

ALICO CROSSROADS

CPA 2021-00012 & CPA 2022-00008

LOCAL PLANNING AGENCY MEETING

12/12/2022

PROJECT TEAM

❑ Developer/ Applicant: Keith Gelder, **Stock Development**



❑ Land Use Planner: Daniel DeLisi, AICP, DeLisi, Inc.

❑ Legal Counsel: Neale Montgomery, Pavese Law Firm

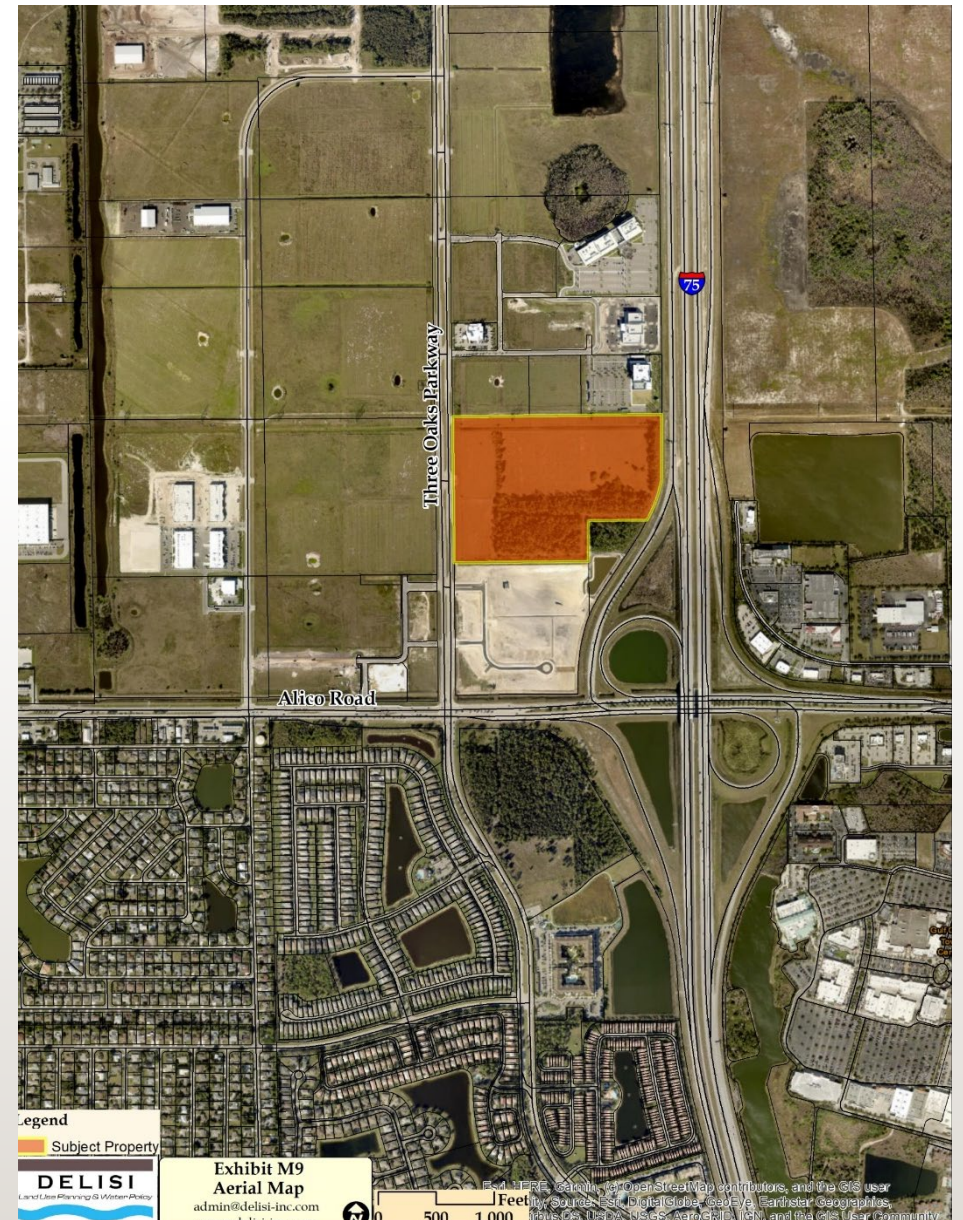
❑ Engineer: John Wojdak, PE, DeLisi Fitzgerald/RESPEC

