

Alico Commons

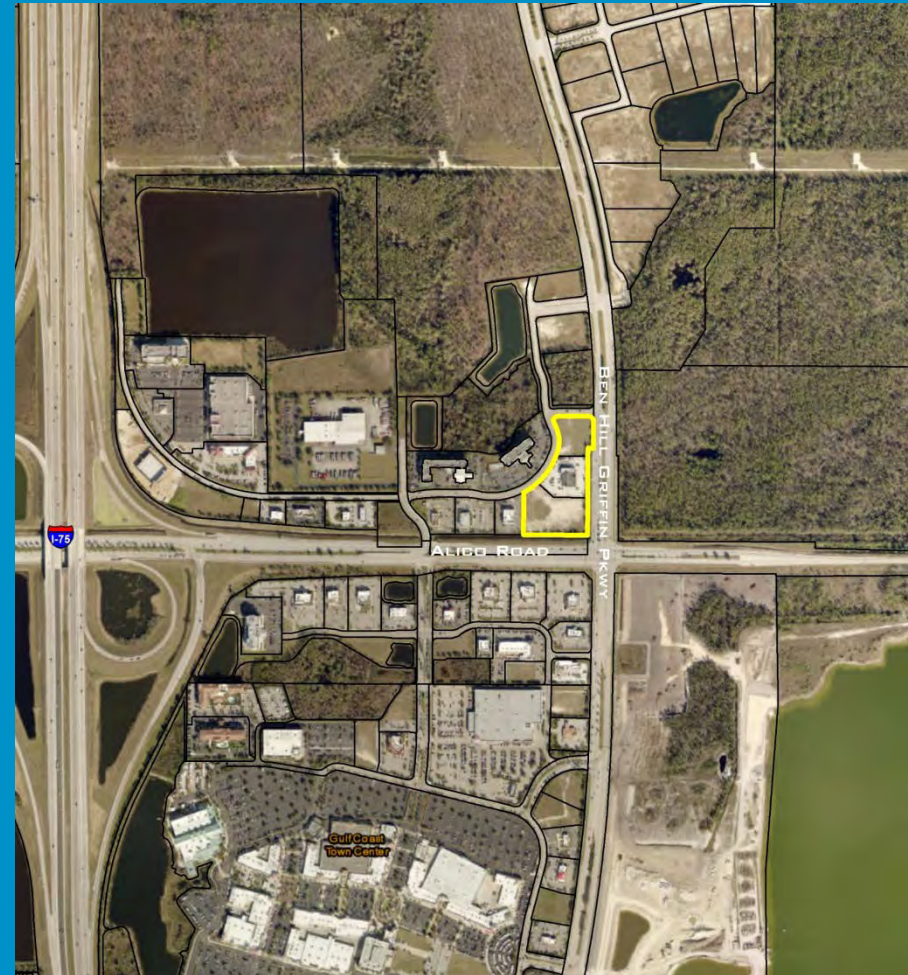
CPA2018-00002

Lee County LPA Hearing

December 17, 2018

Aerial

- ❑ Corner of Alico Road and Ben Hill Griffin Pkwy.
- ❑ Across from the Gulfcoast Town Center Regional Mall



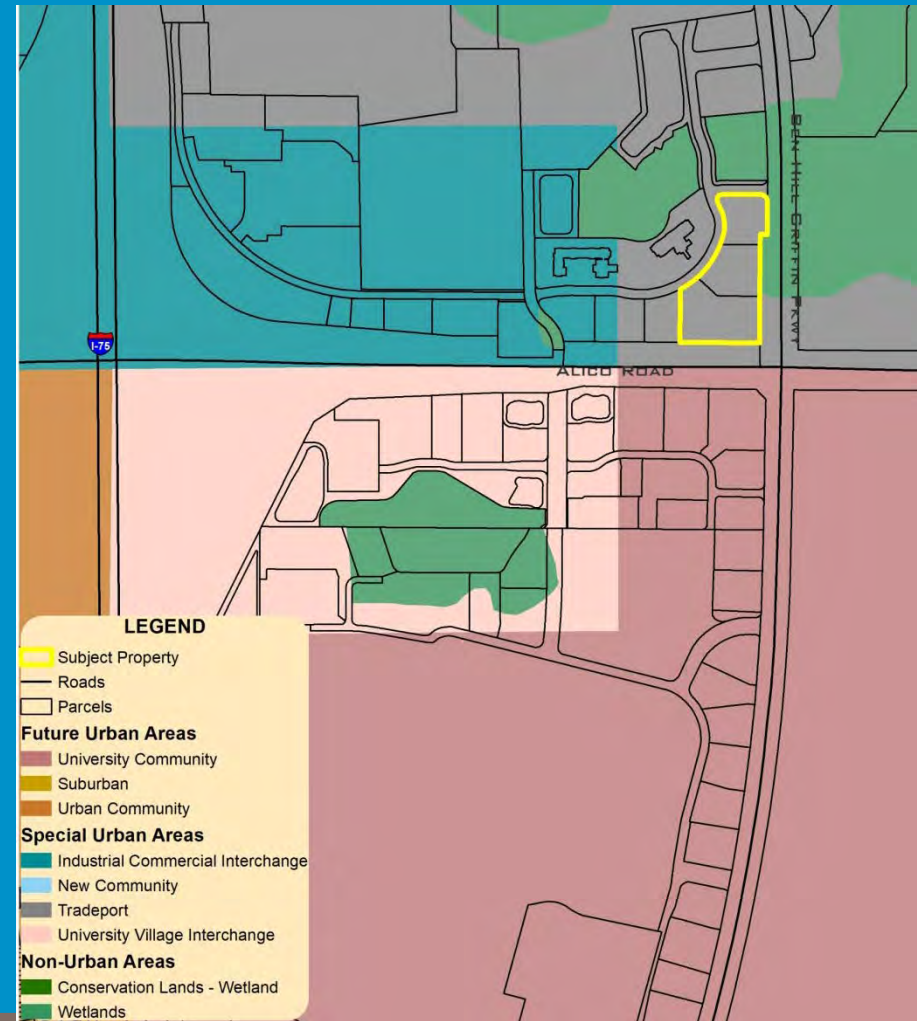
Surrounding Uses

- ❑ Surrounded on the north, south and west by interchange and tourist related uses
- ❑ To the east is vacant
- ❑ The property has the existing Twin Peaks restaurant on it.



Future Land Use Map

- ❑ In the Tradeport Land Use category
- ❑ Tradeport allows for some retail uses, but mostly for industrial development
- ❑ The existing Planned Development has commercial and hotel uses, exceeding the limitation on retail.
- ❑ Introducing industrial or office development to the Planned Development at this location would not fit.



Map Amendment

- ❑ Analysis was done on existing and projected industrial land in Lee County and in proximity to the Airport
- ❑ Sufficient land exists to meet County's industrial needs.
- ❑ At current absorption County has more than double the land needed over the next 20 years.

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

Public Services

- ❑ Analyses done based on converting 4 acres of industrial use to 4 acres of retail (additional 1.5 acres already in retail use).
- ❑ Property located in an urban area with urban infrastructure.
- ❑ The 4 acres does not create any level of service issues

Character of the Area

- Simply requesting to use the remaining outparcels consistent with surrounding uses

