit

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.

Response: The applicant will provide one single minimum 20' wide paved driveway interconnection

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.

Response: Please see the revised TIS

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 is done at the time of development order, not zoning.

Response: Please see the revised TIS

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.

Response: Please see the revise Legal Sketch and Description

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.

Response: Please see the revise Legal Sketch and Description

If you have any questions regarding the above responses or any of the attachments, please contact our office at (239) 936-5222.

Sincerely,
Quattrone & Associates, Inc.

Sharon Hrabak
Permitting/Zoning Manager
Email: Sharon@gainc.net
Attachments:
Revised Request Statement
Revised Legal Sketch and Description
Revised TIS
Revised MCP
Driveway Exhibit
Update Section "B"