



February 11, 2019

John Manning  
*District One*

Cecil L Pendergrass  
*District Two*

Larry Kiker  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Richard Wm. Wesch  
*County Attorney*

Donna Marie Collins  
*Hearing Examiner*

Ray Eubanks, Plan Processing Administrator  
Department of Economic Opportunity  
Division of Community Development  
107 East Madison St. MSC 160  
Tallahassee, FL. 32399-4120

Re: Small-Scale Comprehensive Plan Amendment  
Adoption Submission Package

Dear Mr. Eubanks:

In accordance with the provisions of F.S. Chapter 163.3187(1), this submission package constitutes the adoption of the small-scale Comprehensive Plan Amendment known locally as CPA2018-02, a privately initiated amendment. The Lee County Board of County Commissioners held an adoption hearing for this plan amendment on February 6, 2019 starting at 9:30 a.m. The plan amendment was adopted by Ordinance 19-01.

This small-scale amendment included approximately 4 acres of land to be redesignated from the Tradeport future land use category to the University Village Interchange future land use category on the Future Land Use Map. There have been no other small-scale comprehensive plan amendments this calendar year. Therefore, the total number of acres for small scale amendments approved by Lee County in the 2019 calendar year is 4 acres. The adopted small-scale comprehensive plan amendment is not within an area of critical state concern, nor does it involve a site within a rural area of critical economic concern.

The name, title, address, telephone number, facsimile number, and email address of the person for the local government who is most familiar with the proposed amendments is as follows:

Mr. Brandon Dunn, Principal Planner  
Department of Community Development  
Planning Section  
P.O. Box 398  
Fort Myers, Florida 33902-0398  
(239) 533-8585  
Fax (239) 485-8344  
Email: [bdunn@leegov.com](mailto:bdunn@leegov.com)

Included with this package is one copy of the proposed amendment and supporting data and analysis on a CD ROM, in PDF format.

Sincerely,

**DEPT. OF COMMUNITY DEVELOPMENT**  
**Planning Section**



Mikki Rozdolski, Planning Manager

Attn:  
LCBC-DEPT OF COMM DEVELOPMENT-  
1500 MONROE ST  
FORT MYERS, FL 33902

NOTICE OF PROPOSED AMENDMENT TO THE  
LEE COUNTY COMPREHENSIVE LAND USE PLAN  
(ADOPTION HEARING)

The Lee County Board of County Commissioners will hold a public hearing to consider the adoption of a proposed amendment to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, February 6, 2019. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Man Street in Downtown Fort Myers.

The Board proposes to adopt an ordinance amending the Lee Plan as follows:

CPA2018-0002 Alcoa Crossing (SMALL SCALE AMENDMENT) Amend the future land use designation from Tradegport to University Village Interchange on 42 acres located at the intersection of Alcoa Road and Ben Hill Griffin Parkway.

Copies of this Notice and the proposed ordinance are available for inspection or copying during regular business hours at the Minutes Office of the Clerk of Courts of Lee County, located in the Courthouse Administration Building, 2116 Second Street, Fort Myers, Florida. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration. It may arise during Public Hearings. Such modifications shall be incorporated into the final version.

Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact Jean LaGuardia, (239) 333-2314, Florida Relay Service 711, or ADAccess@leagov.com, at least five business days in advance. AD# 332156 Jan. 25, 2019

STATE OF NEW JERSEY COUNTY OF MONMOUTH

Before the undersigned authority personally appeared Anna Pugliese, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

Legal Notices

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

01/25/19

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 1st of February 2019, by Anna Pugliese who is personally known to me.

*Melanie C Altz*

Melanie Altz  
Notary Public for the State of New Jersey  
My Commission expires 11/19/2019



LEE COUNTY ORDINANCE NO. 19-01

**AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN TO ADOPT A SMALL SCALE AMENDMENT (CPA2018-00002) PERTAINING TO ALICO CROSSING; PROVIDING FOR PURPOSE, INTENT AND SHORT TITLE; ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN MAP 1, FUTURE LAND USE MAP; LEGAL EFFECT OF THE "LEE PLAN"; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY; INCLUSION IN CODE, CODIFICATION AND SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.**

WHEREAS, the Lee County Comprehensive Plan ("*Lee Plan*") and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("*Board*"); and

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6, provide an opportunity for private individuals to request amendment to the Future Land Use Map through a small scale amendment public hearing process; and

WHEREAS, the Local Planning Agency ("*LPA*") held a public hearing on the adoption of the proposed amendment on December 17, 2018. At that hearing the LPA found the proposed amendment to be consistent with the Lee Plan and recommended that the Board adopt the amendment; and

WHEREAS, the Board held a public hearing for the adoption of the proposed amendment on February 6, 2019. At that hearing, the Board approved a motion to adopt proposed amendment CPA2018-00002 pertaining to Alico Crossing, amending Map 1 of the Lee Plan, the Future Land Use Map. The subject parcel is located at the northwest corner of Ben Hill Griffin Parkway and Alico Road.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:**

**SECTION ONE: PURPOSE, INTENT AND SHORT TITLE**

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted a public hearing to review a proposed small scale amendment to the Future Land Use Map Series of the Lee Plan. The purpose of this ordinance is to adopt the amendment to the Lee Plan discussed at that meeting and later approved by a majority of



the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." This amending ordinance may be referred to as the "Alico Crossing (CPA2018-00002)".

## **SECTION TWO: ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN FUTURE LAND USE MAP SERIES, MAP**

The Lee County Board of County Commissioners hereby amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment to the Future Land Use Map Series, Map 1, to change approximately 4 acres from the Tradeport future land use category to the University Village Interchange future land use category. The subject parcel is located at the northwest corner of Ben Hill Griffin Parkway and Alico Road. The corresponding staff report and analysis, along with all attachments for this amendment, are adopted as "support documentation" for the Lee Plan.

