

Robert Hutcherson  
 Wilson Miller, Inc.  
 12801 Westlinks Drive  
 Fort Myers, FL 33913

RE: Sufficiency Letter  
 CPA2008-00004 (Text Amendment)  
 Alva Planning Community Table 1(b) residential acreage allocation

Mr. Hutcherson:

The application for a Comprehensive Plan Text Amendment has been reviewed for completeness and has been found insufficient for review. Please review your responses to the specified questions and provide further comment.

IV (A). General Information and Maps

1. 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 Household	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.

Should you have any questions, please feel free to contact me at your convenience. Once the above items are submitted a substantive review of the application will begin. During the substantive review, additional questions may arise and staff will be in contact with the applicant if additional information is required. Planning staff would also encourage you to set up a meeting to discuss this amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard R. Burris". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Richard R. Burris, Principal Planner  
(239) 533-8526  
[burrisrx@leegov.com](mailto:burrisrx@leegov.com)