

ADMINISTRATIVE AMENDMENT (PD) ADD2024-00038

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, John Wojdak, P.E. of RESPEC Company, LLC filed an application for an administrative amendment to a Mixed Use Planned Development (MPD) on a project known as Alico Crossing to request a deviation from LDC Section 10-261, which requires refuse and recycling storage areas to be calculated at a rate of 216 square feet for the first 25,000 square feet plus 8 square feet for each additional 1,000 square feet, to allow a 288-square-foot refuse and recyclable storage area for a 100,823-square-foot storage facility, and to clarify condition 2.b. of Resolution Z-23-021 to add a 10-foot minimum building separation between accessory structures; and

WHEREAS, the subject property located at 16541 Three Oaks Parkway, with the STRAP Number of 03-46-25-00-00001.1080 (Attached as Exhibit "A"); and

WHEREAS, the property was originally rezoned by Resolution Number Z-23-021 with no subsequent amendments; and

WHEREAS, the subject property is located in the General Interchange Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the applicant has provided a narrative detailing the deviation request (Attached as Exhibit "B"); and

WHEREAS, the deviation is requested to allow relief from LDC Section 10-261, which requires refuse and recycling storage areas to be calculated at a rate of 216 square feet for the first 25,000 square feet plus 8 square feet for each additional 1,000 square feet, to allow a 288-square-foot refuse and solid waste area for a 100,823-square-foot public warehouse; and

WHEREAS, Lee County Solid Waste reviewed the request and offered no objection; and

WHEREAS, the subject request includes a proposed modification to Condition 2.b of Resolution Z-23-021 to clarify the required building separation between accessory structures (Attached as Exhibit "C"); and

WHEREAS, LDC Section 34-174(i) allows the director to approve changes to planned developments when certain criteria are met; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Mixed Use Planned Development (MPD) to request a deviation from LDC Section 10-261, which requires refuse and recycling storage areas to be calculated at a rate of 216 square feet for the first 25,000 square feet plus 8 square feet for each additional 1,000 square feet, to allow a 288-square-foot refuse and solid waste area for a public warehouse, and to clarify condition 2.b. of Resolution Z-23-021 to add a minimum building separation for accessory structures is **APPROVED subject to the following conditions:**

1. The following deviation is hereby approved:

Deviation (4) seeks relief from LDC Section 10-261, which requires refuse and recycling storage areas to be calculated at a rate of 216 square feet for the first 25,000 square feet plus 8 square feet for each additional 1,000 square feet to allow a 288-square-foot refuse and solid waste area for a 100,823-square-foot public warehouse.

2. Condition 2.b of Resolution Z-23-021 is hereby amended in strikethrough and underline:

Minimum Building Separation

Commercial	½ sum of building height, minimum 10 feet
Residential	35 feet <u>(Principal)</u>
	<u>10 feet (Accessory)</u>

3. The terms and conditions of the original zoning resolution, as amended, remain in full force and effect.
4. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 6/28/2024

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

Exhibits:

Exhibit A – Legal Description
 Exhibit B – Request Narrative
 Exhibit C – Condition 2.b.
 Exhibit D – Resolution Z-23-021

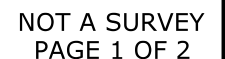


Exhibit A

OVERALL PROPERTY DESCRIPTION

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



Digitally signed
by KRIS A
SLOSSER
Date:
2024.01.18
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REVIEWED
ADD2024-00038
Sophia Ludlam, GIS Planner
Lee County
4/2/2024

KRIS A. SLOSSER, STATE OF FLORIDA, (P.S.M. #5560)
SEE ATTACHED SKETCH

NOT A SURVEY
PAGE 2 OF 2

DRAWING: OVERALL	DRAWN BY: KAS	OVERALL PARCEL PROPERTY DESCRIPTION	KRIS A SLOSSER P.S.M. 4642 VILLA CAPRI LN. BONITA SPRINGS FLORIDA 34134 (239) 947-1915
A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA			



ALICO CROSSING MPD DEVIATION JUSTIFICATION

(Deviations 1 & 3 remain unchanged, Deviation 2 was previously withdrawn)

4. DEVIATION: SECTION 10-261; REFUSE AND SOLID WASTE DISPOSAL FACILITIES

Deviation from LDC Section 10-261, which requires that commercial development provide 216 sq. ft. of garbage and recycling area for the first 25,000 sq. ft. of commercial floor area and 8 additional sq. ft. for every additional 1,000 sq. ft. of commercial floor area; to allow for a total of 288 sq. ft. of garbage and recycling collection area for the 100,823 sq. ft. self-storage building.