## **SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"**

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

## **SECTION FOUR: MODIFICATION**

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

## **SECTION FOUR: GEOGRAPHIC APPLICABILITY**

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

## **SECTION FIVE: SEVERABILITY**

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board of County Commissioners that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

## **SECTION SIX: INCLUSION IN CODE, CODIFICATION AND SCRIVENERS' ERROR**

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be re-numbered or re-lettered and the word "ordinance" may be changed to "section," "article" or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent may be authorized by the County Manager, or his designee, without need of a public hearing, by filing a corrected or re-codified copy with the Clerk of the Circuit Court.

## **SECTION SEVEN: EFFECTIVE DATE**

The small scale Lee Plan amendment adopted by this ordinance will be effective 31 days after adoption unless challenged within 30 days after adoption. If challenged within 30 days after adoption, the small scale amendment to the Lee Plan will not be effective until the Florida Department of Economic Opportunity or the Administrative Commission issues a final order determining the small scale amendment is in compliance with Florida Statutes, Section 163.3184. No development orders, development permits or land uses dependent on this amendment may be issued or commence before the amendment has become effective.

Commissioner Manning made a motion to adopt the foregoing ordinance, seconded by Commissioner Pendergrass. The vote was as follows:

John Manning	Aye
Cecil Pendergrass	Aye
Larry Kiker	Absent
Brian Hamman	Aye
Frank Mann	Aye

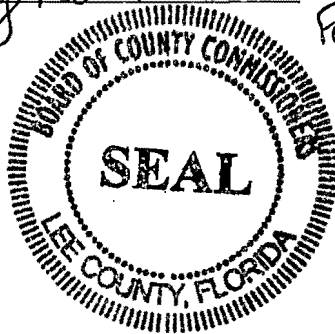
DONE AND ADOPTED this 6th of February, 2019.

ATTEST:  
LINDA DOGGETT, CLERK

LEE COUNTY BOARD OF  
COUNTY COMMISSIONERS

BY: Missy Flint  
Deputy Clerk

BY: Brian Hamman  
For: Larry Kiker, Chair



DATE: 2/7/19

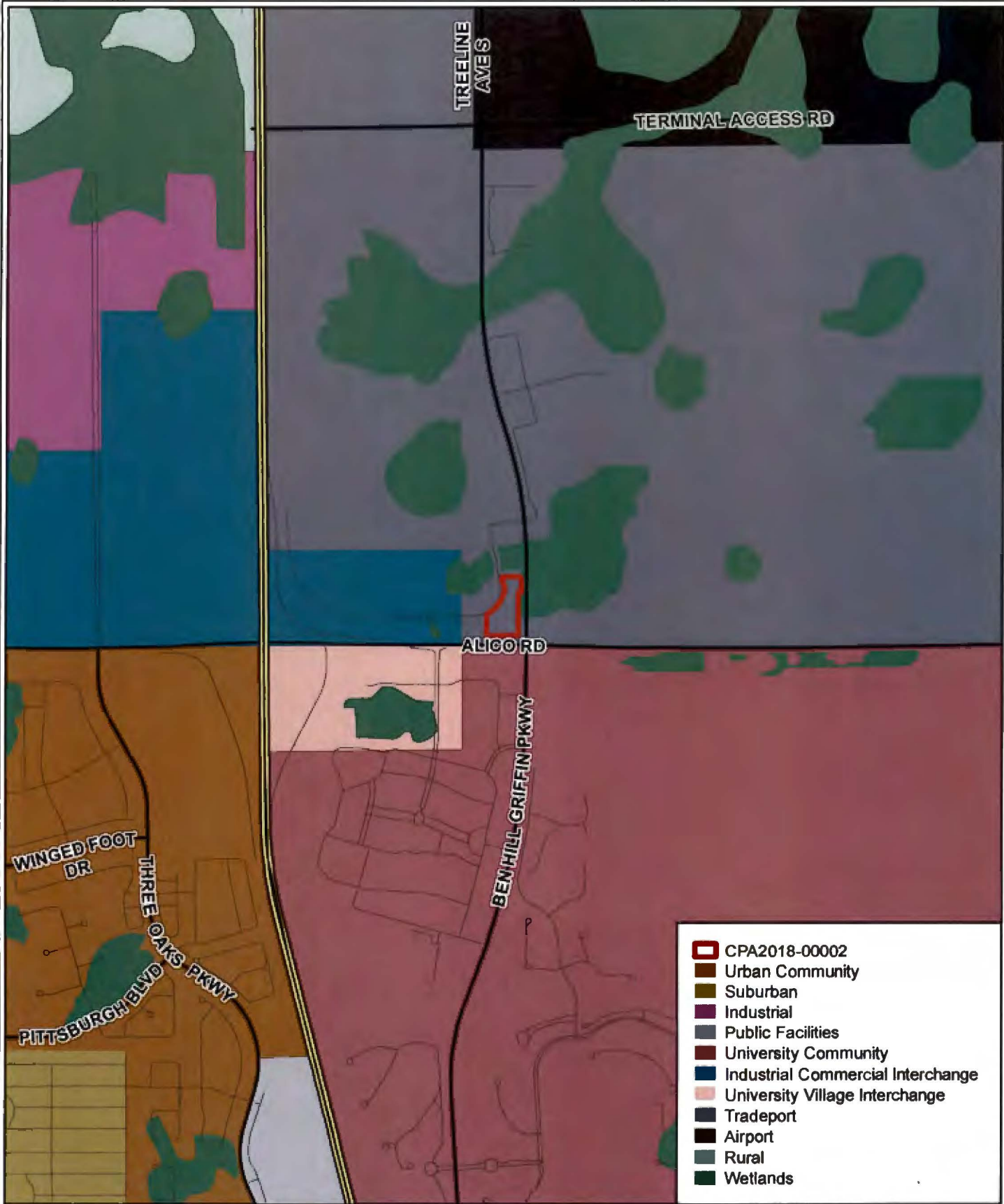
APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY






[Signature]  
Lee County Attorney's Office

Exhibit A: Adopted revisions to Future Land Use Map Series, Map 1 (Adopted by BOCC February 6, 2019)  
Existing Future Land Use Map  
Proposed Future Land Use Map

