



Mr. Brandon Dunn, AICP
Principal Planner
Lee County Community Development
1500 Monroe St.
Fort Myers, FL 33902

August 25, 2022



**Re: Alico Crossroads
CPA 2022-00008
Sufficiency #1 Re-Submittal**

Mr. Dunn,

In response to the comment letter dated June 15, 2022, please find that attached Table 1b and response to your specific comment.

- 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.

Through an analysis of the master concept plan and in consultation with staff, please see the attached proposed changes to Table 1b which shifts sufficient acreage to allow the proposed project to move forward.

If there are any questions, please do not hesitate to call our office.

Sincerely,

DeLisi, Inc.

Daniel DeLisi, AICP
President

Table 1(b) Year 2045 Allocations

Future Land Use Category	Unincorporated County		Planning District										
			District 1 Northeast Lee County	District 2 Boca Grande	District 3 Bonita	District 4 Fort Myers Shores	District 5 Burnt Store	District 6 Cape Coral	District 7 Captiva	District 8 Fort Myers	District 9 Fort Myers Beach	District 10 Gateway / Airport	
	Existing	Proposed									Existing	Proposed	
Residential By Future Land Use Category													
Intensive Development	1,483	1,483	-	-	-	17	-	21	-	238	-	-	-
Central Urban	13,838	13,838	-	-	-	207	-	-	-	230	-	25	25
Urban Community	22,739	22,676	813	453	-	475	-	-	-	-	-	150	150
Suburban	14,913	14,913	-	-	-	1,950	-	-	-	80	-	-	-
Outlying Suburban	3,648	3,648	25	-	-	490	13	3	429	-	-	-	-
Sub-Outlying Suburban	1,731	1,731	-	-	-	330	-	-	-	-	-	227	227
Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	15	15	-	-	-	-	-	-	-	-	-	6	6
Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-
University Community	503	503	-	-	-	-	-	-	-	-	-	-	-
Destination Resort Mixed Use Water Dependent	8	8	-	-	-	-	-	-	-	-	-	-	-
Burnt Store Marina Village	2	2	-	-	-	-	2	-	-	-	-	-	-
Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
General Interchange	114	134	-	-	-	-	-	-	-	-	-	15	35
General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
New Community	2,104	2,104	1,115	-	-	-	-	-	-	-	-	989	989
Airport	-	-	-	-	-	-	-	-	-	-	-	-	-
Tradeport	3	3	-	-	-	-	-	-	-	-	-	3	3
Rural	7,764	7,764	2,431	-	-	800	730	-	-	-	-	-	-
Rural Community Preserve	3,517	3,517	-	-	-	-	-	-	-	-	-	-	-
Coastal Rural	1,338	1,338	-	-	-	-	-	-	-	-	-	-	-
Outer Island	233	233	2	4	-	1	-	-	169	-	-	-	-
Open Lands	2,186	2,186	153	-	-	-	257	-	-	-	-	-	-
Density Reduction/ Groundwater Resource	6,974	6,974	131	-	-	-	-	-	-	-	-	-	-
Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-	-
Wetlands	-	-	-	-	-	-	-	-	-	-	-	-	-
Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential	83,113	83,071	4,669	457	-	4,270	1,002	24	598	548	-	1,415	1,435
Commercial	8,916	8,916	300	53	-	450	27	9	125	150	-	1,216	1,216
Industrial	4,787	4,787	30	3	-	300	10	15	70	315	-	2,134	2,134
Non Regulatory Allocations													
Public	120,211	120,211	14,191	622	-	4,864	7,323	6	2,340	583	-	9,660	9,660
Active AG	21,944	21,944	5,500	-	-	240	90	-	-	-	-	2	2
Passive AG	13,685	13,665	5,500	-	-	615	100	-	-	-	-	485	465
Conservation	87,746	87,746	2,458	297	-	1,163	3,186	67	1,595	926	-	2,206	2,206
Vacant	26,117	26,180	1,145	28	-	733	766	8	103	17	-	88	88
Total	366,520	366,520	33,793	1,460	-	12,634	12,505	129	4,831	2,538	-	17,205	17,205
Population Distribution (unincorporated Lee County)	584,331	584,331	8,235	1,470	-	35,253	2,179	152	725	5,273	-	22,281	23,340

Table 1(b) Year 2045 Allocations

Future Land Use Category		Planning District												
		District 11	District 12	District 13		District 14	District 15	District 16	District 17	District 18	District 19	District 20	District 21	District 22
		Daniels Parkway	Iona / McGregor	San Carlos		Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bashore
				Existing	Proposed									
Residential By Future Land Use Category	Intensive Development	-	-	-	-	-	801	1	30	-	376	-	-	
	Central Urban	-	656	20	20	-	3,113	-	7,362	-	2,225	-	-	
	Urban Community	-	978	1,318	1,255	-	863	540	17,034	-	-	115	-	
	Suburban	-	2,566	2,069	2,069	-	1,202	659	-	-	6,387	-	-	
	Outlying Suburban	1,253	438	-	-	-	-	502	-	-	406	-	90	
	Sub-Outlying Suburban	-	-	13	13	-	-	-	-	-	145	66	-	950
	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	
	Industrial	-	3	3	3	-	3	-	-	-	-	-	-	
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-	
	University Community	-	-	503	503	-	-	-	-	-	-	-	-	
	Destination Resort Mixed Use Water Dependent	-	8	-	-	-	-	-	-	-	-	-	-	
	Burnt Store Marina Village	-	-	-	-	-	-	-	-	-	-	-	-	
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-	
	General Interchange	58	-	-	-	-	-	-	-	8	14	-	-	20
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-	
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-	
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-	
	New Community	-	-	-	-	-	-	-	-	-	-	-	-	
	Airport	-	-	-	-	-	-	-	-	-	-	-	-	
	Tradeport	-	-	-	-	-	-	-	-	-	-	-	-	
	Rural	1,573	-	99	99	-	-	227	14	-	454	50	-	1,387
	Rural Community Preserve	-	-	-	-	-	-	-	-	-	-	3,517	-	-
	Coastal Rural	-	-	-	-	-	-	1,338	-	-	-	-	-	
Outer Island	-	2	-	-	-	-	55	-	-	-	-	-		
Open Lands	80	-	-	-	-	-	-	-	-	30	-	-	1,667	
Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	-	4,742	-	-	-	2,101	
Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-		
Wetlands	-	-	-	-	-	-	-	-	-	-	-	-		
Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-		
Unincorporated County Total Residential	2,964	4,650	4,024	3,962	-	5,982	3,322	24,440	4,750	10,035	3,748	90	6,125	
Commercial	326	774	938	938	-	2,012	288	900	118	1,121	19	18	72	
Industrial	5	198	387	387	-	566	67	218	215	244	4	2	4	
Non Regulatory Allocations														
Public	3,214	4,898	6,364	6,364	-	5,883	4,831	20,267	17,992	10,117	3,052	653	3,351	
Active AG	5	13	5	5	-	-	2,780	35	12,000	90	630	4	550	
Passive AG	10	-	5	5	-	-	70	50	2,500	250	2,000	-	2,100	
Conservation	1,677	9,786	2,232	2,232	-	211	15,489	1,077	41,028	1,607	382	1,465	895	
Vacant	20	55	158	220	-	4	2,200	14,804	2,400	1,183	850	130	1,425	
Total	8,221	20,374	14,114	14,114	-	14,658	29,047	61,791	81,003	24,649	10,684	2,362	14,523	
Population Distribution (unincorporated Lee County)	14,322	44,132	54,615	53,556	-	76,582	13,431	162,245	17,369	110,722	5,951	741	8,653	