Justification:

A 100,823 sq. ft. self-storage facility is currently proposed within the project as submitted under DOS2024-00016. Based on **Table 1**, the minimum collection area would need to be 823 square feet. The applicant is requesting to add this deviation from the LDC requirement to allow the self-storage facility to provide a minimum garbage/recyclable collection area of 288 square feet.

Table 1: Minimum Garbage and Recyclable Collection Areas

<i>Commercial Business Building sq. ft.</i>	<i>Multifamily Development Units</i>	<i>Minimum sq. ft. for Garbage Collection</i>	<i>Minimum sq. ft. for Recyclable Collection</i>
	5—25	120	96
	25+	216 sq. ft. (120 + 96) for first 25 units, plus 8 sq. ft. for each additional dwelling unit	
0—5,000		60	24
5,001—10,000		80	48
10,001—25,000		120	96
25,000+		216 sq. ft. (120 + 96) for first 25,000 sq. ft., plus 8 sq. ft. for each additional 1,000 sq. ft.	

Although the self-storage facility comprises of 100,823 sq. ft., only about 1,000 sq. ft. of the building is dedicated to office and breakroom areas for the staff. It is anticipated that only a few employees will be working per shift. Approximately 73,675 sq. ft. of the proposed building will be dedicated to storage units occupied by personal items with the remaining floor area being made up of common space, utility closet, stairs, and/or elevators. The only waste contributing to the garbage/recyclable area is from the employees and facility maintenance. The dumpster is not for personal use by the customers renting the storage units; therefore, the 288 sq. ft. of proposed garbage/recyclable area is sufficient for this project. See attached Site Plan showing the building footprint and dumpster location.

1605 HENDR STREET
FORT MERS, FL 33901
239.418.0691

Proposed Changes to Z-23-021 Condition 2.b. Site Development Regulations

b.	<u>Site Development Regulations</u>	
	Lot Area and Dimensions	
	Minimum Lot Area	20,000 square feet
	Minimum Lot Width	100 feet
	Minimum Lot Depth	200 feet
	Setbacks	
	Right-of-Way Setback	25 feet – Three Oaks Parkway 20 feet – All other roads
	Perimeter Setback	25 feet
	Side Yard Setback	10 feet
	Rear Yard Setback	20 feet
	Waterbody Setback	20 feet
	Preserve Setback	20 feet
	Minimum Building Separation	
	Commercial	½ sum of building height. Minimum 10 feet
	Residential	35 feet (<u>principal</u>) 10 feet (<u>accessory</u>)
	Maximum Building Height	
	Commercial	75 feet (office) 35 feet (retail)
	Residential	55 feet
	Lot Coverage	45 Percent

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

WHEREAS, DeLisi, Inc., filed an application on behalf of the property owner, Three Oaks Land Company, LLC c/o Stock Investments, to rezone a 46.7± acre parcel from Commercial Planned Development (CPD) to Mixed Use Planned Development (MPD) in reference to Alico Crossing MPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Donna Marie Collins, was advertised and held on April 27, 2023; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case # DCI2022-00005 and recommended approval of the Request; and

WHEREAS, a second public hearing was advertised and held on June 7, 2023 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners 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 46.7± acre parcel from CPD to MPD, to allow 475 residential units, 200,000 square feet of commercial floor area, and 250 hotel rooms.

The property is located in the General Interchange Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. Master Concept Plan (MCP). Development must be consistent with the MCPs entitled "Alico Crossroads" prepared by DeLisi Fitzgerald, Inc., dated July 7, 2022, except as modified by conditions below, MCP A - Exhibit C, MCP B – Exhibit D.