**EXHIBIT A**






-  CPA2018-00002
-  Urban Community
-  Suburban
-  Industrial
-  Public Facilities
-  University Community
-  Industrial Commercial Interchange
-  University Village Interchange
-  Tradeport
-  Airport
-  Rural
-  Wetlands

**Lee County**  
Southwest Florida

0 250500 1,000 1,500 2,000



Feet



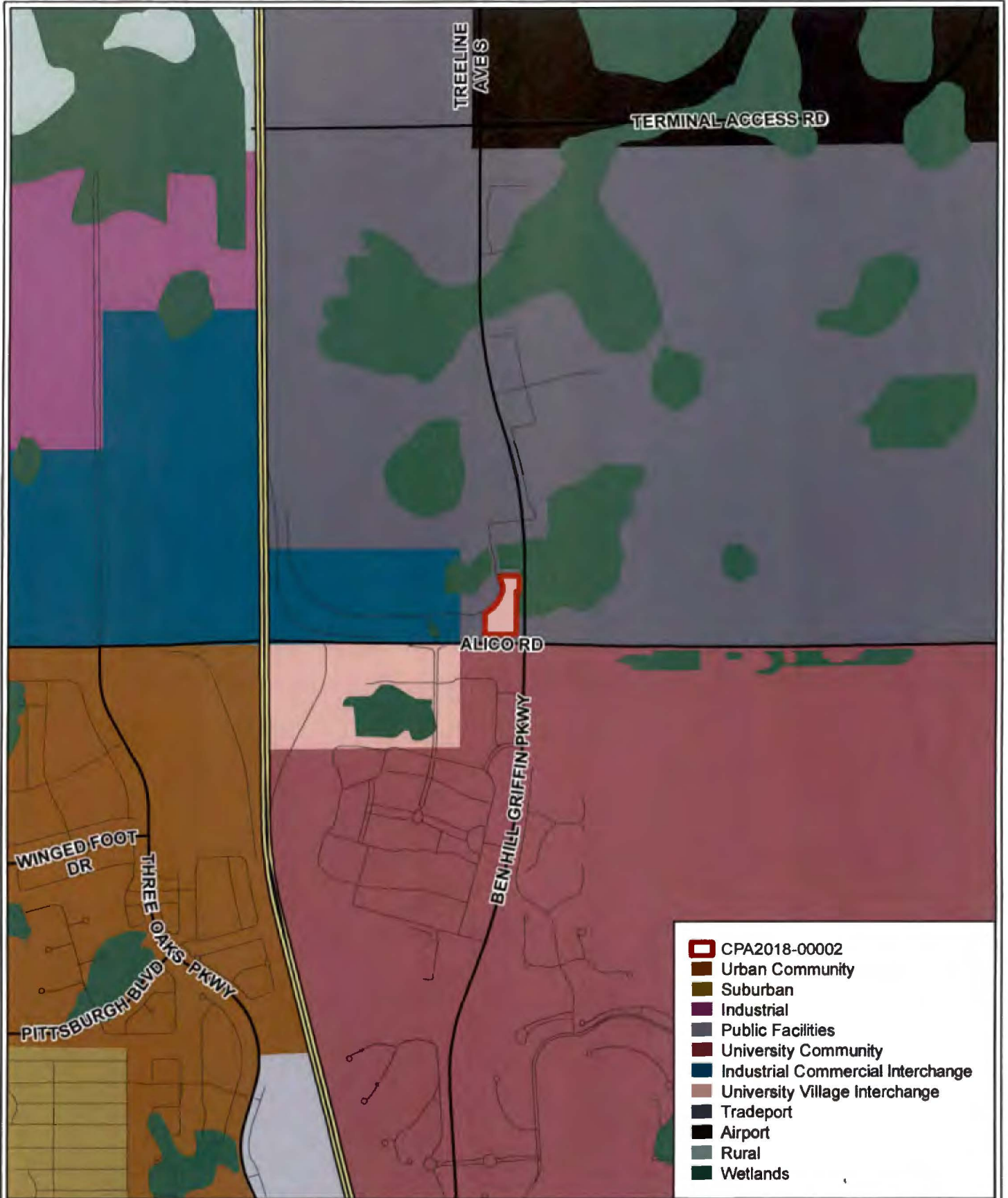

Map Generated December 2018













**CPA2018-00002 - Alico Crossing**

**EXHIBIT A**

**EXISTING LEE PLAN**

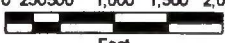
**FUTURE LAND USE MAP**



-  CPA2018-00002
-  Urban Community
-  Suburban
-  Industrial
-  Public Facilities
-  University Community
-  Industrial Commercial Interchange
-  University Village Interchange
-  Tradeport
-  Airport
-  Rural
-  Wetlands

**Lee County**  
*Southwest Florida*

0 250 500 1,000 1,500 2,000



Feet




Map Generated December 2018

**CPA2018-00002 - Alico Crossing**

**PROPOSED LEE PLAN**

**FUTURE LAND USE MAP**

FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM  
CODRS CODING FORM

COUNTY: Lee

COUNTY ORDINANCE #: 19-01

(e.g., 93-001)

PRIMARY KEYFIELD

DESCRIPTOR: Comprehensive Planning

SECONDARY KEYFIELD

DESCRIPTOR: Planning

OTHER KEYFIELD

DESCRIPTOR: Land Use Planning

ORDINANCE DESCRIPTION: Alico Crossing

(25 Characters Maximum Including Spaces)

ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)

AMENDMENT #1: 89-02

AMENDMENT #2: \_\_\_\_\_

ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)

REPEAL #1: \_\_\_\_\_ ; REPEAL #3: \_\_\_\_\_

REPEAL #2: \_\_\_\_\_ ; REPEAL #4: \_\_\_\_\_

(Others Repealed: List All That Apply): \_\_\_\_\_

(FOR OFFICE USE ONLY):

COUNTY CODE NUMBER: \_\_\_\_\_

KEYFIELD 1 CODE: \_\_\_\_\_

KEYFIELD 2 CODE: \_\_\_\_\_

KEYFIELD 3 CODE: \_\_\_\_\_



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

February 7, 2019

Honorable Linda Doggett  
Clerk of the Circuit Courts  
Lee County  
Post Office Box 2469  
Fort Myers, Florida 33902-2469

Attention: Missy Flint

Dear Ms. Doggett:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Ordinance No. 19-01, which was filed in this office on February 7, 2019.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb



## STAFF REPORT FOR

### CPA2018-02: Alico Crossings

Privately Initiated Map Amendment to the Lee Plan



#### Applicant:

CS Holdings – Alico,  
LLC

#### Representative:

Daniel DeLisi, AICP

#### Size:

4± acres

#### Location:

Gateway/Airport  
Planning  
Community

#### Commissioner

District: #2

#### Attachments:

FLUM Existing  
FLUM Proposed

#### Hearing Dates:

LPA: 12/17/2018  
Adoption: 2/6/2019

#### REQUEST

This Comprehensive Plan Amendment is to change approximately 4 acres from the Tradeport future land use category to the University Village Interchange future land use category.

