



Lee County Board of County Commissioners
 Department of Community Development
 Planning Section
 Post Office Box 398
 Fort Myers, FL 33902-0398
 Telephone: (239) 533-8585
 FAX: (239) 485-8344

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: Alico Crossing

PROJECT SUMMARY:

Change the subject property from the Tradeport future land use category to the University Village Interchange land use category to allow for retail uses, consistent with the properties on the South side of Alico Road.

State Review Process: Small-Scale Review
 State Coordinated Review
 Expedited State Review

To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Department of Community Development for currently accepted formats.)

REQUESTED CHANGE:

TYPE: (Check appropriate type)

- Text Amendment
- Future Land Use Map Series Amendment (Maps 1 thru 24)

List Number(s) of Map(s) to be amended: Map 1

RECEIVED
 JAN 26 2018
 COMMUNITY DEVELOPMENT
 CPA 2018-00002

Future Land Use Map amendments require the submittal of a complete list, map, and one set of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.


 Signature of Owner or Authorized Representative

1-24-18
 Date

Daniel Delisi
 Printed Name of Owner or Authorized Representative

I. APPLICANT/AGENT/OWNER INFORMATION (Name, address and qualification of

Applicant: CS Holdings – Alico, LLC

Address: 15951 SW 41ST ST # 800

City, State, Zip: Davie, FL, 33331

Phone Number: _____ Email: _____

Agent*: Daniel DeLisi, AICP

Address: 15598 Bent Creek Rd.

City, State, Zip: Wellington, FL 33414

Phone Number: 239-913-7159 Email: dan@delisi-inc.com

Owner(s) of Record: Same as Applicant

Address: _____

City, State, Zip: _____

Phone Number: _____ Email: _____

* This will be the person contacted for all business relative to the application.

II. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: 16421 Corporate Commerce Way, Fort Myers, FL 33913

2. STRAP(s): 02-46-25-04-0000D.0000

B. Property Information:

Total Acreage of Property: 9.3

Total Acreage included in Request: 9.3

Total Uplands: 9.3 acres

Total Wetlands: 0 acres

Current Zoning: MPD

Current Future Land Use Designation: Tradeport, Industrial Commercial Interchange

7.6 acres Tradeport, 1.7 acres,

Area of each Existing Future Land Use Category: Industrial Commercial Interchange

Existing Land Use: Vacant

C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area:

Lehigh Acres Commercial Overlay: _____

Airport Noise Zone 2 or 3: Noise Zone C.

Acquisition Area: _____

Joint Planning Agreement Area (adjoining other jurisdictional lands): _____

D. Proposed change for the subject property:

University Village Interchange

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	N/A
Commercial intensity	_____
Industrial intensity	_____

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	N/A
Commercial intensity	_____
Industrial intensity	_____

III. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request.

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
4. Map and describe existing zoning of the subject property and surrounding properties.
5. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America

Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

6. A copy of the deed(s) for the property subject to the requested change.
7. An aerial map showing the subject property and surrounding properties.
8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. **Traffic Circulation Analysis:** The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with DCD staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and resubmit. Staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
 - a. Fire protection with adequate response times;
 - b. Emergency medical service (EMS) provisions;
 - c. Law enforcement;
 - d. Solid Waste;
 - e. Mass Transit; and
 - f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section II for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.

2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. For requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from):
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,
 - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.
2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles

Be sure to support all conclusions made in this justification with adequate data and analysis.

H. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- Not Applicable
- Alva Community Plan area [Lee Plan Objective 26.7]
- Buckingham Planning Community [Lee Plan Objective 17.7]
- Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
- Captiva Planning Community [Lee Plan Policy 13.1.8]
- North Captiva Community Plan area [Lee Plan Policy 25.6.2]
- Estero Planning Community [Lee Plan Objective 19.5]
- Lehigh Acres Planning Community [Lee Plan Objective 32.12]
- Northeast Lee County Planning Community [Lee Plan Objective 34.5]

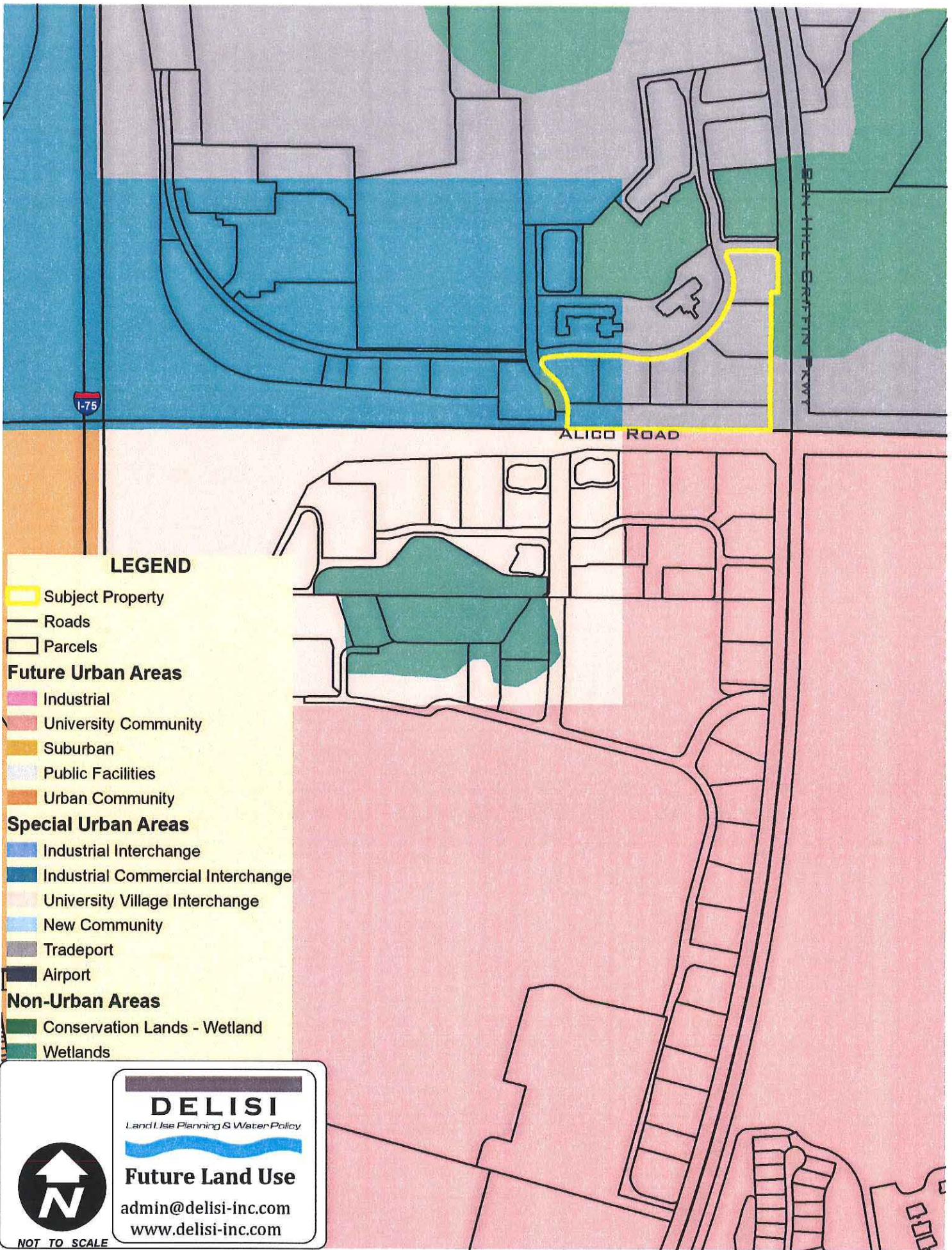
- North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
- North Olga Community Plan area [Lee Plan Objective 35.10]
- Page Park Community Plan area [Lee Plan Policy 27.10.1]
- Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
- Pine Island Planning Community [Lee Plan Objective 14.7]