❑ Transportation: Ted Treesh, TR Transportation

❑ Environmental: Dex Bender

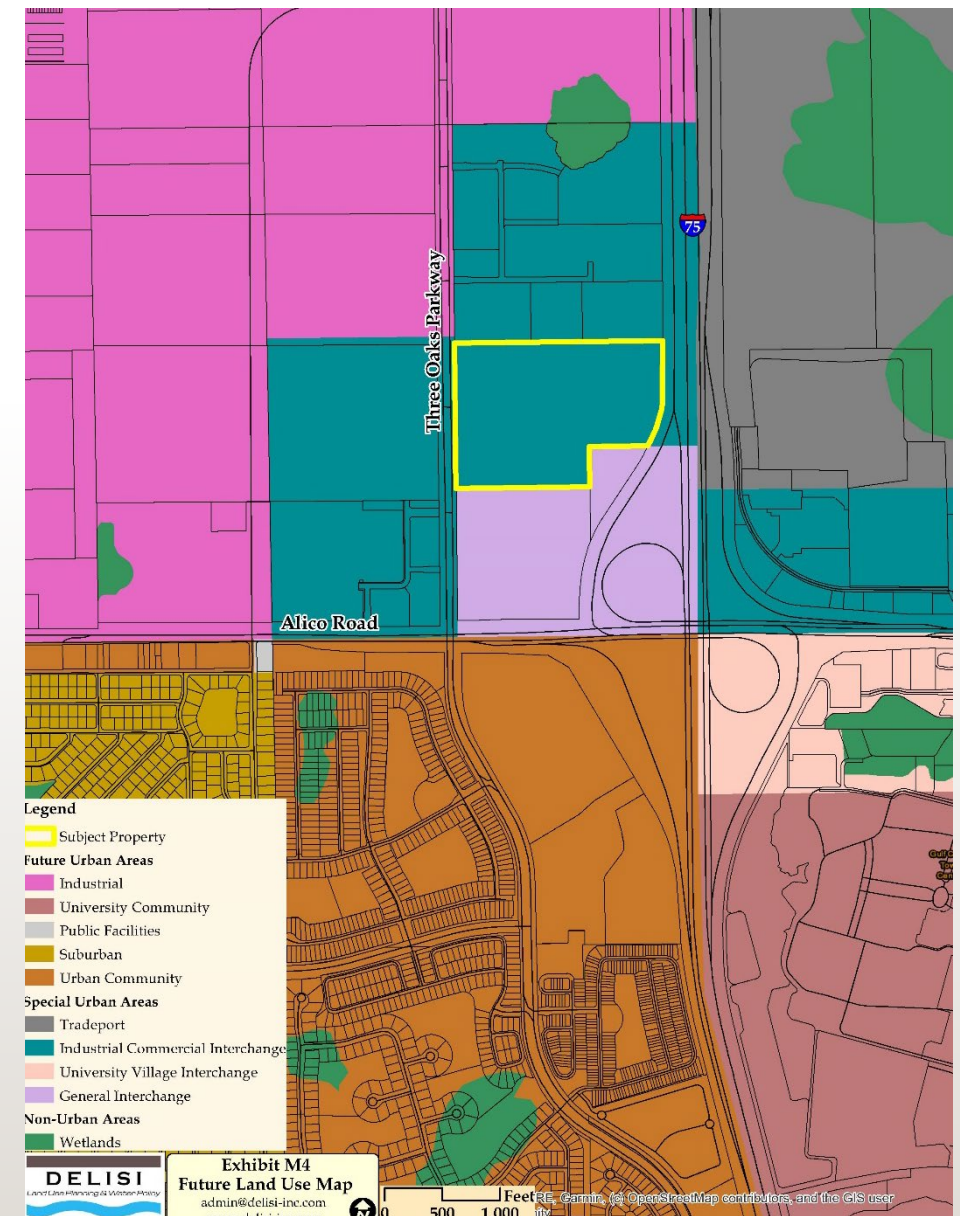
PROPERTY LOCATION

- ❑ West side of I-75
- ❑ Just north of Alico Road
- ❑ Along the Three Oaks Parkway Extension