#### PROJECT LOCATION

The subject property is located on the northwest corner of Ben Hill Griffin Parkway and Alico Road.

FIGURE A: AERIAL LOCATION MAP



#### AFFECT OF AMENDMENT

In addition to the uses currently permitted, the proposed amendment will allow the two vacant lots that are part of the proposed amendment to develop with retail uses pending zoning approval.

#### RECOMMENDATION

Staff recommends that the Board of County Commissioners **adopt** the amendment to designate the subject property University Village Interchange on the Future Land Use Map, based on the analysis and findings in this staff report.

**Concurrent Application Review:**

The applicant has filed a companion Planned Development Amendment application (DCI2018-00006) that is being reviewed concurrently with this Plan Amendment application. The applicant is seeking to amend the Mixed Use Planned Development (MPD) to remove limitations on commercial retail allotment restricted by the Tradeport future land use category.

Florida Statutes Chapter 163.3184(12) provides that "At the request of an applicant, a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this subsection." This requires Lee County provide concurrent review of the rezoning request.

Staff notes that even with the recommended adoption of the proposed map amendment, the applicant must demonstrate consistency with the Lee Plan, including the proposed amendments, in order for the companion rezoning to receive a favorable recommendation.

**PART 1  
PROPERTY INFORMATION**

The subject property is part of a larger Mixed Use Planned Development approved under Zoning Resolution Z-05-060, as amended. The subject property consists of three lots; two lots are undeveloped and one is developed with a single tenant commercial building. The subject property is located on the northwest corner of Ben Hill Griffin Parkway and Alico Road. The property extends along Ben Hill Griffin Parkway approximately 738 feet and approximately 417 feet along Alico Road. The subject property is located in the Gateway/Airport Planning Community and is currently in the Tradeport future land use category.

**Gateway/Airport Vision Statement:**

The Gateway/Airport Planning Community has three components; the subject property is within the area that will be influenced by the expansion of Florida Gulf Coast University.

*The airport expansion and the completion of Florida Gulf Coast University are expected to energize the remaining area in this community, including the commercial and industrial components. This portion of the community is to the south and west of Gateway and the airport and extends west of I-75 along Alico Road. While this segment of the community is not expected to build out during the timeframe of this plan, the area will be much more urbanized with hi-tech/clean industry businesses. (Amended by Ordinance No. 04-16, 07-12, 09-14, 10-20)*

**Current Future Land Use Categories – Tradeport:**

The subject property is designated as Tradeport on the future land use map. The Tradeport future land use category is limited to light manufacturing or assembly, warehousing, and distribution facilities; research and development activities; laboratories; ground transportation and airport related terminals or transfer facilities; hotels/motels; meeting facilities; limited retail commercial; and office uses. It does not allow residential land uses.

**POLICY 1.2.2:** *The Tradeport areas are commercial and industrial lands adjacent to the airport needed to accommodate projected growth through the year 2030. These areas will include developments consisting of light manufacturing or assembly, warehousing, and distribution facilities; research and development activities; laboratories; ground transportation and airport*

*related terminals or transfer facilities; hotels/motels, meeting facilities; and office uses. Stand alone retail commercial uses intended to support and compliment the surrounding business and industrial land uses are permitted if they are approved as part of a Development of Regional Impact (DRI) or Planned Development rezoning. Stand alone retail commercial uses are limited to 1 acre out of every 10 Tradeport and preserved wetland acres within the project. To provide an incentive to preserve upland habitat, Developments of Regional Impact or Planned Developments may also receive additional stand alone retail acres at the rate of 1 additional acre out of every 10 acres of preserved and enhanced uplands within the project that protect wetlands, flowways or occupied listed species habitat. Ancillary retail commercial uses, related directly to the sale of products manufactured or services provided in the Tradeport, are allowed if they are part of a Planned Development. Residential uses, other than bona fide caretaker residences, are not permitted in this category. Caretaker residences are not permitted in the Airport Noise Zone B. Limerock mining may be approved through the Mine Excavation Planned Development rezoning process for the land designated Tradeport on the Future Limerock Mining map (Map 14.) Because this area is located within the Six Mile Cypress Basin and is also a primary point of entry into Lee County, special environmental and design review guidelines will be applied to its development to maintain the appearance of this area as a primary point of entry into Lee County. Property in Section 1 and the east ½ of Section 2, Township 46 South, Range 25 East, and in Section 6, Township 46 South, Range 26 East, must be rezoned to a planned development zoning category prior to any development other than the construction of essential public services. During the rezoning process, the best environmental management practices identified on pages 43 and 44 of the July 28, 1993 Henigar & Ray study entitled, "Groundwater Resource Protection Study" will be rebuttably presumed to be necessary to protect potential groundwater resources in the area. (Amended by Ordinance No. 94-30, 02-02, 03-04, 04-16, 07-09, 09-06, 10-14, 10-20, 10-3, 18-05)*

**Surrounding Properties:**

Properties to the north have a land use of Wetlands and Tradport, and are zoned part of the same Mixed Use Planned Development (MPD) as the subject property, approved under Zoning Resolution Z-05-060, as amended. Beyond this, there is a different Mixed Use Planned Development (MPD) approved under Zoning Resolution Z-05-029, as amended. These properties are currently undeveloped.

