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

April 30, 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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 4/30/2022 by
Dirk A Danley Jr, Planner, Senior

Daniel DeLisi AICP

Re: Alico Crossing
DCI2022-00005
April 30, 2022

Zoning Review:

1. There is only one deviation requested referenced on MCP A. Please note that the 'swim pond' on "MCP A" will also need to reference Deviations two and three.
2. Staff note: Regarding Solid Waste – Please ensure as plans progress that the plans indicate location and dimensions of dumpster enclosure locations.
3. Staff note: The Scheduling for this hearing may be impacted by the case statuses of CPA2021-00012 CPA2022-00008,

Environmental Sciences Review:

1. Provide a cross section to depict deviations one through three.
2. Revise both MCP's to depict a 20-foot wide buffer to be consistent with previous I-75 and Three Oaks buffer conditions per DCI2017-00018.

Development Services review:

1. 34-373(a)(6)(c) - Please provide the approximate dimensions of the lots/parcels on the MCP.
REPEAT: Staff understands that the lot area is shown on the MCP. The referenced LDC section requires the approximate dimensions of the lots or parcels. Please provide the dimensions on the MCPs submitted
2. NOTE: At time of development order the lake will have to meet the sinuosity requirements in LDC Sec 10-418(1).
3. [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. REPEAT COMMENT: The 6.04 ac commercial parcel is a separate parcel from the 60' private roadway. This creates a dead-end roadway and the cited LDC section requires a cul-de-sacs turn-around for dead end streets.

Legal Description Review:

1. Please provide a title certification in accordance with the requirements of Lee County LDC §34-202(a)(7). The provided title certificate has an effective date of 08/11/2021, while the submittal date was 01/17/2021. Additionally, an updated title certificate was not submitted. A title commitment is not one of the acceptable forms of title and cannot be submitted in lieu of the title certificate, title opinion, or title insurance policy.