APPLICANT – PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: 30

Submit **3** copies of the complete application and amendment support documentation, including maps, to the Lee County Department of Community Development.

Once staff has determined that the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.



LEGEND

Subject Property

Roads

Parcels

Future Urban Areas

Industrial

University Community

Suburban

Public Facilities

Urban Community

Special Urban Areas

Industrial Interchange

Industrial Commercial Interchange

University Village Interchange

New Community

Tradeport

Airport

Non-Urban Areas

Conservation Lands - Wetland

Wetlands

DELISI

Land Use Planning & Water Policy

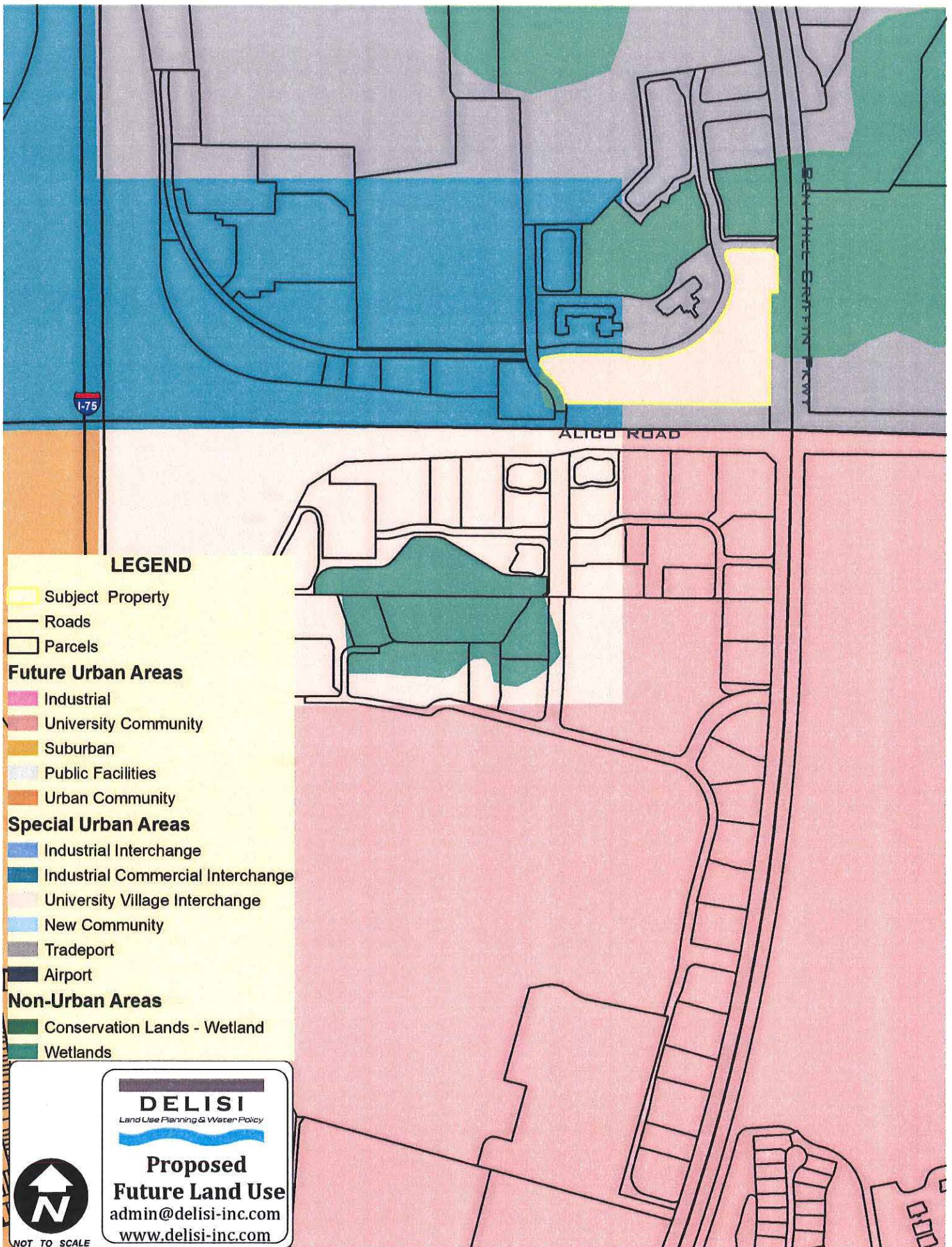
Future Land Use

admin@delisi-inc.com

www.delisi-inc.com



NOT TO SCALE



LEGEND

- Subject Property
- Roads
- Parcels
- Future Urban Areas**
- Industrial
- University Community
- Suburban
- Public Facilities
- Urban Community
- Special Urban Areas**
- Industrial Interchange
- Industrial Commercial Interchange
- University Village Interchange
- New Community
- Tradeport
- Airport
- Non-Urban Areas**
- Conservation Lands - Wetland
- Wetlands