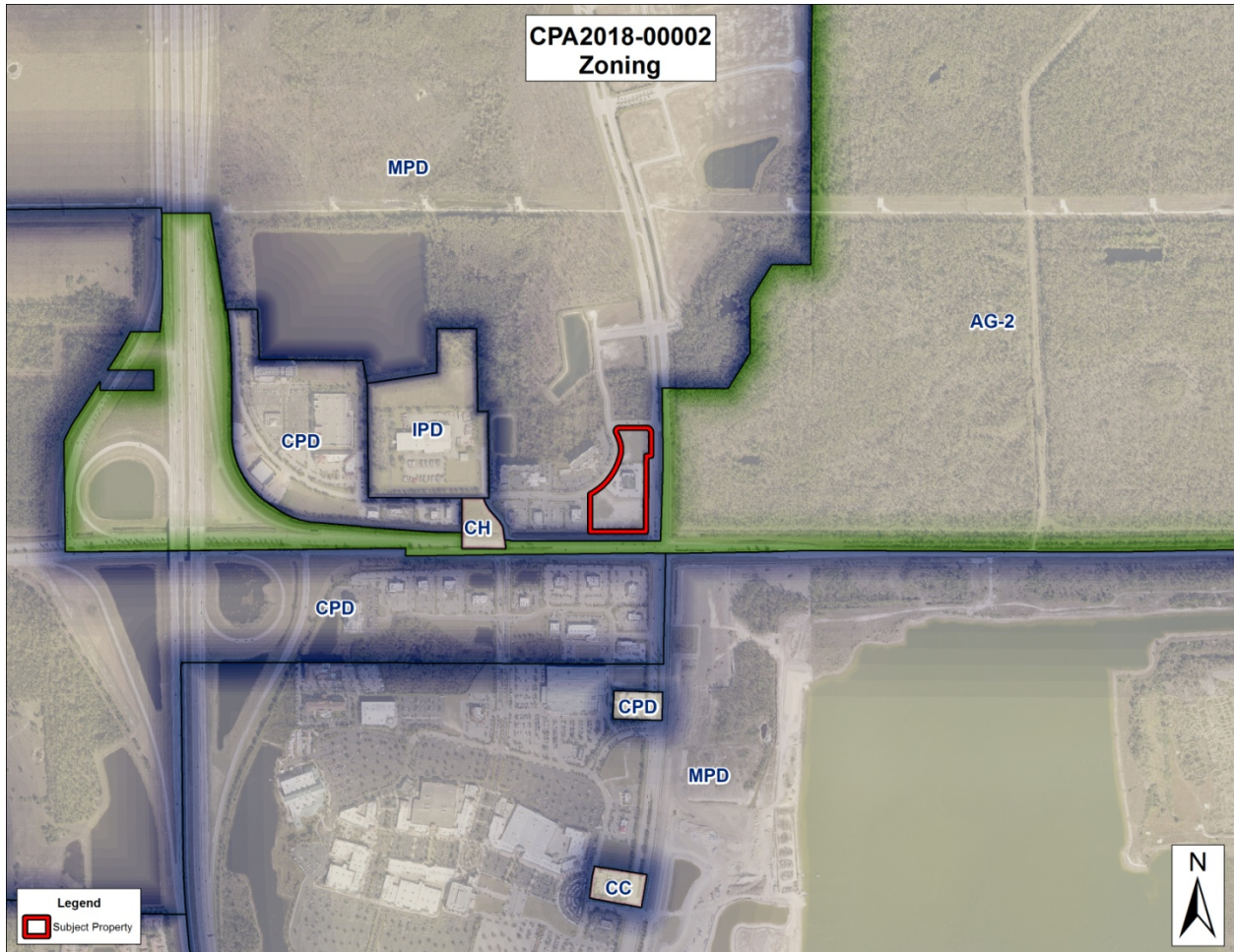
Properties to the east have a land use of Wetlands and Tradeport and are separated by Ben Hill Griffin Parkway. Currently, these properties are zoned Agricultural (AG-2) and are undeveloped.

Properties to the south have a land use of University Village Interchange and are separated by Alico Road. These properties are zoned Commercial Planned Development (CPD) and are part of the Gulf Coast Town Center.

Properties immediately to the west of the property have a land use of Tradeport and then Industrial Commercial Interchange. Properties to the west are part of the same Mixed Use Planned Development as the subject property, approved under Zoning Resolution Z-05-060, as amended. Beyond this, properties are zoned Highway Commercial (CH), Industrial Planned Development (IPD) approved under Zoning Resolution Z-91-011, and Commercial Planned Development (CPD) approved under Zoning Resolution Z-02-026, as amended.



FIGURE B: SURROUNDING ZONING MAP



PART 2

STAFF DISCUSSION AND ANALYSIS OF PROPOSED AMENDMENTS

The applicant has proposed to amend the future land use classification of the subject property to University Village Interchange. The University Village Interchange future land use category allows interchange land uses and non-residential land uses related to the university. Non-residential land uses are limited in this land use category to 10,000 square feet per acre of non-residential development.

**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. (Ordinance No. 92-47, 94-30, 00-22, 10-40)*

The Tradeport future land use category areas were designated based on their proximity to the Southwest Florida International Airport and to provide the commercial and industrial needs to support Lee County.

The Planned Development where the subject property is located has largely developed with hotels and retail commercial uses because of its proximity to the Alico Road and I-75 interchange and to Florida Gulf Coast University. The way that the Planned Development has developed has left very little opportunity for industrial uses to be constructed without redevelopment within the Planned Development. This plan amendment would extend the land use from the south side of Alico Road to these properties, and allow for additional retail commercial uses.

If approved, 4 acres would be removed from the Tradeport future land use category and placed into the University Village Interchange category. This amendment does not remove any existing allowable uses, but does provide for additional flexibility of future retail commercial development. The Gateway/Airport community has an allocation of 3,100 acres of industrial, of which 92 percent is still available. If this amendment is approved, adequate industrial acreage will remain available to accommodate growth up to the year 2030. The change in land use does not negatively impact the availability of commercial development. Additionally, the proposed amendment will not require a change to Table 1(b) of the Lee Plan.

