



**LEE COUNTY**  
SOUTHWEST FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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October 21, 2010

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Ray Eubanks, Plan Review and Processing Administrator  
Florida Department of Community Affairs  
Bureau of State Planning  
Plan Processing Section  
2555 Shumard Oak Boulevard  
Tallahassee, FL. 32399-2100

Re: Amendment 10-D2  
Amendments to the Lee Plan  
Adoption Submission Package  
Development of Regional Impact Related Comprehensive Plan Amendment

Dear Mr. Eubanks:

In accordance with the provisions of F.S. Chapter 163.3187(1)(b) and of 9J-11.006, this submission package constitutes the adoption of an amendment to the Lee Plan known locally as CPA 2010-02 - University Highlands (Amendment 10-D2). The proposed amendment is one of the exemptions to the twice per calendar year limitation on the adoption of comprehensive plan amendments, due to the fact that it is directly related to a proposed Development of Regional Impact, the Timberland and Tiburon DRI. The Board of County Commissioners adoption hearing for the plan amendment was held on October 18, 2010 starting at 9:30 am. The Board of County Commissioners voted to adopt the Lee Plan amendment package at the October 18, 2010 hearing by Ordinance 10-33, which is included with this transmittal package.

The adopted amendment will: amend Map 1 of the Lee Plan Future Land Use Map Series to change the future land use category of a 208.4-acre parcel at the southwest corner of Ben Hill Griffin Parkway and Estero Parkway from Suburban to Urban Community; amend Policy 1.1.4 to Limit bonus density to Transfer Development Rights; and add the site to the Mixed Use Overlay.

Staff has addressed the concerns discussed in the ORC report with additional analysis as requested by DCA. Also included, per F.S. 163.3184(7) and (15), is the required sign-in form allowing a courtesy informational statement to interested citizens. The name of the local newspaper in which the Notice of Intent should be published is The News-Press, Fort Myers, Florida.

The name, title, address, telephone number, facsimile number, and email address of the person for the local government who is most familiar with the proposed amendments is as follows:

Mr. Paul O'Connor, AICP  
Lee County Planning Division Director  
P.O. Box 398  
Fort Myers, Florida 33902-0398  
(239) 533-8585  
Fax (239) 485-8319  
Email: [oconnops@leegov.com](mailto:oconnops@leegov.com)

Included with this package, per 9J-11.006, is one paper copy and two CD ROM copies, in PDF format, of the proposed amendments and supporting data and analysis. One paper copy and one CD ROM copy is being sent to the Southwest Florida Regional Planning Council and the South Florida Water Management District. The following agencies will be receiving a CD ROM only: the Florida Department of Transportation (FDOT); the Florida Department of Environmental Protection; Florida Department of State; the Florida Fish and Wildlife Conservation Commission; and the Department of Agriculture and Consumer Services.

Sincerely,  
**DEPT. OF COMMUNITY DEVELOPMENT**  
**Division of Planning**



Paul O'Connor, AICP  
Director