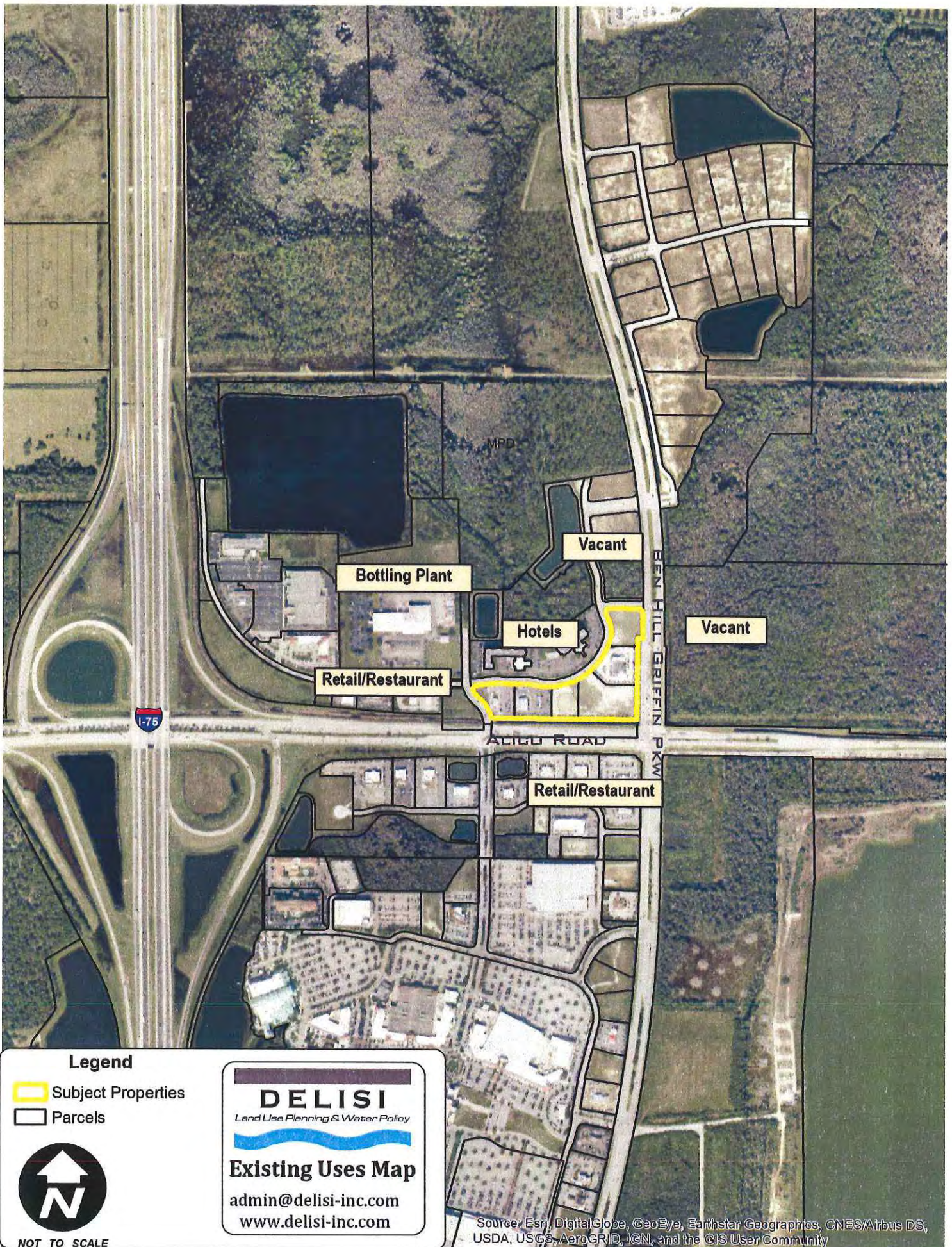


NOT TO SCALE



DELISI
Land Use Planning & Water Policy

**Proposed
Future Land Use**

admin@delisi-inc.com
www.delisi-inc.com



Legend

-  Subject Properties
-  Parcels

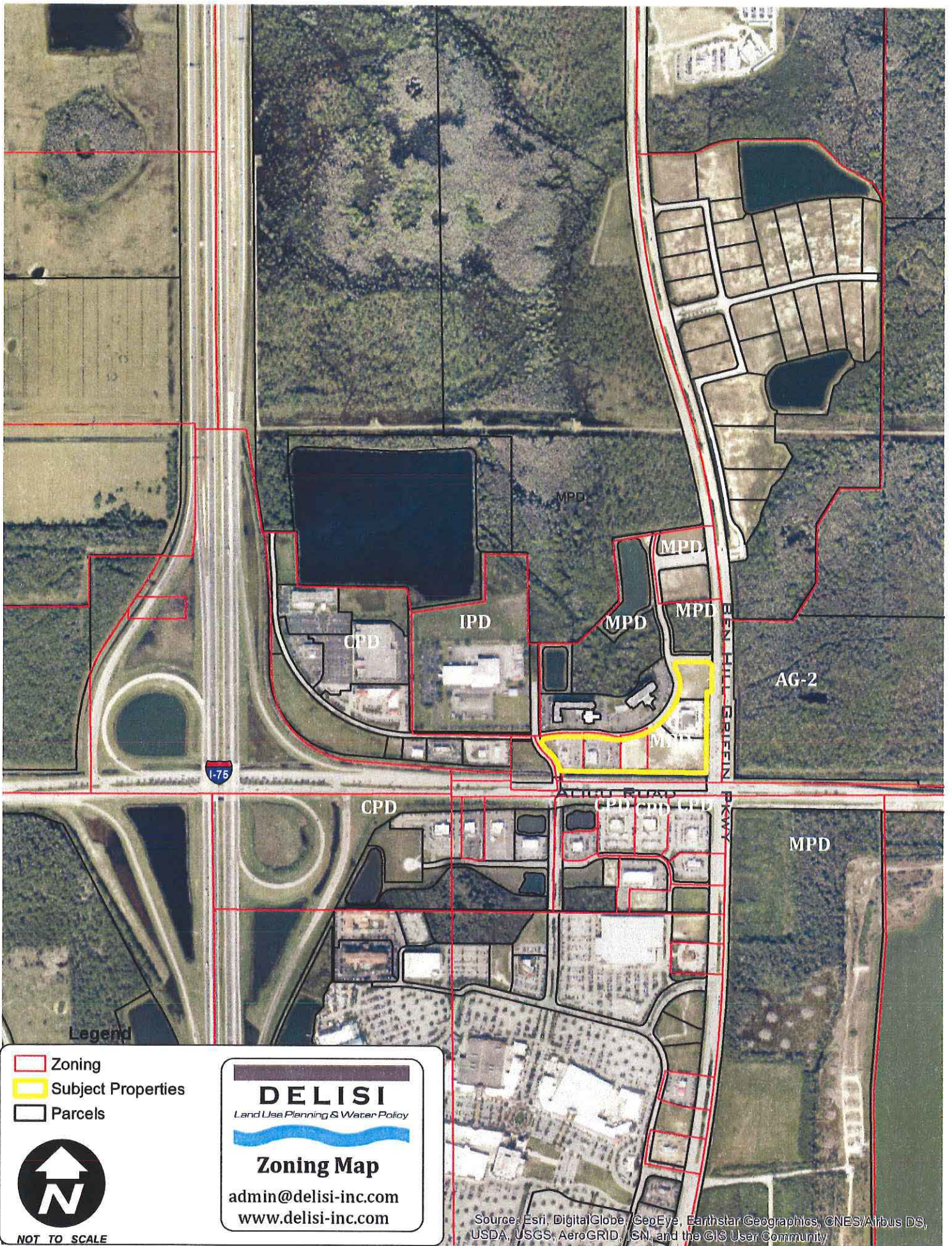


NOT TO SCALE

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Land Use Planning & Water Policy

Existing Uses Map
 admin@delisi-inc.com
 www.delisi-inc.com

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



- Zoning
- Subject Properties
- Parcels



NOT TO SCALE

DELISI
Land Use Planning & Water Policy

Zoning Map
admin@delisi-inc.com
www.delisi-inc.com

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
A PORTION OF GULF COAST LANDINGS
RECORDED IN PLAT BOOK 1, PAGE 35
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA:

BEING TRACTS A THROUGH F OF GULF COAST LANDINGS, AS RECORDED IN INSTRUMENT NUMBER 2009000078147, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

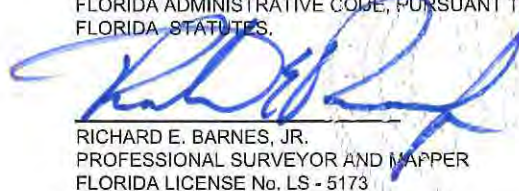
CONTAINING 403,674 SQUARE FEET, OR 9.267 ACRES, MORE OR LESS.

