



ALICO CROSSING ADMINISTRATIVE AMENDMENT REQUEST NARRATIVE

Summary of Request

Alico Crossing is a mixed-use project zoned under MPD (Resolution No. Z-23-021) with allowable uses of up to 475 multi-family units and 200,000 square feet of commercial development. The subject site is located approximately 0.4 miles north of the Alico Road and Three Oaks Parkway and is approximately ±46.8 acres in size.

The Developer is currently proposing one of the allowed uses, approximately 100,000 square feet of self-storage and supporting infrastructure (submitted under DOS2024-00016). This application requests to amend the current zoning resolution to:

1. Add a deviation from Section 10-261 of the Lee County LDC allowing for a reduction in the solid waste and recycling collection area specifically for the self-storage use, based on the nature of the use and the amount of area of the building that will not generate a need for the solid waste and recycling collection area.
2. Clarify the Development Regulations (Condition 2.b. of Z-23-021) and by providing building separation distance for accessory structures. This parameter was not included in the approved resolution.

Adjacent Uses

There is an existing mixed use development to the south which is currently under construction. This development includes multi-family apartments, a home improvement store and future outparcels. To the north is the existing Scotlynn Logistics Headquarters. The overall project is bordered by Three Oaks Parkway and I-75 rights-of-way on the west and east sides respectively.

Access

The subject property is located on the east side of Three Oaks Parkway approximately 1,200 +/- feet north of Alico Road. The project abuts the I-75 right-of-way on its east side.

The project to the south includes a street stub north to connect with the subject property, which will be utilized as an access point for the development. This stub is partially constructed but does not currently physically connect to the site. An existing curb cut and full median opening exist along the project's Three Oaks Parkway frontage.

No changes to the Master Concept Plan or access points are proposed with this Amendment.

Development Regulation

As noted in the above Narrative, a clarification of the Development Regulations is proposed to provide for a building separation of 10 feet for accessory structures. No Building Separation distance for accessory structures was established in Resolution Z-23-021. No other changes to the Development Regulations are proposed with this Amendment.



RESPECT

Schedule of Uses

No changes to the Schedule of Uses are proposed with this Amendment.

Conditions

As noted in the above Narrative, clarification of the Development Regulations (Condition 2.b.) to provide for a 10' accessory structure building separation. No changes to primary building or perimeter setbacks are proposed.

Deviations

As noted in the above Narrative, this Amendment proposed a new deviation from LDC 10-261 to allow for 288 square feet solid waste and recycling enclosure area specifically for a Self-Storage use.