



LEE COUNTY
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January 14, 2010

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RE: CPA2009-01, Alico West Lee Plan Amendment

Dear Sirs:

Lee County staff has reviewed your application for the above referenced Lee Plan amendment, and finds that additional information is required before the application may be found sufficient for review. Also provided for your convenience are some general questions and observations concerning the proposed Lee Plan amendment. Please note that additional substantive comments will be forthcoming during subsequent reviews.

The following applies to Part II of the application:

A. Please indicate (list) the Map numbers that are proposed to be amended.

The following applies to Part III of the application:

E.2. **RESIDENTIAL:** The application for the proposed Lee Plan change clearly states that the density across the entire University Community will not exceed 2.5 dwelling units as required by Policy 1.1.9. However, the application does not state the density on the Alico West site as required. Policy 1.1.9 also requires that the clustered density on any one site does not exceed 15 dwelling units per acre.

Please clarify, are all of the proposed 1,950 requested units proposed to be multifamily units?

COMMERCIAL: The proposed maximum commercial floor area is unclear. The application states that commercial intensities will be limited to 10,000 square feet per non-residential acre, however, the amount of non-residential acres is not identified in the

application. Please establish an actual maximum commercial floor area or place a limit on the amount of non-residential acres. How are mixed use areas calculated where there may be both residential and commercial uses integrated in a vertical design?

The following applies to Part IV of the application:

- A.3. The FLUCCS Map identifies wetlands on the subject site. These are required to be identified on the proposed Future Land Use Map.
- A.7. According to the Property Appraiser, the owner of the subject parcels is Alico Agri LTD, however the application identifies the property owners as Alico Land Development, Inc. Please clarify.
- B.1. The application states that the proposed floor area used in the Traffic Study is based on “conservative assumptions.” Is the applicant proposing greater commercial intensities than shown in these portions of the application? Please provide a Traffic Study that is based on the worst case scenario.
- B.2. The application states that the proposed floor area used in the Public Facilities Impact Analysis is based on “conservative assumptions.” Is the applicant proposing greater commercial intensities than shown in these portions of the application? Please provide a Public Facilities Impact Analysis that is based on the worst case scenario.
- B.3.a. Please provide a letter from the San Carlos Fire District addressing adequate response times.
- B.3.e. The letter provided from the Lee Tran office stated that the proposed Alico West development would “hamper the TDP recommendation of improved headways.” The letter also states that the Lee County Long Range Transportation Plan does not indicate any future long-range changes in the transit service in that area of the County. Please send an indication that these issues have been resolved with Lee Tran.
- C.3. Please provide a topographic map depicting the property boundaries and the 100-year flood prone areas.
- C.4. Please provide a map delineating the property boundaries on the Flood Insurance Rate Map (FIRM) effective August 2008.
- D.2. Please provide a map that identifies the subject site on the archeological sensitivity map for Lee County.
- E.2. To ensure the design of the proposed development will enhance the neighboring university and benefit the surrounding communities as required by Policy 1.1.9 and

Objective 18.1 of the Lee Plan. Lee County Planning staff believes that, in addition to the minimums and maximums that are typically established concerning residential density and commercial intensity, additional design parameters must be established. These design parameters should include, but are not limited to, characteristics such as maximum size of residential units, mix of leaseable and for sale units, mix of residential unit types, pedestrian friendly design, appropriate mix of commercial retail uses, and design of commercial/mix use buildings. As discussed in Objective 18.1, these and other design criteria should be negotiated as part of a cooperative master planning effort including the property owner, Florida Gulf Coast University, and Lee County.

F.3 and F.4 The analysis provided for the requirements under Policy 2.4.2 and Policy 2.4.3 of the Lee Plan does not address the issues required by F.3 and F.4 of the application. Please review the above mentioned policies and provide the required analysis.

Miscellaneous Comments and Notes:

1. On page 141 of the application, the applicant proposes to take appropriate measures to minimize impacts to preserved wetlands and on page 142 the applicant proposes to impact 100% of the onsite wetlands. Please clarify wetland impacts.
2. Please note that the northeastern-most portion of the proposed Alico West development is within the FAA's 10,000 boundary as addressed in the FAA Advisory Circular to the Southwest Florida International Airport. Plantings and storm water features in this area must be designed to discourage birds from feeding and roosting.
3. Please note that at time of zoning the applicant must provide a preliminary multi-objective water management plan to propose restoration for water quality and ground water recharge for the areas that will remain undeveloped (wetlands and borrow pit) to minimize the loss of DR/GR land in compliance with Policy 1.1.9 and Policy 18.1.9.
4. The project is isolated from the surrounding watershed due to past mining activities. After reclamation the applicant must remove berms and restore the hydrological connection to the Estero River watershed in compliance with ZAB 86-62. Please provide documentation that reclamation has occurred and is complete.
5. Please provide additional information concerning how the "fines" that exist onsite will be disposed of or otherwise handled.
6. Staff has observed that the burrow pit on the subject site is connected with the lake in Miromar Lakes. Please clarify what uses are planned for the shared lake.

7. The Extension of County Road 951 plays an integral part in the proper functioning of the proposed development. However, this is currently not programed nor is there funding available for its construction. Is the applicant proposing to construct the adjacent segment of County Road 951 from Alico Road to a connection with the Florida Gulf Coast University?

We look forward to working cooperatively with you on this proposed Comprehensive Plan Amendment. If you have any additional questions, please contact me at 533-8585.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Dunn", with a long, sweeping horizontal flourish extending to the right.

Brandon Dunn, Development Review Representative
Department of Community Development, Division of Planning