

November 15, 2007



Lee County Department of Community Development

Division of Planning

P.O. Box 398

Fort Myers, Florida 33902

Re: Formosa Small Scale Comprehensive Plan Amendment

Dear Department:

Attached please find application for a Small Scale Comprehensive Plan

Amendment for the project known as Formosa. The application proposes a Land Use changed from Industrial to Commercial, for approximately 9.9 acres of the previously approved Formosa Industrial Planned Development. The project site is located at the intersection of Alico Road and Lee Road.

If you should have any questions, please do not hesitate to contact me at 239-226-0024.

Sincerely,

Shelle Johnson, AICP  
Planning Manager  
DBS Consulting, Inc.

enclosure

4450 Camino Real Way  
Fort Myers, FL 33966  
P (239) 226-0024  
F (239) 226-0094

**RECEIVED**  
NOV 19 2007  
COMMUNITY DEVELOPMENT  
CPA 2007-00061

# FORMOSA IPD

## SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

NOVEMBER 2007

**RECEIVED**  
NOV 19 2007

COMMUNITY DEVELOPMENT

Prepared for:  
ALICO LAND INVESTMENT, LLC

CFA 2007-00061

Submitted to:  
Lee County Board of County Commissioners  
Department of Community Development  
Division of Planning



DBS Consulting, Inc.  
4450 Camino Real Way  
Fort Myers, FL 33966  
P (239) 226-0024  
F (239) 226-0094

# TABLE OF CONTENTS

Application for Comprehensive Plan Amendment	A2a	Existing Future Land Use Maps
	A2b	Proposed Future Land Use Map
	A3	Existing Land Use Map
	A4	Zoning Map
	A5	Sketch and Legal Description
	A6a	Warranty Deed
	A6b	Additional Agents
	A7a	Area Location Map
	A8a	Affidavit of Ownership
	A8b	Letter of Authorization
	A9	Aviation Hazard Map
	A10	Aviation Noise Zones Map
B1		Traffic Impact Analysis
B2a and B2b		Utility Analysis
B2c		Surface Water Management Analysis
B3		Letters of Availability
		San Carlos Park Fire and Rescue District
		Lee County Sheriff
		Lee County Solid Waste
		Lee County Transit
		Lee County Utilities
C		Environmental Report
C2		Water Management Permit
C3		Topographic Map
D1 and D2		Historic Resource and Archaeological Sensitivity Map
E1-4, F1 and G		Internal Consistency Report

DATE \_\_\_\_\_ SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE \_\_\_\_\_

11.5.07



I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: 97

**APPLICANT PLEASE NOTE:**

Request No: \_\_\_\_\_

Plan Amendment Cycle:  Normal  Small Scale  DRI  Emergency

(To be completed by Planning Staff)

THE FOLLOWING VERIFIED:  Zoning  Designation on FLUM  Commissioner District

DATE REC'D \_\_\_\_\_ APPLICATION FEE \_\_\_\_\_  
REC'D BY: \_\_\_\_\_ TIDEMARK NO: \_\_\_\_\_

(To be completed at time of intake)

**APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT**

Lee County Board of County Commissioners  
Department of Community Development  
Division of Planning  
Post Office Box 398  
Fort Myers, FL 33902-0398  
Telephone: (239) 479-8585  
FAX: (239) 479-8519

CH# 2007-00061



**I. APPLICANT/AGENT/OWNER INFORMATION**

**Alico Land Investment, LLC**  
APPLICANT  
**2503 Main Street**  
ADDRESS  
**Fort Myers Beach**  
CITY  
**(239) 765-0016**  
TELEPHONE NUMBER  
**(239) 463-1938**  
FAX NUMBER  
**33931**  
ZIP  
STATE  
FL

**DBS Consulting, Inc. c/o Shellie Johnson**  
AGENT\*  
**4450 Camino Real Way**  
ADDRESS  
**Fort Myers**  
CITY  
**(239) 226-0024**  
TELEPHONE NUMBER  
**(239) 226-0094**  
FAX NUMBER  
**33966**  
ZIP  
STATE  
FL

**Alico Land Investment, LLC**  
OWNER(S) OF RECORD  
**2503 Main Street**  
ADDRESS  
**Fort Myers Beach**  
CITY  
**(239) 765-0016**  
TELEPHONE NUMBER  
**(239) 463-1938**  
FAX NUMBER  
**33931**  
ZIP  
STATE  
FL

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.  
\* This will be the person contacted for all business relative to the application.

**II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)**

A. TYPE: (Check appropriate type)

Text Amendment  Future Land Use Map Series Amendment

(Maps 1 thru 21)  
List Number(s) of Map(s) to be amended

Map #1, FLUM

B. SUMMARY OF REQUEST (Brief explanation):

Request a small scale map amendment from Industrial to Commercial to allow for commercial development along the Alico Road corridor.

**III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)**

A. Property Location:

1. Site Address: Northeast Corner of Alico Road and Lee Road

2. STRAP(s): Portion of 04-46-25-00-00001.0080

B. Property Information

Total Acreage of Property: ±60.43

Total Acreage included in Request: ±9.91

Acreage of each Existing Future Land Use Category: ±9.91 acres to Commercial;

±50.53 acres to remain Industrial FLU

Total Uplands: ±9.91

Total Wetlands: 0

Current Zoning: IPD

Current Future Land Use Designation: Industrial