LEGEND

LB	= LICENSED BUSINESS	NO.	= NUMBER
LS	= LICENSED SURVEYOR	O.R.B.	= OFFICIAL RECORDS BOOK
LTD.	= LIMITED	P.B.	= PLAT BOOK
NAD	= NORTH AMERICAN DATUM	PG.	= PAGE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



RICHARD E. BARNES, JR.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE No. LS - 5173

JANUARY 23, 2018
 DATE OF SIGNATURE

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.
 DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

BOWMAN CONSULTING GROUP, LTD., INC.
 CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Bowman
C O N S U L T I N G

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
 10815 SW Tradition Square Fax: (772) 220-7881
 Port St. Lucie, Florida 34987 www.bowmanconsulting.com

 Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate No. LB-8030

A PORTION OF GULF COAST LANDINGS
DESCRIPTION AND SKETCH

LEE COUNTY

FLORIDA

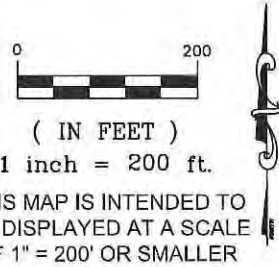
PROJECT NO. 010484-01-001	REVISED DATE:	DATE: JAN. 22, 2018
CADD FILE: 0484-SKT	SCALE: N/A	SHEET 1 OF 2

SKETCH OF DESCRIPTION

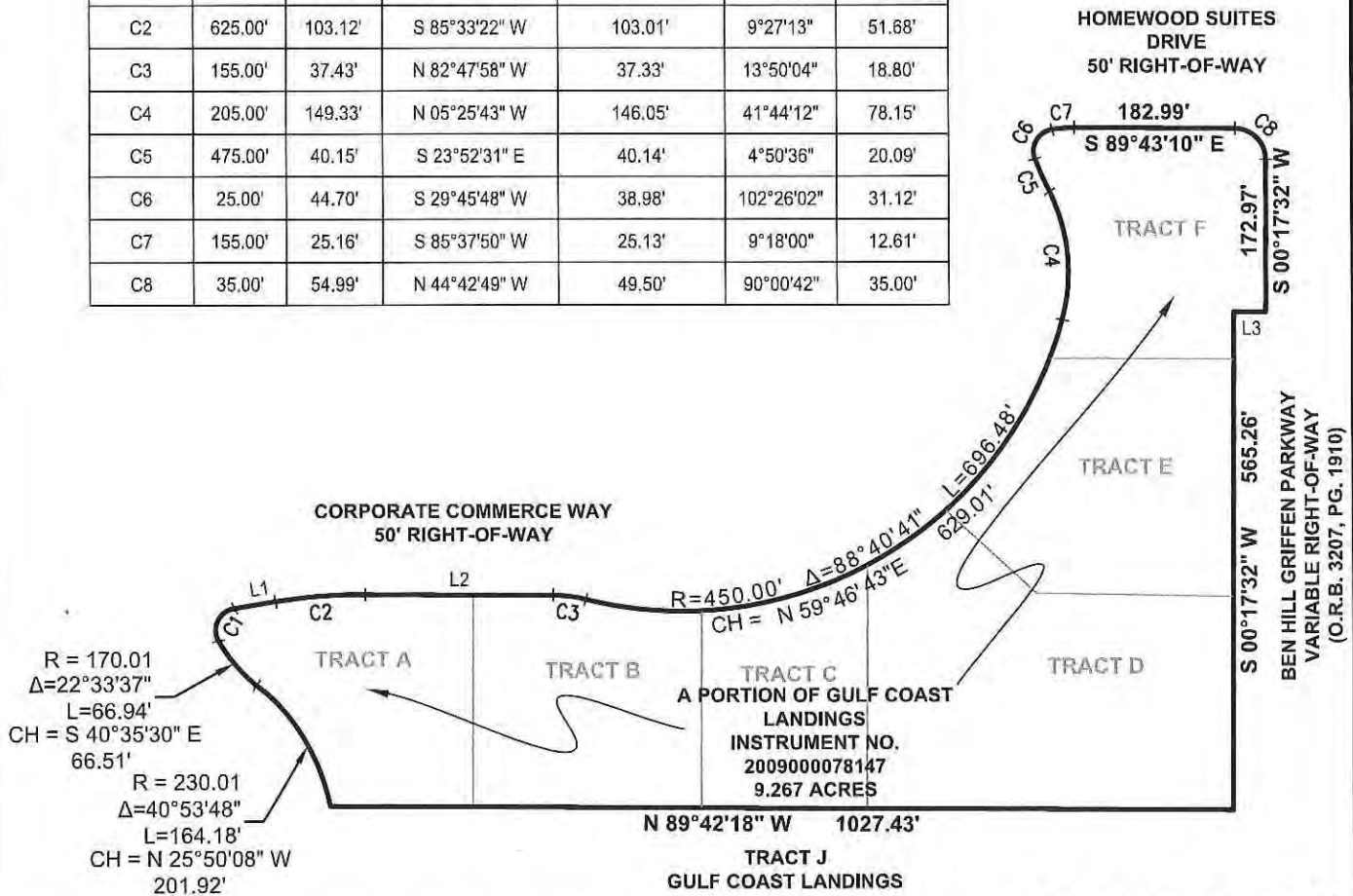
A PORTION OF GULF COAST LANDINGS
RECORDED IN PLAT BOOK 1, PAGE 35
LEE COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 80°49'46" E	47.38'
L2	S 89°43'00" E	214.24'
L3	N 89°42'28" W	36.00'