Compliance with Lee Plan and LDC. Development must comply with the Lee Plan and LDC, except where deviations are approved herein. Changes to the MCP or conditions of approval may require further development approvals.

Approved Development Parameters. The project may construct up to 475 multifamily dwelling units, up to 200,000 square feet commercial uses, and a 250-room hotel/motel.

2. Permitted Uses and Property Development Regulations

a. Schedule of Uses

Residential Areas

Accessory Uses and Structures

Administrative Offices

Club, Private

Dwelling Unit:

Multiple-Family Building

Essential Services

Essential Service Facilities, Group I

Excavation: Water Retention and Dry Detention

Fences and Walls

Gates and Gatehouse

Home Occupation

Parking Lot: Accessory

Real Estate Sales Office

Recreational Facilities: Personal, Private On-Site

Residential Accessory Uses

Signs

Temporary Uses

Commercial

Accessory Uses

Administrative Offices

ATM (Automatic Teller Machine)

Auto Parts Store

Automobile Repair and Service, Groups I and II

Automotive Service Station

Banks and Financial Establishments, Groups I and II

Bar or Cocktail Lounge, Accessory to Hotel/Motel and Restaurant Use

Boats: Boat Sales

Broadcast Studio, Commercial Radio, and Television

Building Material Sales

Business Services, Groups I and II

Car Wash, Accessory to Convenience Food and Beverage Store or Automobile

Service Station

Cleaning and Maintenance Services

Clothing Stores, General

Computer and Data Processing Services

Convenience Food and Beverage Store

Consumption on Premises

Contractors and Builders, Groups I and II

Day Care Center, Adult, Child

Department Store

Drive-Through Facility for any Permitted Use
 Drugstore, Pharmacy
 EMS, Fire, or Sheriff's Station
 Essential Service Facilities, Group I
 Excavation, Water Retention
 Fences and Walls
 Food and Beverage Service, Limited
 Food Stores, Groups I and II
 Hardware Store
 Health Care Facility, Groups I, II, and III
 Hobby, Toy, and Game Shops
 Hotel/Motel
 Household and Office Furnishings, Groups I, II, and III
 Laundromat
 Laundry or Dry Cleaning, Group I
 Lawn and Garden Supply Store
 Library
 Medical Office
 Non-Store Retailers, All Groups
 Package Store
 Paint, Glass, and Wallpaper
 Parcel and Express Services
 Parking Lot:
 Accessory
 Commercial
 Garage, Public Parking
 Park-and-Ride
 Personal Services, Groups I, II, III, and IV Excluding Escort Services, Palm
 Readers, Tattoo Parlors, Massage Parlors, and Steam and Turkish Baths
 Pet Services
 Pet Shop
 Pharmacy
 Post Office
 Recreation Facilities, Commercial, Groups I and III
 Rental or Leasing Establishments, Groups I, II, and III
 Repair Shops, Groups I and II
 Research and Development Laboratories, Group II and IV
 Restaurant, Fast Food
 Restaurants, Groups I, II, III, and IV
 Schools, Commercial and Non-Commercial
 Self-Service Fuel Pumps
 Signs
 Social Services, Group I
 Specialty Retail Shop, Groups I, II, III, and IV
 Storage, Indoor
 Studios
 Supermarket
 Used Merchandise Stores, Group I
 Variety Store
 Vehicle and Equipment Dealers, Groups I, II, III
 Warehouse:

Mini Warehouse
 Private
 Public
 Wholesale Establishment, Groups III and IV

b. Site Development Regulations

Lot Area and Dimensions

Minimum Lot Area	20,000 square feet
Minimum Lot Width	100 feet
Minimum Lot Depth	200 feet

Setbacks

Right-of-Way Setback	25 feet – Three Oaks Parkway 20 feet – All other roads
Perimeter Setback	25 feet
Side Yard Setback	10 feet
Rear Yard Setback	20 feet
Waterbody Setback	20 feet
Preserve Setback	20 feet

Minimum Building Separation

Commercial	½ sum of building height. Minimum 10 feet
Residential	35 feet

Maximum Building Height

Commercial	75 feet (office) 35 feet (retail)
Residential	55 feet

Lot Coverage	45 Percent
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3. Open Space Calculation

The first development order application must include plans depicting 17.25 acres open space consistent with the MCPs.

