



Lee County
Southwest Florida

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June 15, 2022

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Daniel DeLisi, AICP
Delisi, Inc
520 27th Street
West Palm Beach, FL 33407
Via E-mail Only: dan@delisi-inc.com

RE: CPA2022-00008 Alico Crossroads Text Amendment

Dear Mr. Delisi:

Staff has reviewed the application submittal for the map amendment CPA2022-00008, stamped "received" on April 18, 2022. Planning staff finds that the application materials are insufficient and further information is needed.

APPLICATION MATERIALS COMMENTS

1. The proposed table does not maintain the current population accommodation. The proposal adds 30 acres to the General Interchange residential allocation but does not reduce another allocation within the Planning District 10 (Gateway/Airport) and does not reduce other residential allocations to maintain the accommodated unincorporated 2045 population of 584,331. The change to the table would increase the population accommodation by 1020. The planning district 10 assumptions are an occupancy rate of 76% for residential units and 2.65 persons per unit. Additionally, Table 1(b) allocations are based on net density instead of gross density and the General Interchange net density assumption in Planning District 10 is 19.13 units per acre. The required increase in the residential allocation for General Interchange in Planning District 10 is 25 acres for a final allocation of 40 acres.

Please work with staff to create the needed reduction in a subsequent residential allocation to retain the current population accommodation of the Lee Plan.

This case will be reviewed concurrently with CPA2021-00012, Alico Crossroads. Once both cases are found to be sufficient they will be reviewed by staff and scheduled for hearing together. If you do not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn. Please feel free to contact me at (239) 533-8585 if you have any questions.
Sincerely,

Lee County Department of Community Development

Brandon Dunn, Principal Planner, Planning Section

CC: Case File