LYING IN SECTION 2, TOWNSHIP 46 SOUTH,
RANGE 25 EAST



CURVE TABLE						
CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT
C1	25.00'	48.06'	S 25°45'33" W	40.99'	110°08'27"	35.79'
C2	625.00'	103.12'	S 85°33'22" W	103.01'	9°27'13"	51.68'
C3	155.00'	37.43'	N 82°47'58" W	37.33'	13°50'04"	18.80'
C4	205.00'	149.33'	N 05°25'43" W	146.05'	41°44'12"	78.15'
C5	475.00'	40.15'	S 23°52'31" E	40.14'	4°50'36"	20.09'
C6	25.00'	44.70'	S 29°45'48" W	38.98'	102°26'02"	31.12'
C7	155.00'	25.16'	S 85°37'50" W	25.13'	9°18'00"	12.61'
C8	35.00'	54.99'	N 44°42'49" W	49.50'	90°00'42"	35.00'



NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

Bowman CONSULTING

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
10815 SW Tradition Square Fax: (772) 220-7881
Port St. Lucie, Florida 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate No. LB-8030

**A PORTION OF GULF COAST LANDINGS
DESCRIPTION AND SKETCH**

LEE COUNTY FLORIDA

PROJECT NO. 010484-01-001 | REVISED DATE: DATE: JAN. 22, 2018
CADD FILE: 0484-SKT | SCALE: 1"=200' | SHEET 2 OF 2

Prepared by and return to:
Michael S. Yashko, Esquire
Roetzel & Andress, L.P.A.
850 Park Shore Drive Third Floor
Naples, FL 34103
239-649-6200
File Number: 116438.0019

Parcel Identification No. 02-46-25-04-0000D.0000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 18th day of April, 2017, between Cooper Realty Company, a Tennessee corporation, whose post office address is 1661 Aaron Brenner Drive, Suite 200, Memphis, TN 38120, of the County of Shelby, State of Tennessee, grantor*, and CS Holdings-Alico, LLC, a Florida limited liability company, whose post office address is 15951 SW 41st Street, #800, Davie, FL 33331, of the County of Broward, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

Tract D, Gulf Coast Landings, according to the plat thereof as recorded as Instrument Number 2009000078147, of the Public Records of Lee County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. This conveyance is subject to taxes for 2017 and subsequent years, zoning and use restrictions imposed by governmental authorities, and restrictions and easements of record.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Patricia P. Webb
Witness Name: Patricia P. Webb
Joyce P. Scianni
Witness Name: Joyce P. Scianni

Cooper Realty Company, a Tennessee corporation

By: Pace Cooper
Pace Cooper, President

State of Tennessee
County of Shelby

The foregoing instrument was acknowledged before me this 7th day of April, 2017 by Pace Cooper, President of Cooper Realty Company, a Tennessee corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

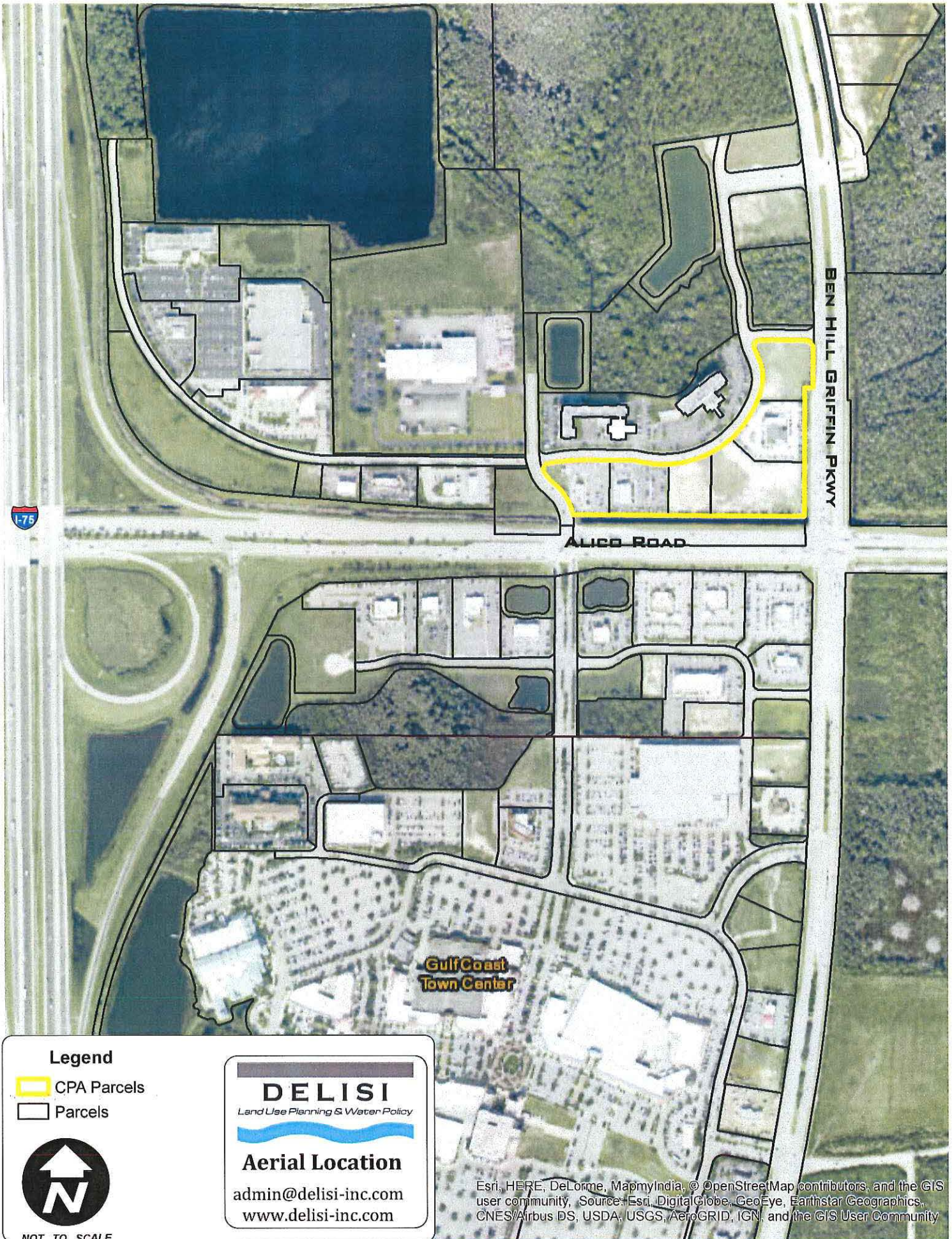
[Notary Seal]



Patricia P. Webb
Notary Public

Printed Name: Patricia P. Webb

My Commission Expires: _____




BEN HILL GRIFFIN PKWY

ALICO ROAD

Gulf Coast
Town Center

Legend

 CPA Parcels

 Parcels



NOT TO SCALE

DELISI

Land Use Planning & Water Policy

Aerial Location

admin@delisi-inc.com

www.delisi-inc.com

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

AFFIDAVIT

I, JACK FLECHNER, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

[Signature]
Signature of Applicant

1/08/18
Date

JACK FLECHNER
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on Jan. 9, 2018 (date) by JACK FLECHNER (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

[Signature]
Signature of Notary Public

(Name typed, printed or stamped)



Project Narrative and Lee Plan Consistency

Location and Property Description

The subject property is located at the northwest corner of Ben Hill Griffin Parkway and Alico Road within the Jetway Tradeport Mixed Use Planned Development. The property is primarily defined by its proximity to both the interchange and the University, across from the Gulfcoast Town Center Regional Mall. The property is approximately a half mile from the Alico-I-75 Interchange and 1.5 miles from FGCU. The property is proximate to the Southwest Florida International Airport (1.2 miles to the north), and nearby industrial uses. However, when the property is viewed in terms of how development has occurred on the properties immediately adjacent to the subject site, industrial uses are not a reasonable and compatible use for the remaining land.