4. Wetland Restoration

The first development order application must include plans depicting 1.09 acres of restored wetlands and 4.60 acres of indigenous preserve area in substantial compliance with the MCPs A & B and consistent with the following breakdown:

Native Indigenous	3.51 Acres
Indigenous Restoration	1.09 Acres
Total Indigenous	4.60 Acres

5. Indigenous Restoration Plan

- a. The first development order application must include an indigenous management plan in compliance with the LDC.
- b. The first development order application must include a schedule for indigenous preservation and restoration to be completed within five consecutive years.
- c. The first development order application must include a map depicting the location of mechanical and hand-removal methods of exotic vegetation.
- d. The vegetation removal permit application must include survey point maps depicting preservation and restoration areas and mechanical clearing limits.

6. Enhanced Three Oaks Parkway Buffer

The site plans submitted with the first development order application must depict a 20-foot-wide Type D landscape buffer along the length of the west property line.

7. Three Oaks Parkway Access

- a. The full median opening shown on the MCPs are contingent upon implementation of the Three Oaks Parkway Access Management Plan, once officially adopted, and future decisions made by the County regarding installation of a traffic signal, alteration, or elimination of the median opening. Project access must align with the access points outlined on the approved MCPs until the Board of County Commissioners adopt the Three Oaks Access Management Plan.
- b. If the County deems it necessary to install a traffic signal at this location, the developer or subsequent property owner's association will be responsible for a proportionate share of the total cost of the traffic signal improvement.

8. Notification of Potential Noise Impact

The following disclosures are intended to alert prospective property owners, developers, and residents that the property lies within Airport Noise Zone C and may be subject to noise created by and incidental to airport operations:

The developer, successor or assign acknowledges the property's proximity to Southwest Florida International Airport and the potential for noises created by and incidental to the operation of the airport as outlined in LDC § 34-1104. The developer, successor or assign acknowledges that a disclosure statement is required on plats, and in association documents for condominium, property owner and homeowner associations as outlined in LDC § 34-1104(b).

9. State and Federal Permits

County development permits do not create rights to obtain permits from state or federal agencies and do not create liability if applicant fails to obtain requisite approvals or fulfill obligations imposed by state/federal agencies or if applicant undertakes actions resulting

in a violation of state or federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

SECTION C. DEVIATIONS:

1. Excavation Bank Slopes. Deviation (1) seeks relief from the LDC § 10-329 (d)(4), which requires banks of excavations to be sloped at a ratio not greater than 6:1, to allow 4:1 ratio. This deviation is APPROVED.
2. Deviation (2) is WITHDRAWN.
3. Planted Littoral Shelves. Deviation (3) seeks relief from the LDC § 10-418(2)d.3, which permits a maximum of 25 percent of the total number of herbaceous plants required within planted littoral shelves, at a rate of one tree (minimum ten-foot height; 2 inch caliper, with a four-foot spread) per 100 herbaceous plants, to allow wetland trees to be substituted for 100 percent of the required number of herbaceous plants. This deviation is APPROVED.
4. Parking. Deviation (4) seeks relief from the LDC § 34-2020(a), which requires multi-family units to provide 2 spaces per unit plus an additional 10% for guest parking and an additional 4 spaces for every 1,000 square feet of clubhouse, to allow for a total parking requirement of 1.75 spaces per unit for the entire residential portion of the development including the clubhouse. This deviation is DENIED.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan A
- Exhibit D: The Master Concept Plan B

SECTION E. FINDINGS AND CONCLUSIONS:

