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

February 20, 2023

Daniel DeLisi AICP  
520 27th St  
West Palm Beach, FL 33407

Re: Alico Crossing MPD  
DCI2022-00005 - Major PD

Dear Daniel DeLisi AICP:

The Zoning Section has reviewed the information provided and supplemented for the request referenced above. The application is now sufficient and the formal request has been drafted from your application as follows:

Rezone approximately 46.7 from Commercial Planned Development (CPD) to Mixed Use Planned Development (MPD) to allow for 475 dwelling units, 200,000 square feet of commercial uses, and 200 hotel rooms.

Please review this language carefully, and notify me in writing by March 06, 2023 whether or not this wording is satisfactory. The staff report is now being prepared. This request has been tentatively scheduled for public hearing before the Lee County Hearing Examiner on April 27, 2023. However, please note that this is a tentative date that is subject to change and that Lee County will be held harmless for any potential delay in effectuating compliance with the tentative hearing date.

Please be aware that staff has the following outstanding items that need to be addressed regarding the parking deviation request:

- The study appears to indicate in multiple places that the Vive site is located at 3100 Champion Ring Road, whereas the CoStar report indicates that the Vive site is located at 3200 Champion Ring Road. Please clarify if the CoStar report location is the site that was surveyed and not the multi-family development located at 3100 Champion Ring Road (Coral Pointe at the Forum).
- The total bedroom count and breakdown of total bedrooms/unit described in the study for Springs at Six Mile Cypress, The Longitude 81, and Vive appear different than that described in the CoStar reports. Please clarify which information is correct, and review and revise the study as needed.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Section

Electronically signed on 2/20/2023 by  
Dirk A Danley Jr, Planner, Principal

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