Surrounding Uses/Compatibility

The properties within the Jetway Tradeport MPD have all developed as commercial or service uses, including two hotel sites to the north of the subject properties. Within the area of the proposed land use change, four restaurants have already been developed on non-contiguous parcels. To the south, across Alico Road is the Gulf Coast Town Center Regional Mall and the 40 acre development north of the mall which is dominated by restaurants and hotels. To the west are a mix of restaurant, retail and office uses, with one industrial use – the Coca Cola Bottling Plant to the northwest of the property. To the east, across Ben Hill Griffin Parkway is vacant land in the Tradeport land use category.

Commercial uses are both more viable, more consistent with surrounding uses and more compatible. Given the location of the two vacant parcels and the retail character of the east side of the Alico Interchange, industrial uses or other uses of more intensity than the current retail development pattern may create a compatibility concern and would certainly be awkward and out of place with the surrounding uses.

Proposed Request

The proposed amendment to the Lee Plan is to add the subject properties to the University Village Interchange future land use category. The subject property consists of the outparcels in the Jetway Tradeport MPD. Two (2) of the outparcels remain undeveloped while four (4) are already developed with retail uses consistent with the uses to the south as part of the University Village Interchange land use category. The current land use categories on the property are Tradeport and Industrial Commercial Interchange. The subject property has developed consistent with the properties to the south and interchange uses in general.

Changing Conditions

Over the last thirty years since the Airport Commerce, now Tradeport land use category was conceived, there have been a number of factors that have changed, necessitating the proposed amendment. These changes include both the nature of the surrounding

development, the growing needs of the University and the absorption rate and available land for Industrial development.

The Tradeport future land use category was created to provide for industrial development opportunities in proximity and with a nexus to the Southwest Florida International Airport. The land use category was established for all properties along the west side of Treeline Ave./Ben Hill Griffin Parkway and along the southside of the Airport, with the exception of the properties immediately at the Alico and Daniels Road Interchanges. Like the interchange at Daniels Parkway, where the interchange category extends all the way east to Treeline Ave., the uses that have developed have more of a nexus with the interchange than the airport, with the development of both hotel and restaurant uses at the western intersection of Daniels Parkway and Treeline Ave.

Over the last decade the uses that have developed in the Planned development, similar to the character of development along Daniels Parkway, have been retail in nature. The development within the subject property consisted of a few disconnected restaurant parcels, making the development of any airport related industrial use on the remaining undeveloped land both difficult and highly unlikely. While prior to development of the retail parcels it could have been possible, market permitting, to create an industrial park along Alico Road, the pattern of development and existing uses now precludes that possibility. The individual remaining parcels are small and disconnected from other industrial uses making a commerce park concept unlikely.

In many ways, the subject property has developed more consistent with the University Village Interchange land use category, which is largely characterized by the University Plaza CPD and the Gulfcoast Town Center Regional Mall adjacent to the subject property to the south. The mall property consists of retail and restaurant uses, and as stated at the adoption hearing for the mall in 2000, retail centers have a direct positive impact on the University and student life. With the rapid growth of the university over the last ten years, the presence of the market geared more toward the university on the subject property and less toward the airport is anticipated, making retail development more viable and necessary than industrial development at this location.

While the subject property is located at the corner of two arterial roads, the site is not accessible by rail, and although it is with 1 ½ miles from Terminal Access Road, there is no direct access to cargo airport terminals. The location at the intersection of Alico and Ben Hill Griffin serves to enhance the site's attractiveness as a retail location more than providing for viable industrial development.

The Lee Plan requires that potential changes to the area of available industrial land address Policies 2.4.4 and 7.1.4. The Policies are below:

POLICY 2.4.4: Lee Plan amendment applications to expand the Lee Plan's employment centers, which include light industrial, commercial retail and office land uses, will be evaluated by the Board of County Commissioners in light of the locations and cumulative totals already designated for such uses, including the 1994 addition of

1,400 acres to the Tradeport category just south of the Southwest Florida International Airport.

POLICY 7.1.4: *The Future Land Use Map must designate a sufficient quantity of land to accommodate the minimum allocated land area found in Policy 1.7.6 and related Table 1(b), where appropriate. Lee County will monitor the progress of development and the number of acres converted to industrial use as part of every Evaluation and Appraisal Report (EAR). This acreage may be adjusted to accommodate increases in the allocations.*

There are several future land use categories in Lee County that allow for and support the development of industrial uses. These include the Intensive Development, Central Urban, Urban Community, Interchange, Industrial and Tradeport future land use categories. Table 1b of the Lee Plan makes projections of the amount of land that will be developed for each type of land use through the timeframe of the comprehensive plan. Although in theory there may be more land available for industrial development than shown in the tables if the mixed-use categories develop for with less residential or commercial, the acreage allocations in Table 1b are assumed to accurately reflect the available land. The total amount of area available for the development of industrial uses is shown in the attached table.

Industrial Allocations - Lee Plan Table 1b

Planning Community	Acres Allocated	Acres Available	% Available
Bayshore	5	5	100%
Boca Grande	3	2	67%
Buckingham	5	5	100%
Burnt Store	5	1	20%
Cape Coral	26	10	38%
Daniels Parkway	10	10	100%
Estero*	87	86	99%
Fort Myers	300	124	41%
Gateway/Airport	3,100	2,837	92%
Iona/McGregor	320	216	68%
Lehigh Acres	300	144	48%
Northeast Lee County	26	11	42%
North Fort Myers	554	381	69%
Pine Island	64	28	44%
San Carlos	450	246	55%
South Fort Myers	900	470	52%
Total	6,155	4,576	74%

*These areas are primarily in an incorporated municipality

According to Table 1b of the Lee Plan 74% of the area allocated for industrial development through 2030 is still undeveloped. More notable is that to date, only 1,579 acres have been developed for industrial uses in unincorporated Lee County. Over the next 10-20 years, given historic absorption rates, the most aggressive analysis would still leave over half of the available land undeveloped.

