

Miller, Janet

From: Miller, Janet
Sent: Thursday, February 27, 2020 11:13 AM
To: 'compplans@freshfromflorida.com'; 'Eubanks, Ray'; 'Plan.Review@dep.state.fl.us'; 'FWCConservationPlanningServices@myfwc.com'; ext-Wuerstle, Margaret (swfrpc.org); 'Charles Kammerer'; 'robin.jackson@dos.myflorida.com'; 'mark.weigly@fldoe.org'; 'tmanning@sfwmd.gov'; 'D1-PlanningReviews@dot.state.fl.us'; 'Vitor.Suguri@dot.state.fl.us'
Cc: Rozdolski, Mikki; Jenkins-Owen, Sharon; Dunn, Brandon; Neale Montgomery; 'Wayne Arnold'; 'Brian Intihar'
Subject: Comprehensive Plan Amendments No. 19-06ESR known locally as CPA2018-10012 and CPA2018-10013 (Vintage Commerce Center)
Attachments: Extension of 180-Day Adoption Deadline.pdf

Attached is a letter regarding a 180-day adoption deadline extension agreement for Comprehensive Plan Amendments No. 19-06ESR known locally as CPA2018-10012 and CPA2018-10013 (Vintage Commerce Center). It is being provided to you in accordance with the provisions of Section 163.3184(3)(c)1.

Janet Miller
Administrative Assistant
DCD Administration
jmiller@leegov.com
(239) 533-8583 PHONE
Fax: (239) 485-8344



LEE COUNTY
SOUTH WEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

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District One

February 26, 2020

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County Attorney

Donna Marie Collins
Hearing Examiner

Mr. Ray Eubanks
Plan Processing Administrator
Florida Department of Economic Opportunity
Division of Community Development
107 East Madison Street, MSC 160
Tallahassee, