



Board of County Commissioners

Kevin Ruane
District One

October 26, 2021

Via E-mail Only

Cecil L Pendergrass
District Two

Daniel DeLisi, AICP

Ray Sandelli
District Three

Delisi, Inc

Brian Hamman
District Four

520 27th Street

West Palm Beach, FL 33407

dan@delisi-inc.com

Frank Mann
District Five

RE: CPA2021-00012 Alico Crossroads

Roger Desjarlais
County Manager

Dear Mr. Delisi:

Richard Wm. Wesch
County Attorney

Staff has reviewed the application submittal for the map amendment CPA2021-00012, stamped "received" on September 24, 2021. Planning staff finds that the application materials are insufficient and further information is needed. A public hearing date will not be scheduled until a complete application is submitted. If you do not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.

Donna Marie Collins
County Hearing
Examiner

APPLICATION MATERIALS COMMENTS

1. Please revise the application to update the project description to identify the proposed amendments as related to the Lee Plan. It is suggested the following description is used: "Amend the Future Land Use Map (Map 1, Page 1), to change the future land use category from Industrial Commercial Interchange to General Interchange."
2. Please provide surrounding property owners list, mailing labels, and map for all parcels within 500 feet of the subject property.
3. Please clarify the acreage of the property. The application (Page 1 of 5) and the legal sketch (OR BK 03271, PG 2537) shows 51.5 acres. The Protected Species Assessment shows and the property appraisers show approximately 46.7 acres.

If the property is less than 50 acres, the application should be revised, as the requested amendment would be processed as a Small-Scale Amendment as provided in F.S. 163.3187.

4. Lee Plan Analysis
 - a. Please update Lee Plan analysis contained in Exhibit M11 and in any other areas of the application based on the most recently effective ordinance, [Ordinance #21-09](#).
 - b. In addition, based on proximity to the Southwest Florida International Airport (RSW), please provide an analysis of Objective 47.2 and any applicable policies under that objective.
 - c. Please provide analysis of Lee Plan policies 60.1.1, 125.1.2 and 125.1.3. Included in this analysis please provide a detailed surface water discussion that addresses water quality and offsite flows.
5. Please provide a letter of service availability from Lee County Schools.

6. Please provide the required Public Facilities Impact Analysis (Exhibit M14).
 - a. The Existing and Future Conditions Analysis, Exhibit M16, mentions additional analysis from DeLisi Fitzgerald, Inc for potable water, sanitary sewer, and Surface Water/Drainage Basin analysis, however, this analysis was not included in the application materials.
 - b. Please note: Anticipated impacts to public facilities, including traffic impact analysis, are based on a concurrent rezoning, however currently a concurrent rezoning application has not been submitted. There may be additional sufficiency comments during the next review if the concurrent rezoning application is not submitted.
7. 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.

Staff Comment: No state plane coordinates have been shown on the sketch. The metes and bounds description must describe the entire perimeter of the subject property.
8. Environmental Impact Analysis
 - a. Please provide a topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
 - b. Please provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.
 - c. The Protected Species Assessment states the property is 46.71 acres while the Original Application states the property is 51.5 acres. Please address this discrepancy.
9. Please see attached letter from Lee County Port Authority, dated October 13, 2021 and address any comments as necessary.

Please feel free to contact me at (239) 533-8585 if you have any questions.

Sincerely,
Lee County DCD Planning Section



Brandon Dunn, Principal Planner, DCD Planning Section

CC: Case File



Direct Dial: _____

Fax: _____

BENJAMIN R. SIEGEL, CPA, C.M.
EXECUTIVE DIRECTOR

RICHARD W.M. WESCH
PORT AUTHORITY ATTORNEY

**BOARD OF
PORT COMMISSIONERS**

BRIAN HAMMAN

FRANK MANN

CECIL L. PENDERGRASS

KEVIN RUANE

RAY SANDELLI

Administrative Code 13-7. 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 at a slope of 100 to 1 up to a height of 200 feet above mean sea level and anything above 200 feet above ground level will require the sponsor to acquire a determination of no hazard from the Federal Aviation Administration (FAA) pursuant to 14 CFR Part 77.

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) 590-4603.

Sincerely,

LEE COUNTY PORT AUTHORITY

Ian Sikonia

Ian Sikonia, AICP
Airport Planner

Cc: Alicia Dixon, Director, Planning and Environmental Compliance, LCPA