FUTURE LAND USE

- ❑ Industrial Commercial Interchange
 - ❑ Permits a mix of industrial and commercial uses
 - ❑ Zoned in 2003 as Commercial Planned Development (CPD), Amended CPD in 2008 because of I-75 right of way taking
 - ❑ Mix of commercial and hotel uses



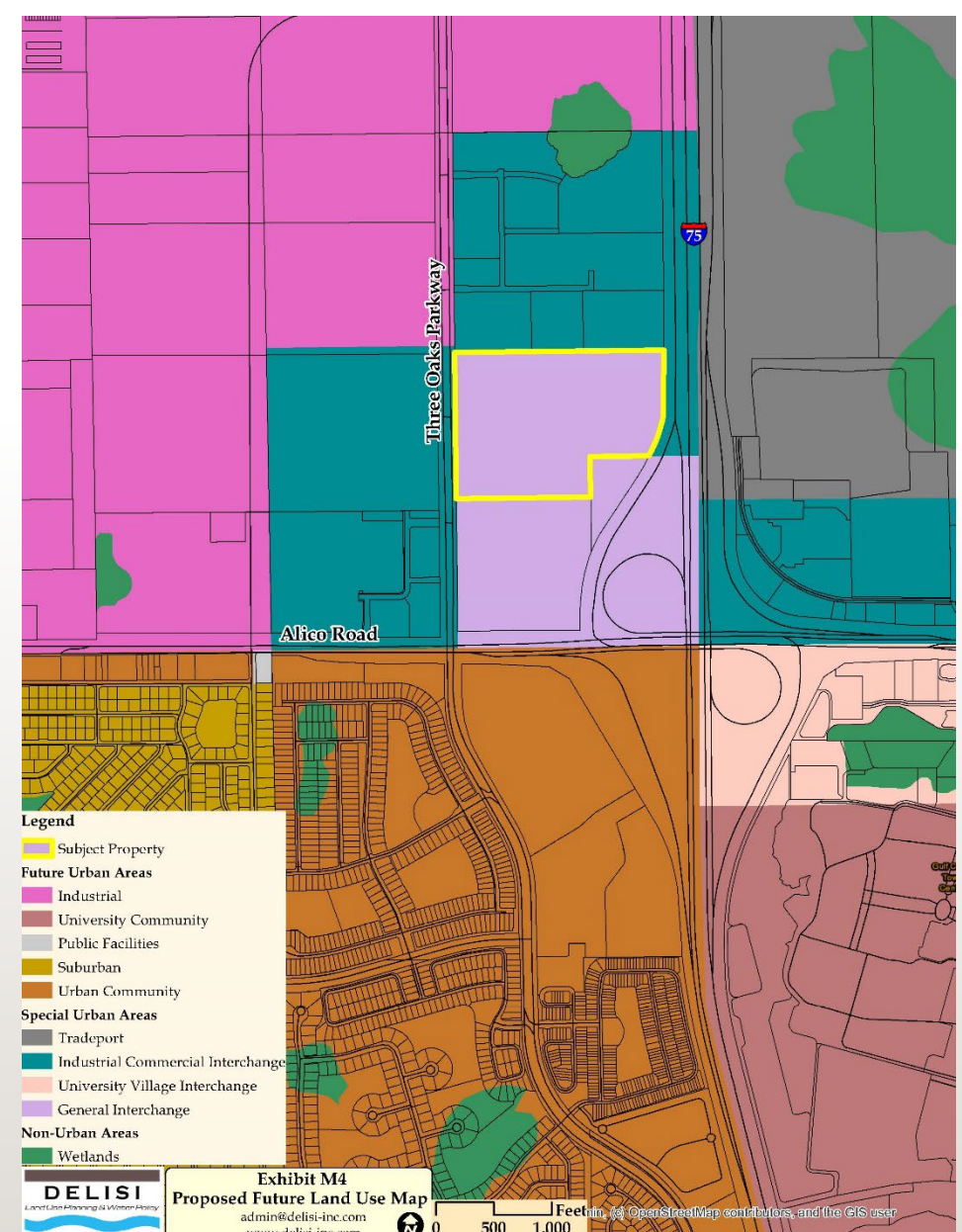
EXISTING LAND USES

- ❑ Mix of Commercial, office, industrial and vacant properties along the Three Oaks extension
- ❑ Vintage CPD to the south includes similar multi-family residential on the northeast parcel



