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

June 24, 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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 6/24/2022 by
Dirk A Danley Jr, Planner, Principal

Daniel DeLisi AICP

Re: Alico Crossing
DCI2022-00005
June 24, 2022

Zoning Review:

1. Staff note: The Scheduling for this hearing may be impacted by the case statuses of CPA2021-00012 CPA2022-00008. Staff acknowledges the applicants comment on the small scale nature of the Comprehensive Plan Amendments.

Environmental Sciences Review:

1. Revise MCP - A and MCP - B to depict a 20-foot wide buffer abutting I-75 to be consistent with the approved conditions per DCI2017-00018. This commented was noted but both MCP's depict a 15-foot wide Type-D buffer.
2. Revise MCP - A and MCP - B legend to revise the legend to not the indigenous restoration. Currently, the legend depicts two hatchings as native indigenous preserve.

Development Services:

1. Courtesy Comment: [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.

MCP option B continues to show a dead-end private ROW into parcel C. At time of development order there will be a platting requirements. The plat will create the individual parcels and ROW tracts. Parcel C will be a separate tract from the ROW tract and will create a dead-end as sufficient area is not provided to create the required turnaround. A privately owned parking lot on a separate tract is not required by the LDC to provide the required turnaround or is it desirable to use a commercial parking lot for this requirement. The lack of a suitable turnaround in the right-of-way will impact emergency services and has the potential to impact the health, safety, and welfare of public. Staff does not support MCP B as shown.