



November 19, 2008

MR. ROBERT HUTCHERSON
WILSON MILLER INC
12801 WESTLINKS DR
SUITE 106
FORT MYERS, FL 33913

Re: CPA2008-00004 - AUSTIN FAMILY LLC

Dear MR. ROBERT HUTCHERSON:

Planning staff finds the above mentioned submittal is insufficient and further information is needed. The following comments pertain to the section of the application indicated.

IV A. 1. General Information and Maps, Provide any proposed text changes

The support documentation suggests that no increase in population accommodation is requested in this amendment. The request is to increase the residential allocation for the Urban Community category from 520 acres to 600 acres. Based on the assumptions used in the allocation methodology, this increase will add approximately 382 potential year round residents to the Alva Planning Community. To offset this increase and not increase the population accommodation, the residential allocation of other land use categories will need to be reduced. No reduction in these allocations has been specified. To assist in preparing the proposed reduction, the residential assumptions for the Alva Planning Community are included below.

Occupancy Rate	0.89
Persons per Unit	2.68
Dwelling Units Per Acre	
Urban Community	2.00
Outlying Suburban	1.00
Rural	0.70
Outer Island	0.30
Open Lands	0.25
DRGR	0.23

Dwelling Unit Per Acre assumptions are based on conditions for each planning community and are not applied countywide. Also, the assumptions are based on the net residential acreage not gross residential acreage.

If I can be of any assistance or if you have any questions, please do not hesitate to call me at .

Sincerely,

Rick Burris
Department of Community Development, Division of Planning

Planning file: CPA2008-00004

CC: