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Writer's Direct Dial Number: 239-533-8317

February 16, 2022

Daniel DeLisi AICP
520 27th St
West Palm Beach, FL 33407

Re: Alico Crossing
DCI2022-00005 - Major PD

Dear Daniel DeLisi AICP:

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

A public hearing date will not be scheduled until a complete application is submitted.

If you do not provide the requested supplements or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 2/15/2022 by
Dirk A Danley Jr, Planner, Senior

Daniel DeLisi AICP

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Zoning Review:

1. Residential development over 37.2 acres requires 2 points of ingress and egress in accordance with LDC Section 10-291(3). In Master Concept Plan "A" the residential portion only depicts point. Please update the MCP to adhere to this requirement.
2. The application document proposes a maximum height of 35 feet for retail uses, and 75 feet for the remainder of commercial uses, but the property development regulations table proposes 75 feet for all commercial uses. Please clarify.
3. Please provide a letter of utility availability in accordance with LDC Section 34-202(a)(10)
4. Please provide a rare and unique upland habitat map and existing and historic flowways map in accordance with LDC Section 34-373(a)(4)b.iii. and v. If you do not believe that these items are able to be procured, please submit for a waiver of submittal requirements.
5. Staff Note - All deviations must be included with analysis of deviation criteria and the deviations must be keyed to the MCP.

Planning Review:

1. Please update the following policies, to reflect the current version of the Lee Plan:
 - Policy 1.7.6: needs to be changed to 1.6.5, as 1.7.6 is no longer a policy
 - Goal 5
 - Objective 135.1
2. A corner on the northwestern portion of the property falls within Airport Noise Zone C. Please include discussion on this, in regards to Policy 47.2.1, as well as land use compatibility in general, in regards to aviation facilities.

Development Services Review:

1. 34-373(a)(6)(a) Please show all easements on the proposed MCPs. The 5' UE and 7.5' PUE along Three Oaks Parkway is not shown on the MCPs.
2. The MCP shows a perimeter berm through the indigenous area. The survey shows an existing ditch in this area. Will the proposed berm impact the ditch and any offsite flows conveyed by the ditch?
3. 34-373(a)(6)(c) - Please provide the approximate dimensions of the lots/parcels on the MCP.
4. 34-373(a)(6)(b) – Please show the general location of all vehicular access from the internal right-of-way to subdivision lots.
5. It is assumed that an internal street right-of-way is proposed however it is not labeled on the MCP nor is the line type used shown on the legend. Please clarify.
6. Please provide a surface water management narrative with your resubmittal in accordance with 34-373(b). Please show any areas dedicated to surface water management facilities on the MCP.

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7. The MCPs shows dedicated residential, commercial and preserve areas but applicant provided a single schedule of uses. Are all uses proposed for all the residential and commercial areas shown on the MCPs. The proposed schedule of uses did not list any residential uses. Please clarify.
8. The MCP does not show any lake areas please clarify deviation requires number one. Deviation(1) will require additional stabilization measures above sod. Additional enhanced slope protection measures such as enhanced herbaceous plantings in combination with an appropriate geosynthetic turf mat may be required at time of development order in accordance with 10-329(d)(4).
9. [10-296(k)(1)] Cul-de-Sacs. Dead-end streets, designed to be so permanently, must be closed at one end by a circular turnaround for vehicles and constructed in compliance with the LCLDC. MCP B shows what appears to be a dead end right-of-way adjacent to the proposed commercial parcel on the east side of the site. Please clarify.

Legal Description Review:

1. Please provide a legal description and sketch in accordance with the requirements of Lee County LDC §34-202(a)(5).
2. Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6).
 - The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner.
 - The perimeter boundary must be clearly marked with a heavy line and must include the entire area to be developed. Please more clearly mark the area to be developed.
3. Please provide a title certification in accordance with the requirements of Lee County LDC §34-202(a)(7).
 - Title certificate or title opinion, no greater than 90 days old at the time of the initial development order submittal.
 - The provided title certificate has an effective date of 08/11/2021, while the submittal date was 01/17/2021.

Environmental Review:

1. Revise both MCP's to itemize the indigenous open space credits. Per LDC Section 10-415(b) (3), in order to utilize the indigenous credits the preserve must be indigenous, upland, and contiguous. The portions of the preserve that are indigenous and upland must meet the minimum width and acreages to use the percentage of credit. Currently, the notes state 150% and 110% credits are being used but the applicant does not indicate where and provide the breakdown in the open space calculation notes.
2. The soils map indicates that there is Pineda-Pineda, fine wet sand within the indigenous areas. If there are wetlands, credits will not apply. Please revise indigenous credits.

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3. Indicate if a formal jurisdictional wetland determination (j/d) has been issued for this site. As mentioned, the soils map indicates wetland soils and Lee Plan Policy 124 allows low density, recreational, and agricultural uses within wetlands. The proposed uses do not meet the approved uses within the Lee Plan. Provide a formal j/d to determine if there are state wetlands on the site. If there are, provide the method of mitigation if the wetlands are to be impacted. If the previous development was issued an ERP that allowed impacts to this area, please provide this documentation.
4. Revise the legends and preserve depiction on both MCP's to rename the "indigenous preserve" to "indigenous restoration". Provide the acreages for each type of indigenous area in the legend and label them on the depiction of the preserve.
5. The MCP's depict a perimeter berm proposed within the restoration area. The perimeter berm is not considered indigenous as it changes the grade within the preserve. Revise the MCP's and open space to remove this area from the indigenous restoration or provide a berm outside of the preserve areas.
6. Provide an indigenous restoration plan for the 3.02 acre indigenous restoration area.
7. The commercial outparcels for both MCP's and the residential parcel for MCP-B must be revised to depict Type-D buffers abutting the internal rights-of-ways.
8. Courtesy Comment: Staff will be conditioning the enhanced 20-foot Type-D buffer abutting Three Oaks Parkway to be consistent with Z-08-035, Condition 17.

DOT Review:

1. The Master Concept Plan (MCP) needs to show the distances between the proposed project's entrance and the adjacent streets/driveways on Three Oaks Pkwy.

TIS Review:

1. One right-in/right-out and one full access on Three Oaks Pkwy are used in the Traffic Impact Statement (TIS). However, only one full access is shown on the Master Concept Plan (MCP). The right-in/right-out access in the TIS is too close to the driveway to the south and Lee County DOT is unlikely to support. The TIS needs to be revised with no right-in/right-out access.
2. The information of intersection level of service (LOS) analysis shall be provided for review.

Natural Resources Review:

1. Please provide a written description of the surface water management plan per LDC 34-373(b) (1).
2. The ditch on the southern property line appears to convey offsite flows through the property. Please expand on how these flows will be addressed.
3. Please provide an analysis of Lee Plan policies 60.1.1, 61.3.11, 125.1.2, and 126.1.4.