PROPOSED LAND USE

- ❑ General Interchange
 - ❑ Permits a mix of industrial and commercial uses
 - ❑ Allows for Multi-family residential at 8-14 du/acre
- ❑ Consistent with Vintage CPD to the south



EFFECT OF THE AMENDMENT

- ❑ Industrial Commercial Interchange allows for both Industrial and Commercial Uses
- ❑ General Interchange also allows for both Industrial and Commercial uses, but also allows for multi-family Residential development
- ❑ Current zoning is for Commercial and hotel uses.
- ❑ Proposed zoning for commercial, hotel and multi-family
- ❑ **Industrial uses are not required or eliminated in either future land use category.**

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by Neale Montgomery and Greg Stuart on behalf of the property owner, Susan E. Davidson, Managing Member, Three Oaks Land Company, LLC to rezone a 51.5± acres from Agricultural (AG-2) to Commercial Planned Development (CPD); in reference to Alico Crossroads Center CPD; and

WHEREAS, a public hearing was advertised and held on April 2, 2002, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2002-00052; and

WHEREAS, a second public hearing was advertised and held on May 19, 2003, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 51.5± -acre parcel from AG-2 to CPD, to permit 300,000 square feet of commercial retail, 51,000 square feet of office, and 125 hotel rooms with an option to increase up to 377,000 square feet of commercial retail with a corresponding 31,000-square-foot reduction in office and a corresponding reduction of 25 hotel rooms, and an optional increase of up to 200 hotel rooms with a corresponding reduction of 26,500 square feet in office, with buildings not to exceed 75 feet/six stories. No development blasting is being requested. The property is located in the Urban Community Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED SUBJECT TO the conditions specified in Section B below.