The subject property is less than 10 acres in size, with only less than 4 acres undeveloped and available for industrial uses. This represents less than .08% of the available land. More notable is the amount of available land in the Gateway/Airport Planning Community, the area of the subject property and where the demand of airport related industrial uses is located. To date 92% of the 3,100 acres available for industrial development remain vacant. The proposed plan amendment represents 0.14% of the land available for industrial development in the Gateway/Airport Planning Community. Not only is the area of land that would be removed from the Tradeport land use category insignificant to the overall availability of industrial land, but given historic absorption rates, it is clear that more than enough land is available to meet the county's industrial needs for the planning horizon. In accordance with Policy 7.1.4, and Policy 1.7.6, Table 1b will be updated accordingly if Lee County's absorption rates shift and more land is needed.

University Village Interchange Land Use Category

The proposed plan amendment is to move the subject property in to the University Village Interchange future land use category, the category that is contiguous to the subject property on the south west side. Policy 1.3.5 describes the University Village Interchange land use category:

POLICY 1.3.5: *The University Village Interchange land use category is designed to accommodate both interchange land uses and non-residential land uses related to the University. Development within this interchange area may or may not be related to, or justified by the land use needs of the University. Land uses allowed within this area include those allowed in the Industrial Commercial Interchange category and the associated support development allowed in the University Village. The overall average intensity of non-residential development will be limited to 10,000 square feet of building area per non-residential acre allowed pursuant to Map 16 and Table 1(b). See the definition of Associated Support Development in the Glossary. Cooperative master planning and approval by the Florida Gulf Coast University Board of Trustees will be required prior to development within this land use category. Additionally, any development which meets or exceeds the Development of Regional Impact thresholds, either alone or through aggregation, must conform to the requirements of Chapter 380 F.S.*

In accordance with Policy 1.3.5 the uses that are allowed include the uses allowed in the Industrial Commercial Interchange land use category. Retail commercial development is a use that is allowed in the Industrial Commercial Interchange land use category. The limitation on intensity of commercial will be reflected in the zoning process for the subject property.

The policy also specifically states that proposed development “*may or may not be related to, or justified by the land use needs of the University.*” While it is not required to justify the request based on the needs of the University, the two driving factors of development at this location have to date been the University and the retail demands generated as well as the location at the Interchange. The retail uses that have been developed along Alico Road in the University Village Interchange land use category are likely to be similar uses as to the ones that will be developed on the two remaining parcels in the proposed plan amendment.

Existing and Future Conditions Analysis

In accordance with Policy 95.1.3 the following is a description of the impact that the proposed change will have on public services. Note that since 4 of the 6 parcels are already developed for retail uses, the change will simply allow the remaining 2 parcels, with a total of 4 acres, to develop as retail rather than industrial uses.

- a. Sanitary Sewer
- b. Potable Water

Chapter 64E-6 of the Florida Administrative Code was used to determine approximate water and wastewater demands. The water demand for a “Commercial” use is approximately 17,190 GPD according to the FAC Ch. 64e-6 Table 1. The water demand for a “General Light Industrial (with showers)” use is approximately 5000 GPD.

Use	Water Demand (GPD)
General Light Industrial	5,000
Commercial	17,190

- c. Surface Water/Drainage Basins

The proposed Future Lane Use Map Amendment will have no impact on surface water. The current land use category allows for development consistent with state permitting. The proposed land use change does not alter the likelihood of development of the stormwater rules for permitting.

- d. Parks, Recreation, and Open Space

The proposed Future Lane Use Map Amendment will have no impact on parks, recreation or open space. Neither commercial or industrial uses generate a need for parks and recreation. Open space will be provided consistent with the approved planned development.

e. Public Schools.

The proposed Future Lane Use Map Amendment will have no impact on schools. Neither commercial or industrial uses generate impacts to the public school system.

C. Environmental Impacts

The proposed amendment will have no impact on environmentally sensitive resources in Lee County the subject property has already been cleared for development and zoned, designating open space and preserve areas on the master concept plan. Shifting from one urban use (industrial) to another urban use (commercial) has no impact on the site's development or environment.

D. Impacts on Historic Resources

The subject property contains no historic resources. The proposed amendment will have no impact to historic resources. Only a very small portion of the property is located in Archeologic Sensitivity Zone 2. Please see the attached Archeological Sensitivity Map.

E. Internal Consistency with the Lee Plan

1. Lee Plan Table 1(b)

The proposed future land use map amendment has no effect on the County's population projects or Lee Plan table 1b. Adequate commercial area is accommodated in the Gateway/Airport Planning Community to meet the 4 acre of future development.

2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.

As stated above, the proposed amendment is consistent with Policy 1.3.5, the University Village Interchange land use category. An analysis of how the proposed amendment is consistent with Policy 7.1.4 is also reviewed above. In addition to Policies 1.3.5 and 7.1.4, the proposed amendment is consistent with the following Lee Plan policies as described below:

OJECTIVE 2.1: DEVELOPMENT LOCATION. *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.*

The proposed amendment fills in two of the remaining outparcels along Alico Road at the interchange. Most of the frontage is already developed. The proposed plan amendment

allows for a more appropriate and consistent use to be developed along the remaining vacant lots.

POLICY 2.1.1: *Most residential, commercial, industrial, and public development is expected to occur within the designated Future Urban Areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.*

The subject property is located in a future urban area. The proposed amendment is to change to a different land use category that is also designated as an urban land use category.

OBJECTIVE 2.2: DEVELOPMENT TIMING. *Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.*

The subject property is located in an urban area where public services already exist to meet the demands of future development. As the public facilities analysis demonstrates, capacity exists on the adjacent roads, with utilities and all other services that are required for commercial development.

POLICY 6.1.4: *Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.*

The proposed plan amendment will allow for commercial development on two outparcels that are surrounded by existing retail and hotel development. The proposed land use change better ensures compatibility on the subject property than the existing land use category.

