



Lee County  
*Southwest Florida*

# Alico Crossroads

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CPA2021-00012/CPA2022-00008

Privately Initiated Small-Scale Amendment

Local Planning Agency Hearing – December 12, 2022

# Alico Crossroads

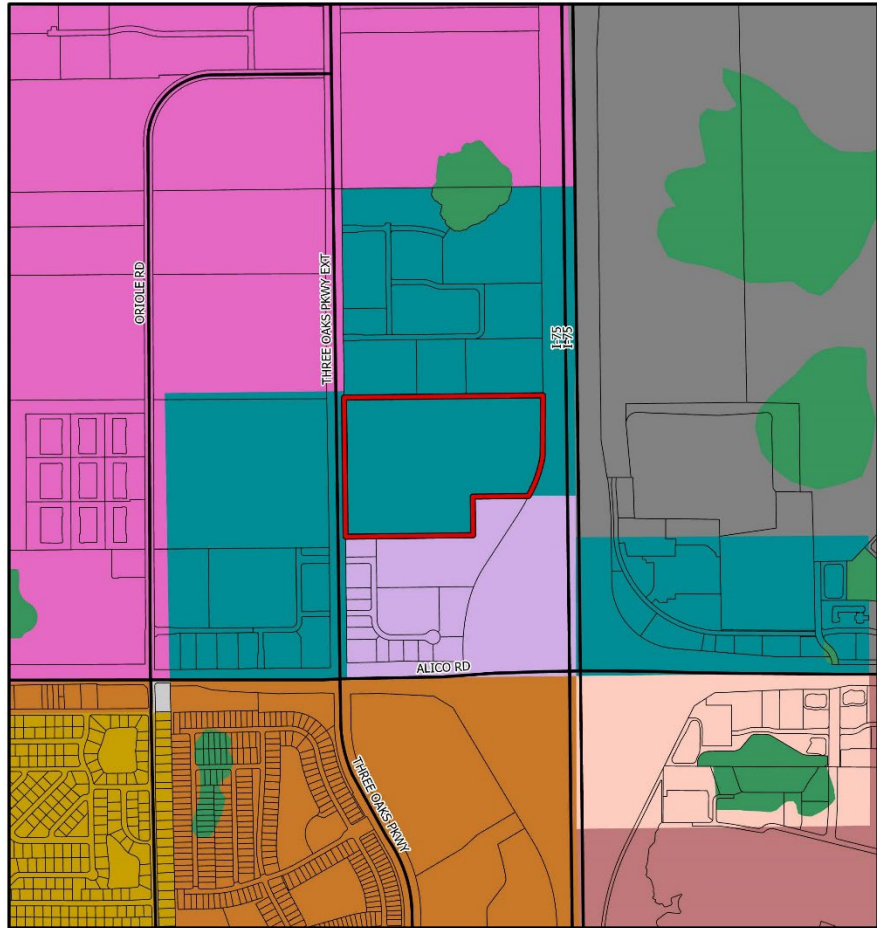
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## Request

- **CPA2021-00012:** Amend the Future Land Use Map designation on ±46.7 acres from Industrial Commercial Interchange to General Interchange.
- **CPA2022-00008:** Amend Table 1(b) 2045 population allocation to accommodate residential development on the subject property.

## Purpose

- The amendments would allow a mix of residential, commercial, and hotel uses on the subject property. The current future land use category does not allow residential.



CPA2021-00012

Existing Future Land Use

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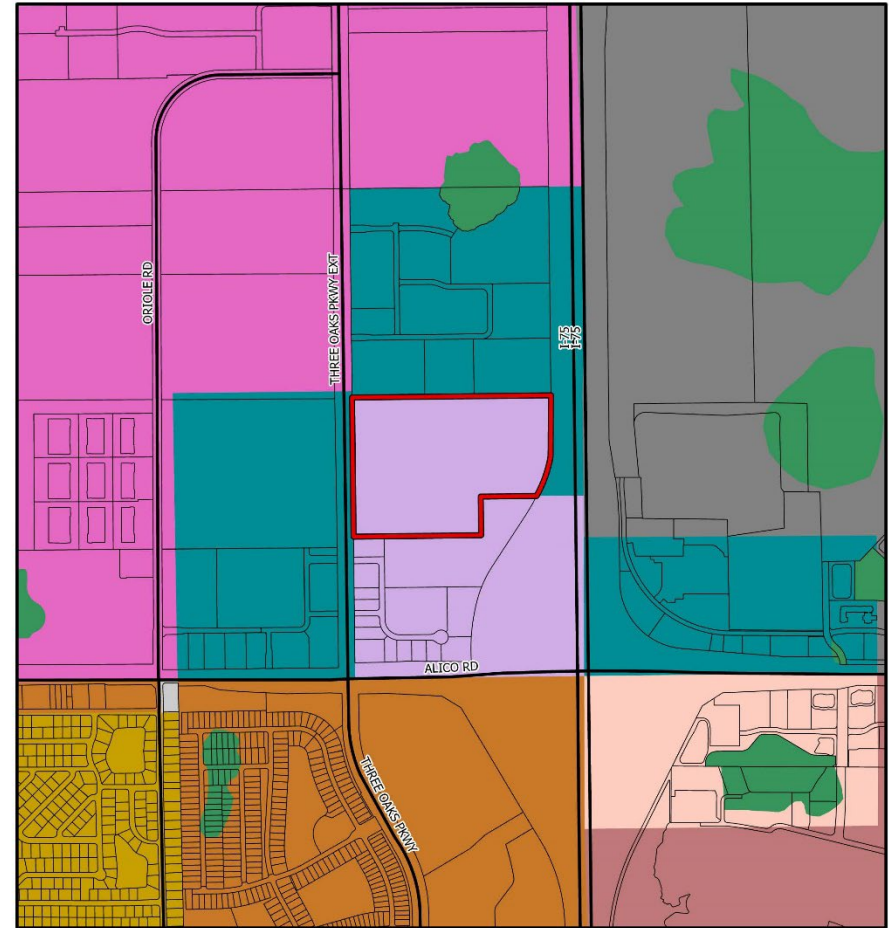
Map Generated: November 2022

Urban Community	University Village Interchange
Suburban	Industrial Commercial Interchange
Industrial	Tradeport
Public Facilities	Rural
University Community	Wetlands
General Interchange	Subject Property

0 1,000 2,000 Feet

Attachment 1

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CPA2021-00012

Proposed Future Land Use

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Map Generated: November 2022

Urban Community	University Village Interchange
Suburban	Industrial Commercial Interchange
Industrial	Tradeport
Public Facilities	Rural
University Community	Wetlands
General Interchange	Subject Property

0 1,000 2,000 Feet

Attachment 1

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Existing Future Land Use Map

Proposed Future Land Use Map

# Alico Crossroads

Objective  
2.2

There are adequate public facilities available

Policy  
5.1.2

Area is appropriate for residential development

Policies  
135.1.9  
158.1.9

Increases variety of housing options

Policy  
158.3.5

Request does not impact the amount of land that is available for industrial uses



# CPA2021-00010

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## Conclusion

- Based on Policy 1.3.4, there is no loss of industrial development required by the Lee Plan.
- Allowing for multi-family residential units on the subject property will diversify the types of housing types available in the area.
- The concurrent planned development will assure compatibility along residential/industrial/commercial interface as well as assure residential uses will be located outside of Airport Noise Zone C.
- There are adequate public services.

## Recommendation

- Staff recommends that the BoCC **adopt** the proposed amendments as shown in Attachments 1.

# Questions?

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