Based upon its review, the Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

1. The requested Alico Crossings MPD is consistent with the Lee Plan. Lee Plan Goals 2, 4, 5, 6, 11, 77, 95, 125, 135, 158; Objectives 2.1, 4.1, 5.1, 6.1, 77.1, 77.2, 126.2, 135.1, and Policies 1.3.2, 1.6.5, 2.2.1, 5.1.1, 5.1.5, 5.1.6, 5.1.7, 6.1.1, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.7, 135.1.9, 135.9.6, Lee Plan Maps 1-A, 1-B, 1-E, 3-D, 4-A, 4-B, and Table 1(a).
2. As conditioned, the MPD zoning designation:
 - a. Is consistent with the LDC or qualifies for deviations. LDC Chapters 2, 10, and 34.
 - b. Is compatible with existing or planned uses in the surrounding area. Lee Plan Objectives 2.1, 2.2, and Policies 5.1.3, 6.1.4, 135.9.6; LDC §§ 34-411, 34-413.
 - c. Provides sufficient road access to support proposed development intensity. Lee Plan Policy 6.1.5.

- d. Expected impacts on transportation facilities will be addressed by County regulations and conditions of approval. Lee Plan Objective 39.1, Policies 38.1.1, 38.1.5, 39.1.1; LDC §§ 2-261 *et seq.*, 34-411(d) and (e).
 - e. Will not adversely affect environmentally sensitive areas or natural resources. Lee Plan Goals 77, 125, Objectives 77.3, 126.2, Policies 6.1.6, 77.3.1, 126.2.1, and Standard 4.1.4.
 - f. Public services and infrastructure will be available to serve the development. Goals 2, 4, 95, Objectives 2.1, 2.2, 4.1, Policy 2.2.1, Standards 4.1.1, 4.1.2.
- 3. The proposed uses are appropriate at the location. Lee Plan Goals 2, 5, 6, 11; Objectives 2.1, 2.2, 135.1, Policies 2.1.1, 2.1.2, 5.1.3, 6.1.7, 6.1.8, 135.1.9, 135.9.6.
 - 4. The County regulations and recommended conditions provide sufficient safeguards to protect the public interest and relate to impacts expected from the proposed development. Lee Plan Objectives 47.2, 77.3, Policies 5.1.5, 6.1.4, 47.2.1, 47.2.2, 77.3.1, 123.2.9, 135.9.6; LDC §§ 34-377(a)(3), 34-411 and 34-932(c). Objective 47.2, Policy 47.2.1, 47.2.2.
 - 5. Deviations recommended for approval enhance the planned development and preserve public health, safety, and welfare. LDC §§ 34-373(a)(9), 34-377(a)(4).

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

Commissioner Pendergrass made a motion to adopt the foregoing resolution, seconded by Commissioner Greenwell. The vote was as follows:

Adopted by unanimous consent.

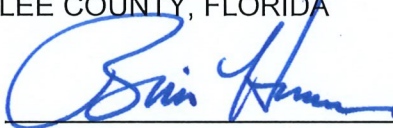
Kevin Ruane	Aye
Cecil L Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Mike Greenwell	Aye

DULY PASSED AND ADOPTED this 7th day of June 2023.