POLICY 6.1.5: *The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to...*

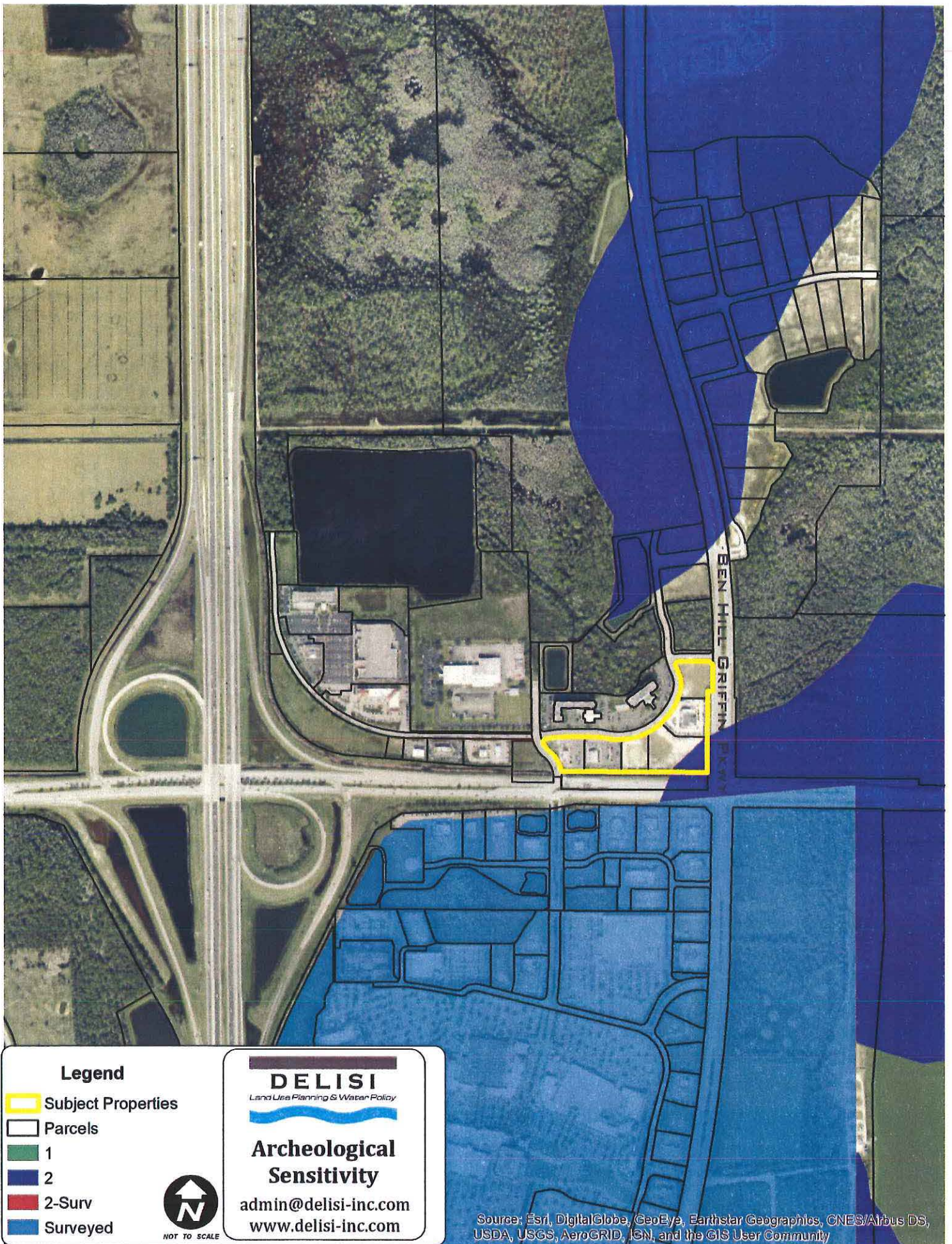
The proposed plan amendment is in an area where capacity exists on the adjacent roadway network. The property is part of a planned development that provides access to the lots via a reverse frontage road, minimizing direct access to both Alico Road and Ben Hill Griffin Parkway.

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

There are no other local governments that are adjacent or within proximity to the proposed plan amendment.

4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

There are no State or Regional Policy Plan goals or policies that are relevant to the proposed amendment.



Legend

- Subject Properties
- Parcels
- 1
- 2
- 2-Surv
- Surveyed



NOT TO SCALE

DELISI
Land Use Planning & Water Policy

Archeological Sensitivity

admin@delisi-inc.com
www.delisi-inc.com

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Daniel DeLisi, AICP
DeLisi, Inc

RE: Alico Commons

Mr. DeLisi,

Bowman Consulting Group, Ltd. was requested to perform an analysis to determine the difference between industrial and commercial uses for the area of the proposed Comprehensive Plan revisions, which were assumed to be approximately 40,000 square feet. The following describes the methods and results of the analysis:

Trip Generation Analysis

According to the ITE Trip Generation Manual (8th edition), 40,000 square feet of Commercial Shopping Center land use will generate approximately 1,718 daily trips. 40,000 square feet of General Light Industrial land use will generate approximately 279 daily trips. The minimal increase in trips associated with 4 acres of industrial converting to 4 acres of retail will not have any impact on the County's Financially Feasible Transportation Plan/Map 3A or on the Capital Improvements Element.

Use	Daily Trips Generated	PM Peak Trips
General Light Industrial	279	39
Commercial	1,718	135

If you have any questions or require additional information, please do not hesitate to contact me at our Ft. Lauderdale office, (954) 314-8400.

Sincerely,



Byron Reynolds | Project Engineer
Bowman Consulting
13450 Sunrise Boulevard, Suite 320, Sunrise, FL 33323
Office: 954-314-8400 | mobile: 813.751.7521



LEE COUNTY

SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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January 16, 2018

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County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Daniel DeLisi, AICP
DeLisi, Inc.
15598 Bent Creek Rd.
Wellington, FL 33414

Re: Letter of Service Availability

Mr. DeLisi,

I am in receipt of your letter requesting a Letter of Service Availability for the development of Strap 02-46-25-04-0000D.0000, located near the intersection of Ben Hill Griffin Pkwy. and Alico Road.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The primary ambulance for this location is Medic 25, located 2.9 miles south; there is a second EMS station within six miles of the proposed location. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

It is our opinion that the service availability for the proposed development of this property is adequate at this time. Should the plans change, especially the density, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes
Chief
Division of Emergency Medical Services

Mike Scott
Office of the Sheriff



State of Florida
County of Lee

January 16, 2018

Mr. Daniel DeLisi
DeLisi, Inc.
15598 Bent Creek Rd.
Wellington, FL 33414

Mr. DeLisi,

The proposed small-scale Comprehensive Plan Amendment of a property at the intersection of Alico Road and Ben Hill Griffin Pkwy. (STRAP: 02-46-25-04-0000D.0000) from industrial development to retail development would not affect the ability of the Lee County Sheriff's Office to provide core services at this time. We will provide law enforcement services primarily from our South District office in Bonita Springs.

At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at 258-3287 with any questions regarding the CPTED study.

Respectfully,

A handwritten signature in cursive script that reads "Stan Nelson".

Stan Nelson
Director, Planning and Research





LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

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January 17, 2018

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District Two

Mr. Daniel DeLisi
DeLisi Inc.

Larry Kiker
District Three

15598 Brent Creek Rd.
Wellington, FL 33414

Brian Hamman
District Four

Frank Mann
District Five

**SUBJECT: 16421 Corporate Commerce Way, Ft. Myers, FL 33913
STRAP 02-46-25-04-0000D.0000**

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Dear Mr. DeLisi:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the proposed development.

Disposal of the solid waste generated from the businesses will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please ensure compliance with Solid Waste Ordinance No. 11-27 and LCLDC 10-261 for space requirements of garbage and recycling containers and accessibility of the collection vehicles.

Garbage and recycling collections require the owner/or the Management Company to secure a service agreement for the collection and an agreement for the lease of waste containers from the County's MSW and Recycling Collection Franchise Hauler (currently Waste Pro USA phone (239) 337-0800.

Solid Waste Ordinance (11-27) establishes that the Property Owner(s) will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8000.

Sincerely,

Brigitte Kantor

Brigitte Kantor
Manager, Public Utilities
Lee County Solid Waste Division