



Dirk A Danley Jr
Senior Planner
Lee County Community Development
1500 Monroe St.
Fort Myers, FL 33902

May 27, 2022

**Re: Alico Crossroads
DCI2022-00005 – Major MPD
Sufficiency #2 Re-Submittal**

Mr. Danley,

In response to the comment letter dated April 30, 2022, enclosed are the following items for your review:

1. Master Concept Plans
2. Title Certificate

In addition to the above items, written responses to the comments are provided below:

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.**

Please see the attached revised Master Concept Plan A which references all three deviations.

- 2. Staff note: Regarding Solid Waste – Please ensure as plans progress that the plans indicate location and dimensions of dumpster enclosure locations.**

Acknowledged. The detailed locations and dimensions of the dumpsters will be provided at the time of local development order.

- 3. Staff note: The Scheduling for this hearing may be impacted by the case statuses of CPA2021-00012 CPA2022-00008,**

Noted. However, please note that both plan amendments are small scale comprehensive plan amendments and will not require a transmittal hearing. Please take note of this in scheduling the Hearing Examiner's hearing.

Environmental Sciences Review:

1. **Provide a cross section to depict deviations one through three.**

Please see the attached revised Master Concept Plan A.

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.**

Please see the attached revised Master Concept Plans.

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.**

Please see the attached revised Master Concept Plans.

2. **NOTE: At time of development order the lake will have to meet the sinuosity requirements in LDC Sec 10-418(1).**

Understood.

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.**

The access to the 6.04-acre commercial parcel is not a dead end. It is an entrance into a parcel that will be required to have internal parking and circulation. The Master Concept Plan B has been revised to show a dotted outline for a cul-de-sac with a note stating that the cul-de-sac will be provided if internal circulation is not provided.

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.

Please see the attached Title Certificate that the survey was based on. The attached Title Certificate should meet the requirements of LDC §34-202(a)(7).

If there are any questions, please do not hesitate to call me.

Sincerely,

DeLisi, Inc.



Daniel DeLisi, AICP
President

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

12751 New Brittany Blvd, Suite 500
Ft. Myers, FL 33907
Phone: 239-590-9001
Fax: 866-616-3365

TITLE CERTIFICATE

File No: 21130314 / 2206.237

ATTN: Lee County Board of County Commissioners

This is to certify that we have searched the public record of Lee County, Florida to the extent the same are maintained in the Office of the Clerk of the Circuit Court, on the property described herein.

Legal Description:

See Attached Legal Description

Said search reveals record title to said lands to be vested in:

Three Oaks Land Company, LLC, a Florida limited liability company, by virtue of Trustee's Deed recorded in Official Records Book 3271, Page 2534, Public Records of Lee County, Florida.

We further certify that our search reveals the following mortgages and easements of record which are not satisfied or released of record:MORTGAGES:

None of record

EASEMENTS:

1. Right-of-Way Agreement in favor of Florida Power & Light Company recorded in Official Records Book 876, Page 610, Public Records of Lee County, Florida.
2. Easements set forth in deed recorded in Official Records Book 1234, Page 998, as affected by Assignment of Easement recorded in Official Records Book 1404, Page 2379, Public Records of Lee County, Florida.
3. Easement and Road Construction Agreement recorded in Official Records Book 3136, Page 1619, Public Records of Lee County, Florida.
4. Easement and Road Construction Agreement recorded in Official Records Book 3271, Page 2557, Public Records of Lee County, Florida.
5. Easements set forth in Declaration of Covenants and Restrictions of the North Alico Property Owner's Association recorded in Official Records Instrument Number 2005000065896 and Amendment thereto recorded in Official Records Instrument Number 2020000007170, Public Records of Lee County, Florida.
6. Grant of Perpetual Public Utility Easement and Right to Convey Utility and Service Provider Easements recorded in Official Records Instrument Number 2018000171990, Public Records of Lee County, Florida.
7. Surface Water Management System Easement Agreement recorded in Official Records Instrument Number 2019000294468, Public Records of Lee County, Florida.

Period Searched:

From November 13, 1984 to March 14, 2022 @ 11:00 PM

Tax Information:

Taxes for the year 2022 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2021 in the amount of \$342.00 are PAID. Tax ID Number 03-46-25-00-00001.1080.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Date: March 22, 2022

Cindy L. Johnston

Authorized Signatory

EXHIBIT A

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, FLORIDA GULF COAST BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #2018000283444, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A POINT ON THE OCCUPIED EASTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY (150 FOOT WIDE) ACCORDING TO SAID PLAT OF FLORIDA GULF COAST BUSINESS CENTER AND THE BEGINNING OF A LOT LINE AGREEMENT AS DESCRIBED IN INSTRUMENT #2022000037935 PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N 89°21'36" E ALONG SAID LOT LINE AGREEMENT AND THE SOUTH LINE OF SAID FLORIDA GULF COAST BUSINESS CENTER FOR A DISTANCE OF 1808.40 FEET TO THE SOUTHEAST CORNER OF LOT 7, FLORIDA GULF COAST BUSINESS CENTER-PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #2020000002080 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A POINT ON THE OCCUPIED WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 (WIDTH VARIES) AS SHOWN ON SAID PLAT OF FLORIDA GULF COAST BUSINESS CENTER-PHASE 2 AND THE END OF SAID LOT LINE AGREEMENT; THENCE S 00°38'48" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 393.32 FEET; THENCE S 02°40'26" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 160.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE WESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1668.95 FEET THROUGH A CENTRAL ANGLE OF 13°10'21", SUBTENDED BY A CHORD OF 382.85 FEET AT A BEARING OF S 19°30'12" W FOR A DISTANCE OF 383.70 FEET TO THE NORTHEAST CORNER OF TRACT "A", ALICO WEST, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2021000115040 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 89°20'56" W ALONG SAID TRACT "A" FOR A DISTANCE OF 507.47 FEET; THENCE S 00°38'53" E ALONG SAID TRACT "A" FOR A DISTANCE OF 351.31 FEET; THENCE S 89°21'05" W ALONG SAID TRACT "A" FOR A DISTANCE OF 1160.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT OF ALICO WEST AS RECORDED IN INSTRUMENT NUMBER 2021000115040 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID THREE OAKS PARKWAY(150 FOOT WIDE) ACCORDING TO THE PLAT OF SAID ALICO WEST; THENCE N 00°38'05" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1264.91 TO THE POINT OF BEGINNING.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF FLORIDA GULF COAST BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #2018000283444, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING N 89°21'36" E.

PARCEL CONTAINS 46.7057 ACRES MORE OR LESS