ATTEST:
KEVIN KARNES, CLERK

BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Brian Hamman, Chair



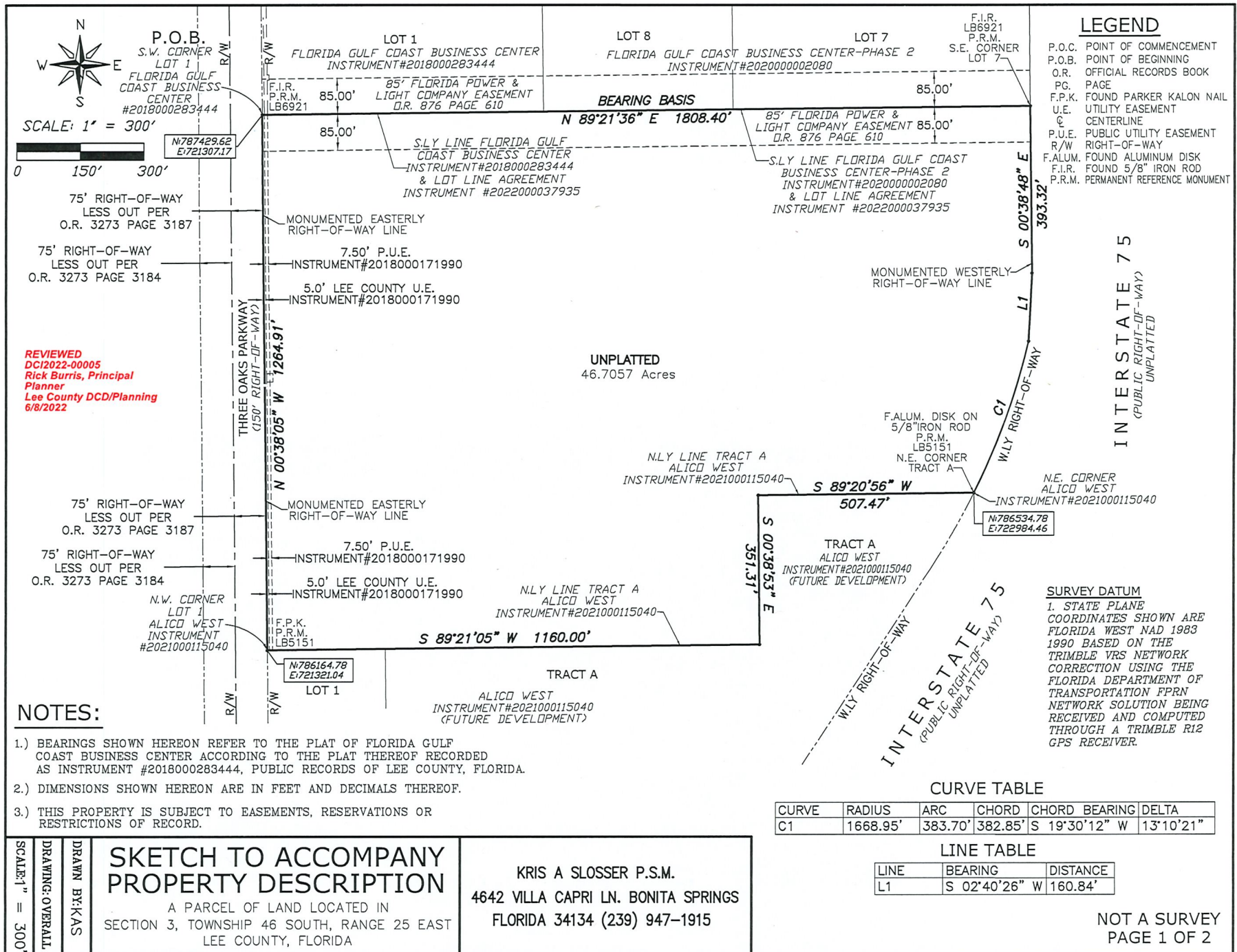
APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY


David W. Halverson
Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE

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Exhibit A



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SLOSSER
Date:
2022.03.30
14:31:33 -04'00'

REVIEWED
DCI2022-00005
Rick Burris, Principal
Planner
Lee County DCD/Planning
6/8/2022