**Transportation:**

Access to the property is from Corporate Commerce Way which is a paved privately maintained local road. This road then connects to Ben Hill Griffin Parkway to the North and Alico Road to the South, both of which are County Maintained Arterial Roads.

- The 5 year analysis indicates that Alico Road west of I-75, and I-75 north and south Alico Road are projected to operate at Level of Service (LOS) "F" with and without the project in Year 2023.
- The Long Range 2040 Horizon LOS analysis indicates that Alico Road from Domestic Ave to Three Oaks Pkwy is projected to operate at LOS "F" with and without the project and I-75 from Corkscrew Road to Alico Road is projected to operate at LOS "E" with and without the project in Year 2040.
- Alico Road is an arterial maintained by County and I-75 is a freeway maintained by State.

**Proximity to the Southwest Florida Regional Airport:**

The following comments have been provided by the Lee County Port Authority from a memo dated November 9, 2018. These comments are primarily informative for future development of the subject property.

**Service Availability**

There are adequate potable water, sanitary sewers, solid waste, police, fire/EMS, schools and mass transit services to accommodate the proposed amendment.

**Mass Transit:** The closest bus route is Route 60 along Alico Road. The property is within ¼ mile of a fixed route corridor.

**Utilities:** The subject property has access to water and sewer services. It is within the Lee County Utilities future services area. Potable water lines already exist inside of this development, and have sufficient capacity to service future development.

**Solid Waste:** The subject property has access to solid waste services. Solid waste collection services will be provided by Lee County using the Lee County Resources Recovery Facility and the Lee-Hendry Regional Landfill.

**Fire:** Fire service will be provided by the San Carlos Park Fire Protection and Rescue Service District. In a letter dated April 19, 2018, the San Carlos Park Fire Department indicated they are capable of providing fire protection.

**EMS:** The subject property has access to EMS services. In a letter dated January 16, 2018, Lee County Emergency Medical Services indicates they will be able to serve the property from Medic 25, located 2.9 miles south of the property.

**Police:** The Lee County Sheriff will provide law enforcement services primarily from the South District office in Bonita Springs. The Sheriff indicated in a letter dated January 16, 2018 that the development of the subject property will not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

**Schools:** There are no residential uses considered for this property. Any future development will not have an effect on future school demand.

### **PART 3 CONCLUSIONS**

The University Village Interchange future land use category on the subject property is appropriate to this location. Commercial and light industrial uses would continue to be allowed under the University Village Interchange future land use category. If the property develops with retail commercial uses, there is adequate industrial lands designated to accommodate growth up to the year 2030. Design and mitigation are guided by the Lee Plan and Land Development Code and will be enforced through the concurrent planned development rezoning and required development order.

For the reasons discussed in this staff report, Staff recommends that the Board of County Commissioners **approve** the map amendment to designate the subject property to University Village Interchange.

**PART 4  
LOCAL PLANNING AGENCY  
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: December 17, 2018

**A. LOCAL PLANNING AGENCY REVIEW:**

The applicant provided a brief presentation on the nature and scope of the request, and provided analysis of Lee Plan Consistency. Staff then provided a brief presentation for the proposed amendments which covered consistency with the Lee Plan, reasons for the proposed amendments, and staff recommendation. Following staff's presentation, members of the LPA asked questions regarding the proposed text amendments and transportation impacts.

**B. LOCAL PLANNING AGENCY RECOMMENDATION:**

A motion was made to recommend that the Board of County Commissioners **adopt** CPA2018-00002. The motion was passed unanimously.

**VOTE:**

<b>DENNIS CHURCH</b>	<b>AYE</b>
<b>FRANK FEENEY</b>	<b>AYE</b>
<b>JAMES INK</b>	<b>AYE</b>
<b>CHRISTINE SMALE</b>	<b>AYE</b>
<b>STAN STOUDE</b>	<b>AYE</b>
<b>JUSTIN THIBAUT</b>	<b>AYE</b>
<b>HENRY ZUBA</b>	<b>AYE</b>

**C. STAFF RECOMMENDATION:**

Staff recommends that the Board of County Commissioners **adopt** CPA2018-00002 from Tradeport to University Village Interchange as shown in Attachment 1 of the staff report.

**PART 5**  
**BOARD OF COUNTY COMMISSIONERS**  
**TRANSMITTAL HEARING FOR PROPOSED AMENDMENT**

DATE OF PUBLIC HEARING: February 6, 2019

**A. BOARD REVIEW:**

Staff provided a brief presentation for the proposed amendments, reasons for the proposed amendments, and staff recommendation. No members of the public were present at the hearing. The applicant provided a brief presentation agreeing with staff's recommendation. There were no questions concerning the proposed amendments from the Board.