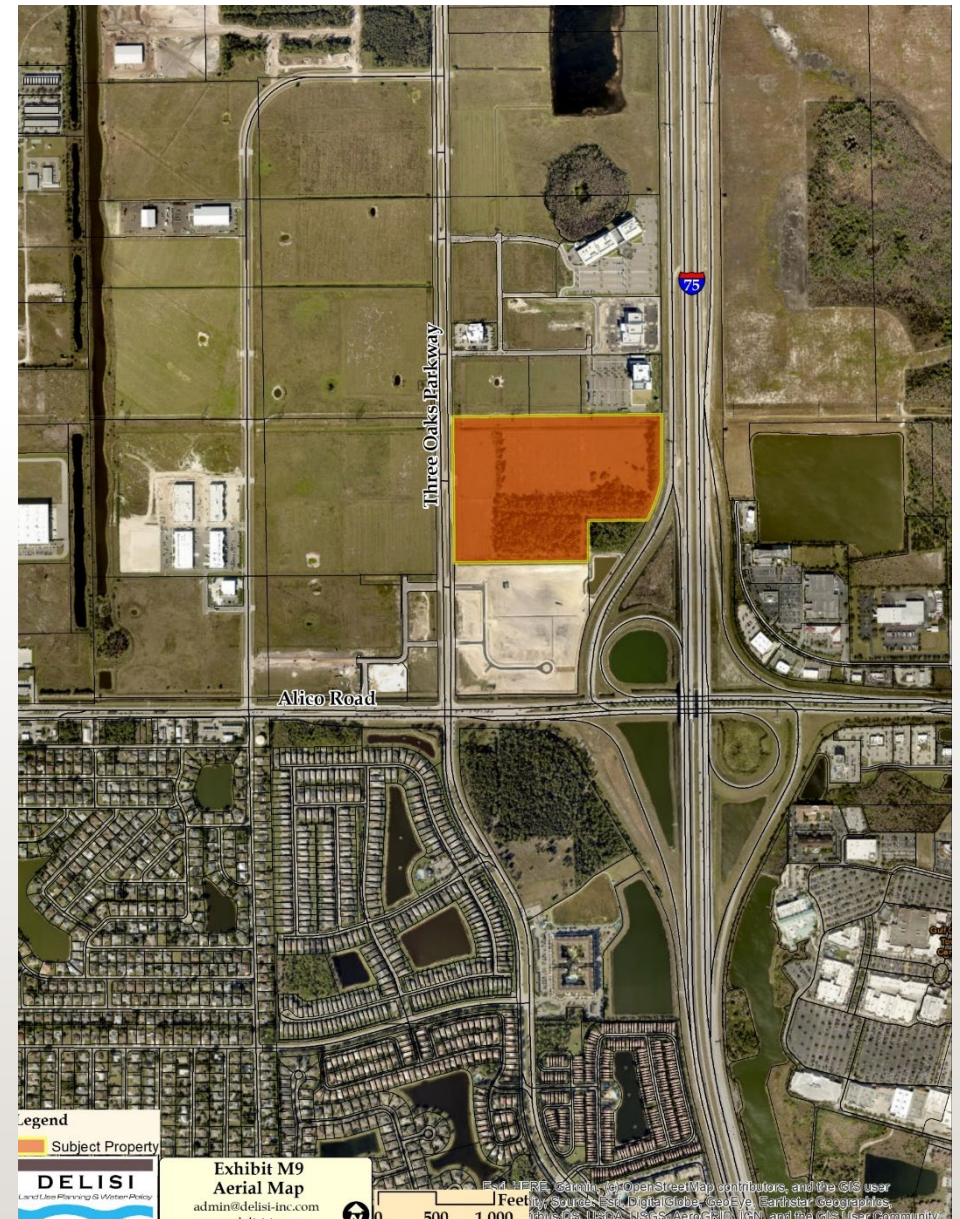
SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be substantially consistent with the one-page Master Concept Plan entitled "The Alico Crossroads Center CPD" or the one-page Master Concept Plan entitled "The Alico Crossroads Center CPD - Alternative Plan" both stamped "RECEIVED JUN 06 2003 COMMUNITY DEVELOPMENT" except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval. If changes to the Master Concept Plan or Alternative Plan are subsequently pursued, appropriate approvals will be necessary.

IMPACTS TO PUBLIC SERVICES

- ❑ Analysis based on concurrent rezoning Consistent with Chapter 163.3184 F.S.
- ❑ Decrease in commercial area
- ❑ Allowance for residential development
- ❑ School capacity exists
- ❑ Vehicular trips decrease, continue to maintain LOS
- ❑ All other services are available and in close proximity