KRIS A. SLOSSER, STATE OF FLORIDA, (P.S.M. #5560)
SEE ATTACHED SKETCH

NOT A SURVEY
PAGE 2 OF 2

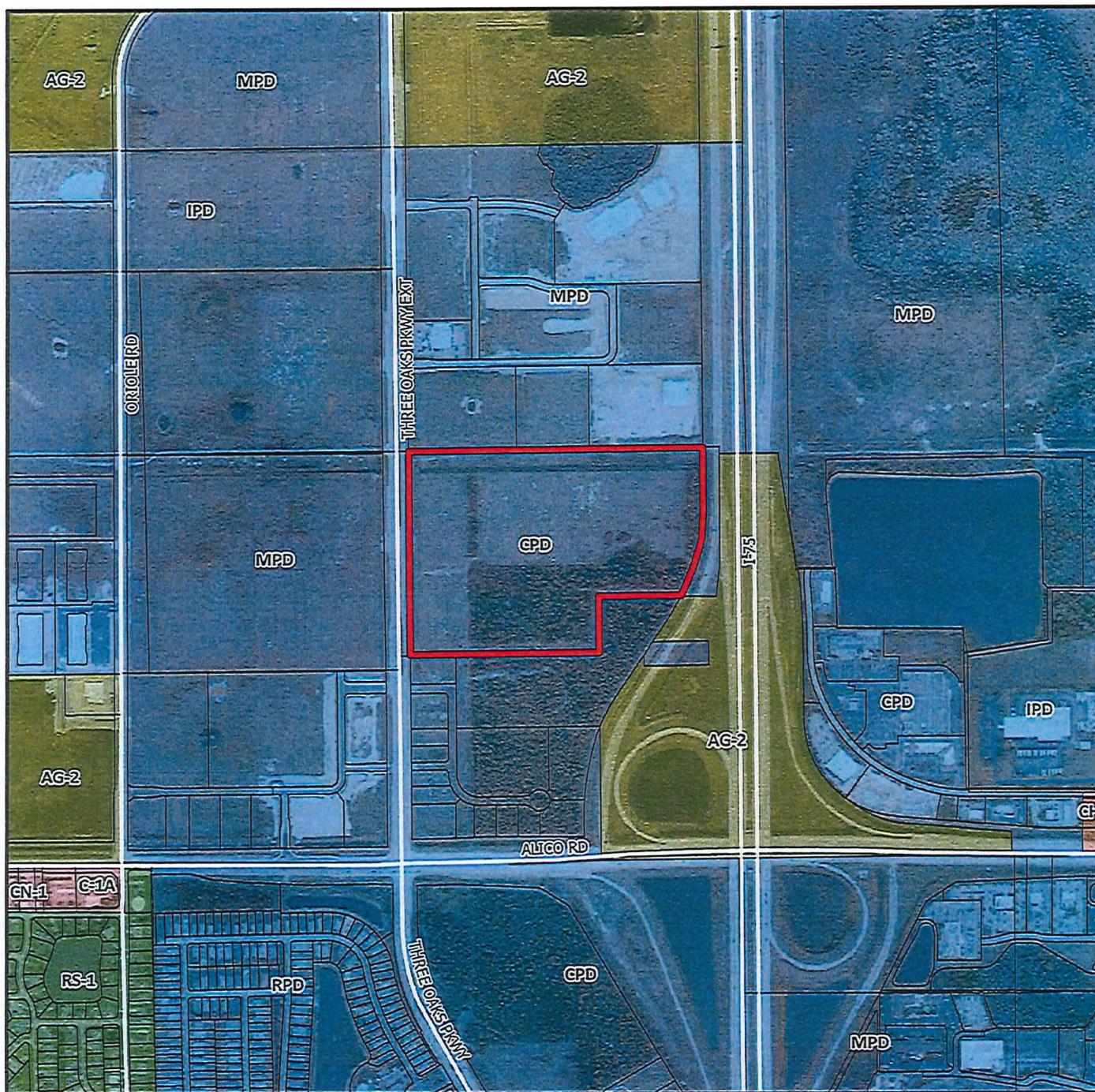
DRAWING: OVERALL

DRAWN BY: KAS

OVERALL PARCEL PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN
SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

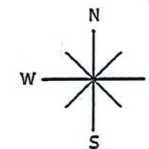
KRIS A SLOSSER P.S.M.
4642 VILLA CAPRI LN. BONITA SPRINGS
FLORIDA 34134 (239) 947-1915