**B. BOARD ACTION:**

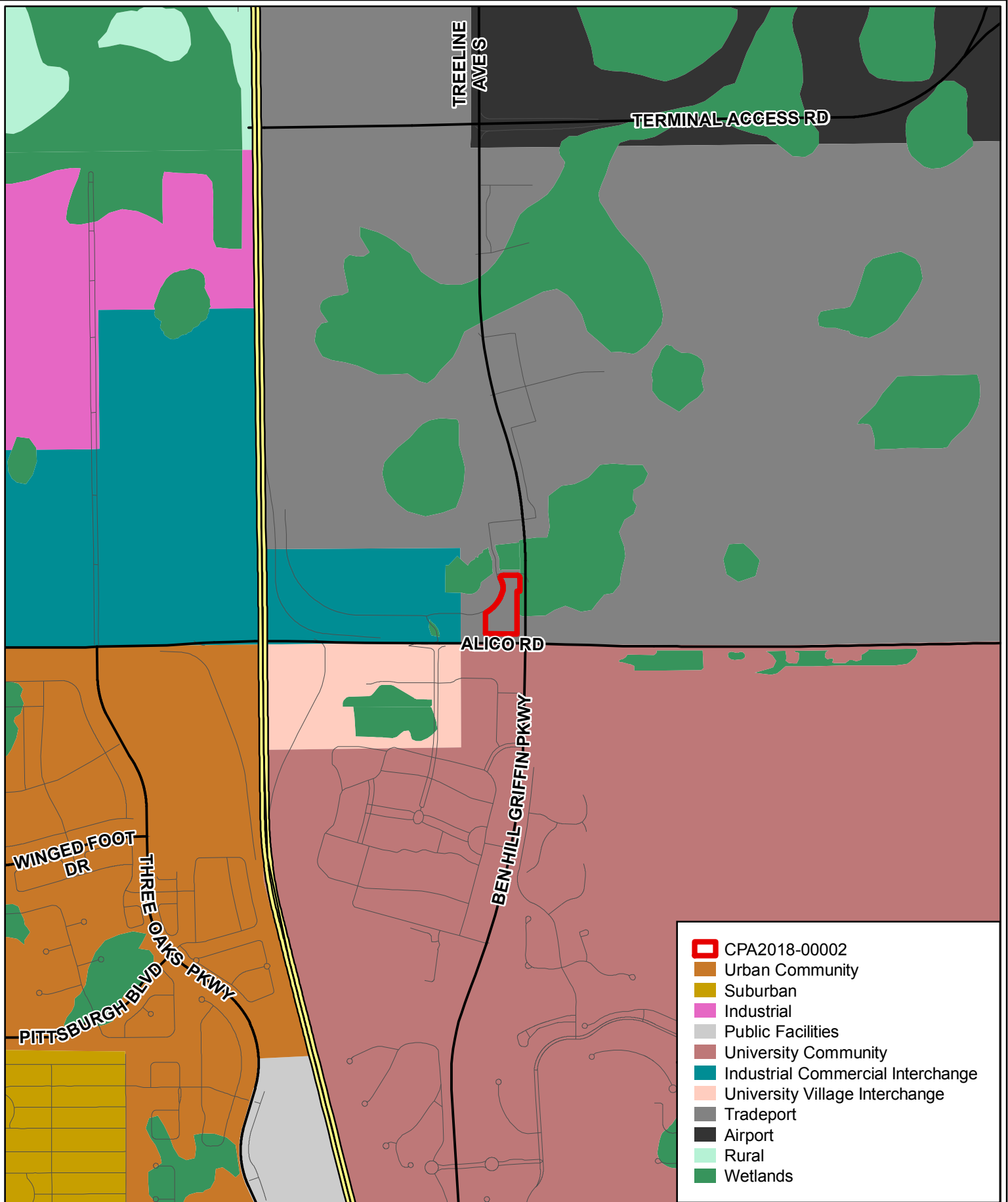
A motion was made to **adopt** CPA2018-00001 as recommended by staff. The motion was passed 4 to 0.













**VOTE:**

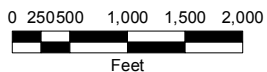
<b>BRIAN HAMMAN</b>	<u>AYE</u>
<b>LARRY KIKER</b>	<u>ABSENT</u>
<b>FRANK MANN</b>	<u>AYE</u>
<b>JOHN MANNING</b>	<u>AYE</u>
<b>CECIL L. PENDERGRASS</b>	<u>AYE</u>

**ATTACHMENT 1:**

**Existing Future Land Use Map  
Proposed Future Land Use Map**



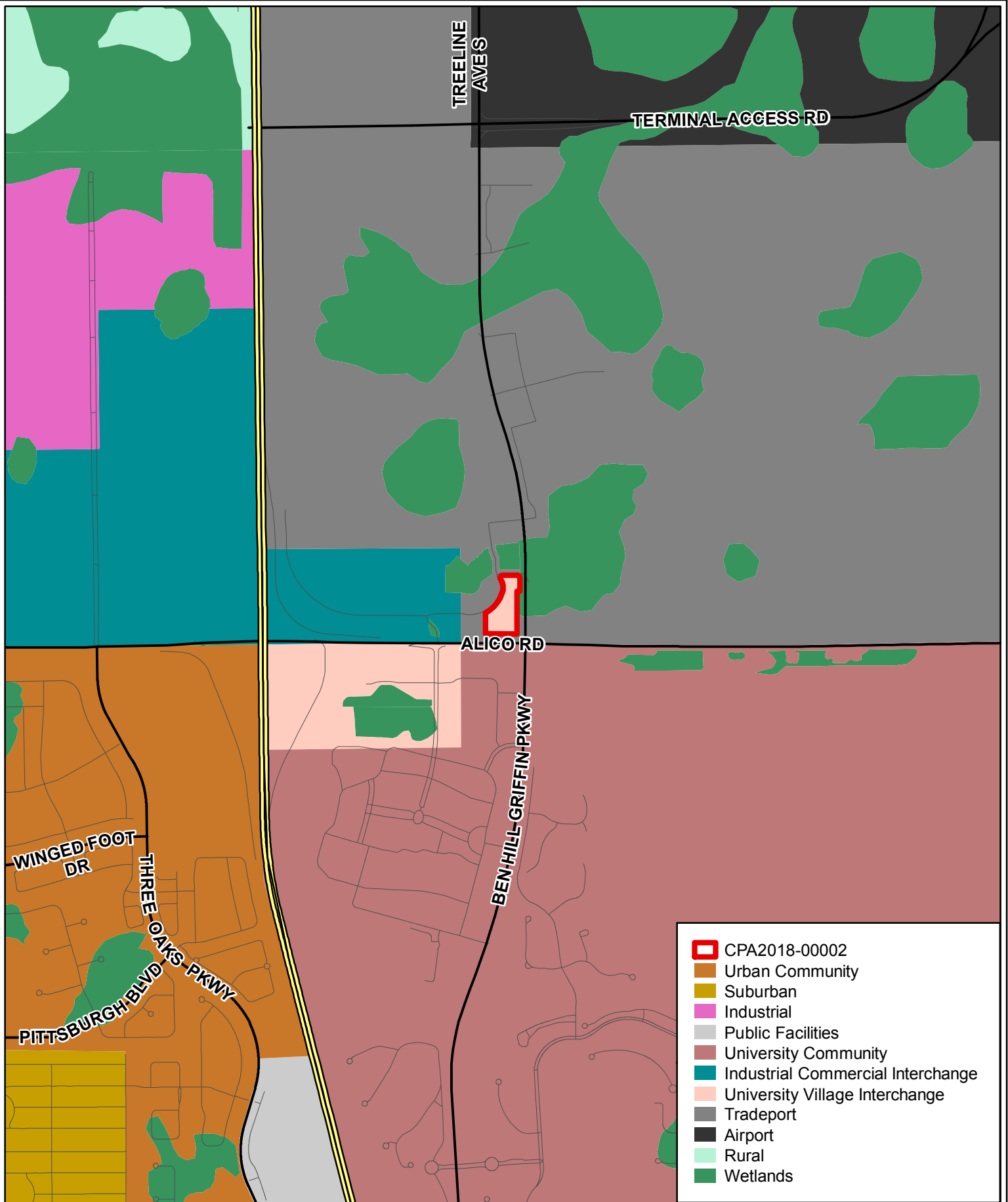
-  CPA2018-00002
-  Urban Community
-  Suburban
-  Industrial
-  Public Facilities
-  University Community
-  Industrial Commercial Interchange
-  University Village Interchange
-  Tradeport
-  Airport
-  Rural
-  Wetlands



