



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

RICK SCOTT
Governor

BILLY BUZZETT
Secretary

TO: **External Agency**

Date: March 1, 2011

Subject: Notices of Intent Filed by DCA

Enclosed are copies of Notices of Intent published by the Department of Community Affairs regarding the adopted comprehensive plan amendments submitted by the following local government **Lee County 10CIE1**.

These copies are provided for your information and agency files. No further action is required on your part, as the publication of these notices completes the review process directed by Chapter 163, Florida Statutes. Your assistance during the review process is very much appreciated.

Should you have any procedural questions on this matter, please contact Mr. Ray Eubanks at Suncom 278-4925 or (850) 488-4925.

RE/lp

Enclosure

2555 SHUMARD OAK BOULEVARD □ TALLAHASSEE, FL 32399-2100
850-488-8466 (p) □ 850-921-0781 (f) □ Website: www.dca.state.fl.us

□ **COMMUNITY PLANNING** 850-488-2356 (p) 850-488-3309 (f) □ **FLORIDA COMMUNITIES TRUST** 850-922-2207 (p) 850-921-1747 (f) □
□ **HOUSING AND COMMUNITY DEVELOPMENT** 850-488-7956 (p) 850-922-5623 (f) □



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March 1, 2011

The Honorable Frank Mann, Chairman
Lee County Board of County Commissioners
Post Office Box 398
Fort Myers, Florida 33902-0398

Dear Chairman Mann:

The Department has completed its review of the adopted Comprehensive Plan Amendment (Ordinance Number 10-46; DCA No. 10-CIE1) for Lee County as adopted on December 14, 2010, and determined that it meets the requirements of Chapter 163, Part II, Florida Statutes (F.S.), for compliance, as defined in Subsection 163.3184(1)(b), F.S. The Department is issuing a Notice of Intent to find the plan amendment in compliance. The Notice of Intent was sent to the *Ft. Myers News Press* for publication on March 2, 2011.

The Department's notice of intent to find a plan amendment in compliance shall be deemed to be a final order if no timely petition challenging the amendment is filed. Any affected person may file a petition with the agency within 21 days after the publication of the notice of intent pursuant to Section 163.3184(9), F.S. No development orders, or permits for a development, dependent on the amendment may be issued or commence before the plan amendment takes effect. Please be advised that Section 163.3184(8)(c)2, F.S., requires a local government that has an internet site to post a copy of the Department's Notice of Intent on the site within 5 days after receipt of the mailed copy of the agency's notice of intent.

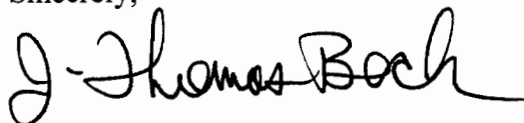
Please note that a copy of the adopted County's Comprehensive Plan Amendment and the Notice of Intent must be available for public inspection Monday through Friday, except for legal holidays, during normal business hours, at Lee County Planning Division, 1500 Monroe Street, 2nd Floor, Ft. Myers, Florida 33901.

If this in compliance determination is challenged by an affected person, you will have the option of mediation pursuant to Subsection 163.3189(3)(a), F.S. If you choose to attempt to resolve this matter through mediation, you must file the request for mediation with the administrative law judge assigned by the Division of Administrative Hearings. The choice of mediation will not affect the right of any party to an administrative hearing.

The Honorable Frank Mann, Chairman
March 1, 2011
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If you have any questions, please contact Brenda Winningham, Regional Planning Administrator, at (850) 922-1800, or Scott Rogers, Principal Planner, at (850) 922-1758.

Sincerely,

A handwritten signature in black ink that reads "J. Thomas Beck". The signature is written in a cursive style with a large initial "J" and a long horizontal stroke at the end.

J. Thomas Beck, AICP
Director, Division of Community Planning

JTB/sr

Enclosure: Notice of Intent

cc: Ken Heatherington, Executive Director, Southwest Florida Regional Planning Council
Paul O'Connor, Director, Division of Planning

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
NOTICE OF INTENT TO FIND
LEE COUNTY
COMPREHENSIVE PLAN AMENDMENT(S) IN COMPLIANCE
DOCKET NO. 10-CIE1-NOI-3601-(A)-(I)

The Department gives notice of its intent to find the Amendment(s) to the Comprehensive Plan for Lee County, adopted by Ordinance No. 10-46 on December 14, 2010, IN COMPLIANCE, pursuant to Sections 163.3184, 163.3187 and 163.3189, F.S.

The adopted Lee County Comprehensive Plan Amendment(s) and the Department's Objections, Recommendations and Comments Report, (if any), are available for public inspection Monday through Friday, except for legal holidays, during normal business hours, at the Lee County Planning Division, 1500 Monroe Street, 2nd Floor, Fort Myers, Florida 33901.

Any affected person, as defined in Section 163.3184, F.S., has a right to petition for an administrative hearing to challenge the proposed agency determination that the Amendment(s) to the Lee County Comprehensive Plan are In Compliance, as defined in Subsection 163.3184(1), F.S. The petition must be filed within twenty-one (21) days after publication of this notice, and must include all of the information and contents described in Uniform Rule 28-106.201, F.A.C. The petition must be filed with the Agency Clerk, Department of Community Affairs, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100, and a copy mailed or delivered to the local government. Failure to timely file a petition shall constitute a waiver of any right to request an administrative proceeding as a petitioner under Sections 120.569 and 120.57, F.S. If a petition is filed, the purpose of the administrative hearing will be to present evidence and testimony and forward a recommended order to the Department. If no petition is filed, this Notice of Intent shall become final agency action.

If a petition is filed, other affected persons may petition for leave to intervene in the proceeding. A petition for intervention must be filed at least twenty (20) days before the final hearing and must include all of the information and contents described in Uniform Rule 28-106.205, F.A.C. A petition for leave to intervene shall be filed at the Division of Administrative Hearings, Department of Management Services, 1230 Apalachee Parkway, Tallahassee, Florida 32399-3060. Failure to petition to intervene within the allowed time frame constitutes a waiver of any right such a person has to request a hearing under Sections 120.569 and 120.57, F.S., or to participate in the administrative hearing.

After an administrative hearing petition is timely filed, mediation is available pursuant to Subsection 163.3189(3)(a), F.S., to any affected person who is made a party to the proceeding by filing that request with the administrative law judge assigned by the Division of Administrative Hearings. The choice of mediation shall not affect a party's right to an administrative hearing.



Charles Gauthier, AICP
Division of Community Planning Director
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100