DCI2022-00005

Zoning

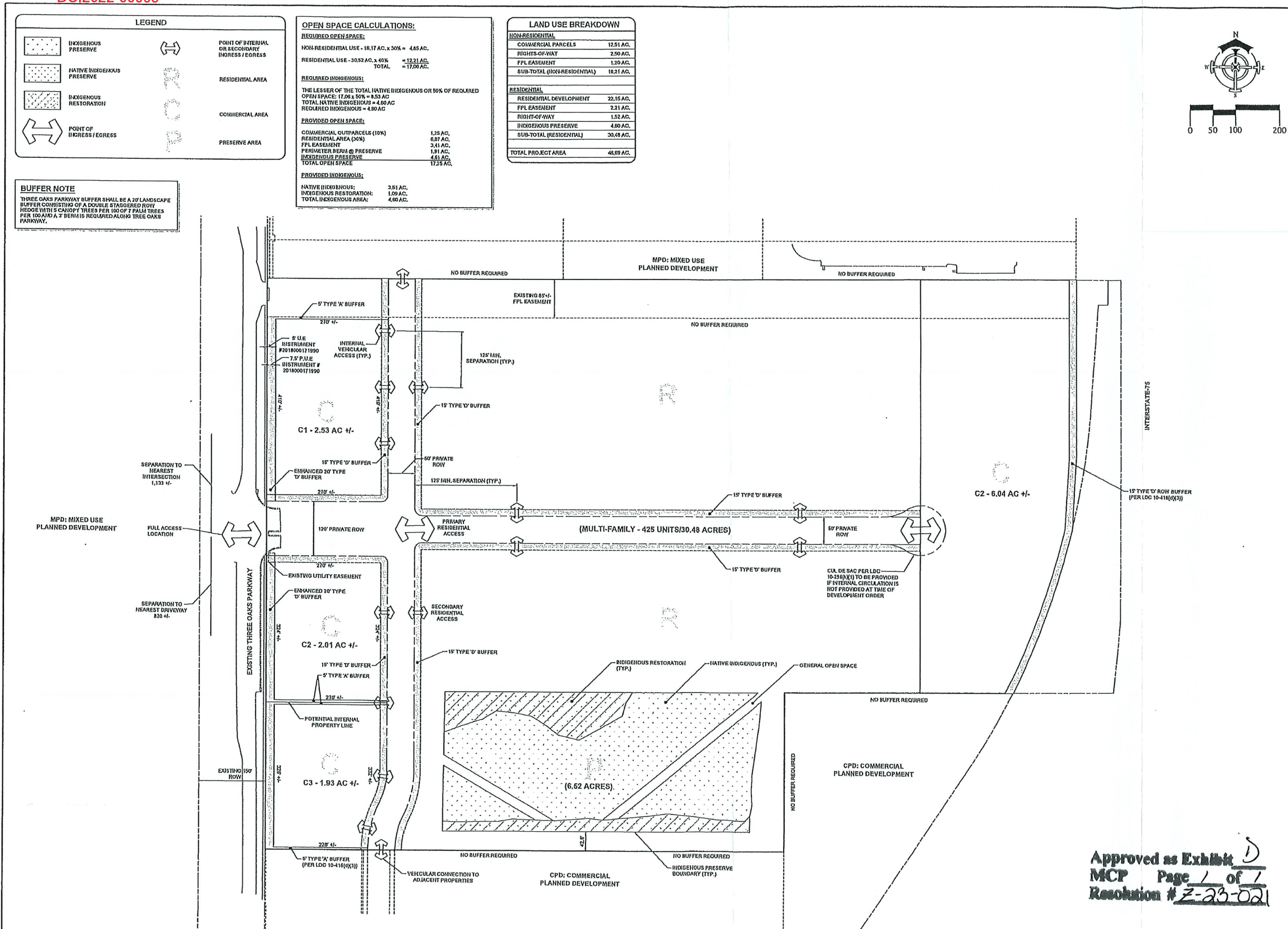
 Subject Property



0 500 1,000 1,500
Feet







Approved as Exhibit D
MCP Page 1 of 1
Resolution # E-23-02

DELISI FITZGERALD, INC.
Planning - Engineering - Project Management

1605 Hyatt Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0632 fax

Florida Certificate
of Authorization
Engineering LB #26378

ENGINEER OF RECORD:
JOHN T. WOODAK, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 58217

OWNER/DEVELOPER: STOCK DEVELOPMENT, LLC 2639 PROFESSIONAL CIRCLE, SUITE 303 NAPLES, FL 34139 (239) 552-7341	ALICO CROSSROADS
PROJECT:	

[illegible]MASTER CONCEPT PLAN
B

Project Manager:	JTW
Drawn By:	JB
Checked By:	JTW
Project Number:	2157
Part of Section of:	0
Township:	46 S
County State:	Range: 25

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

Sheet Number:	1
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