Map Generated December 2018

**CPA2018-00002 - Alico Crossing**  
**EXISTING LEE PLAN**  
**FUTURE LAND USE MAP**





	CPA2018-00002
	Urban Community
	Suburban
	Industrial
	Public Facilities
	University Community
	Industrial Commercial Interchange
	University Village Interchange
	Tradeport
	Airport
	Rural
	Wetlands

0 250500 1,000 1,500 2,000  
Feet



Map Generated December 2018

**CPA2018-00002 - Alico Crossing**  
**PROPOSED LEE PLAN**  
**FUTURE LAND USE MAP**

# STAFF COMMENTS



Direct Dial: 239-590-4618  
Fax: 239-590-4688

November 9, 2018

JEFF MULDER, A.A.E.  
EXECUTIVE DIRECTOR

RICHARD WM. WESCH  
PORT AUTHORITY ATTORNEY

BOARD OF  
PORT COMMISSIONERS

BRIAN HAMMAN

LARRY KIKER

FRANK MANN

JOHN E. MANNING

CECIL L. PENDERGRASS

Dirk Danley  
Planner  
Lee County Community Development Department  
Zoning Section  
PO Box 398  
Fort Myers, FL 33902-0398

Re: Alico Crossing Small Scale Amendment  
CPA2018-02

Dear Mr. Danley:

The Lee County Port Authority (LCPA) has reviewed the proposed Alico Crossing Small Scale Comprehensive Plan Amendment and provides the following substantive comments:

- The project is located within the arrival and departure path of Runway 06-24 at RSW and will likely be subject to aircraft overflights at low altitudes. The majority of the project is located in a noise sensitive area, Airport Noise Zone C, as described in Sec. 34-1004 of the Land Development Code. The proposed uses for this property are compliant with Zone C but are subject to the noise notification policy in Sec. 34-1004(c) of the Land Development Code.
- Any object or structure (including temporary equipment used for construction) within an Airport Obstruction Notification Zone or proposed at a height greater than an imaginary surface extending outward and upward from any point of any Southwest Florida International Airport (SWFIA) runway and/or Page Field runway at a slope of 125 to 1 (one foot vertically for every 125 feet horizontally) for a distance up to a height of 125 feet above mean sea level and anything above 125 feet above mean sea level will require a Tall Structures Permit approved by the LCPA as described in sections 34-1009 and 34-1010 of the Land Development Code. Additionally any proposed object or structure at a height greater than an imaginary surface extending outward and upward from any point of any SWFIA runway and/or Page Field runway at a slope of 100 to 1 up to a height of 200 feet above mean sea level and anything above 200 feet above mean sea level will require the sponsor to acquire a determination of no hazard from the Federal Aviation Administration (FAA) pursuant to 14 CFR Part 77.

**SOUTHWEST FLORIDA INTERNATIONAL AIRPORT**

11000 Terminal Access Road, Suite 8671 • Fort Myers, Florida 33913-8213  
[www.flylcpa.com](http://www.flylcpa.com)

- The proposed planned development falls within the Airport School Protection zone as outlined in Sec. 34-1007 and Appendix C Map 4 of the Land Development Code (LDC). The code states that, “constructing public or private educational facilities are prohibited within the established Airport School Protection Zones for SWFIA and Page Field”.

We appreciate the opportunity to comment on this matter. If you have any questions or require additional information, please do not hesitate to contact me at (239) 590-4618.

Sincerely,

LEE COUNTY PORT AUTHORITY



Alicia Dixon  
Director, Planning & Environmental Compliance

cc: Tyler Brown, Noise & Airspace Project Coordinator, LCPA



DEPARTMENT OF COMMUNITY  
DEVELOPMENT

# Memo

To: Dirk Danley, Planner, Senior

From: Lili Wu, Planner, Senior

Date: Oct. 30, 2018

**Subject: Alico Crossing (CPA2018-00002)**

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Infrastructure Planning staff has reviewed the reference application which requests to change the current land use designation from "Tradeport" to "University Village Interchange" to allow for retail uses. The property is located at the southwest corner of Alico Road/Ben Hill Griffin Pkwy intersection.

CPA application is required to provide the information of a short range (5 years) and long range (20+ years) level of service (LOS) analysis. The 5 year analysis indicates that Alico Road west of I-75, and I-75 north and south Alico Road are projected to operate at LOS "F" with and without the project in Year 2023.

The Long Range 2040 Horizon LOS analysis indicates that Alico Road from Domestic Ave to Three Oaks Pkwy is projected to operate at LOS "F" with and without the project and I-75 from Corkscrew Road to Alico Road is projected to operate at LOS "E" with and without the project in Year 2040.

Alico Road is an arterial maintained by County and I-75 is a freeway maintained by State.

To view the Alico Crossings application materials,  
please click on the link below:

[Click Here](#)