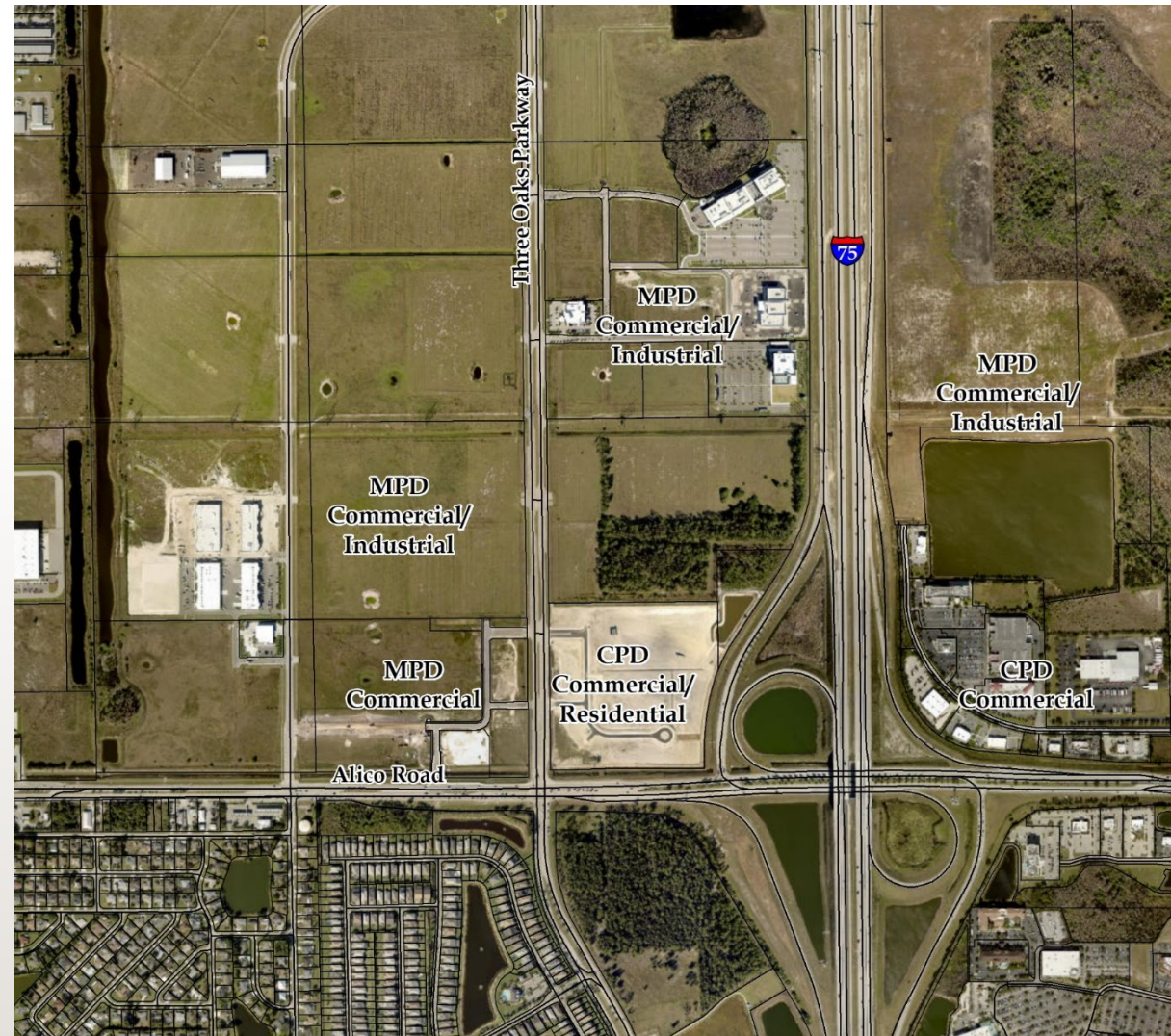


LEE PLAN CONSISTENCY

- ❑ **Policy 5.1.3** – Directs higher densities to areas near employment and shopping
 - ❑ Proximate to FGCU, SW Florida International Airport, developing corporate locations along Three Oaks, Gulfcoast Town Center, etc.
- ❑ **Policies 135.1.9 & 158.1.9** – Requires County to provide for diverse mix of housing through a flexible future land use map and mixed-use land use categories.
- ❑ **Policy 5.1.2** – Prohibits residential in areas where hazards exist.
 - ❑ Property not located within a flood zone or the Coastal High Hazard Area
 - ❑ Property mostly outside of Airport Noise Zones
 - ❑ Entirely outside of Noise Zones “A” and “B” where residential is prohibited.
 - ❑ Noise Zone “C” crosses small portion of the northwest corner - mostly commercial area.

CONCLUSION

- ❑ Proposed Amendment is consistent with and compliments the surrounding uses
- ❑ Furthers the Lee Plan's objectives to provide diverse housing in strategic locations near employment centers



QUESTIONS?



AIRPORT NOISE

- *“Airport Noise Zone C is only located on a small portion of the subject property. However, the subject property could be affected by air traffic from the expanding SWFIA. For consistency with Policy 1.7.1, the concurrent rezoning should be conditioned to notify future residences on the subject property of the potential exposure to airport noise and industrial developments. The subject property is not in Airport Noise Zone B, which prohibits residential development.”*
- *Almost all of the Noise Zone C area is commercial on the Concurrent MCP*

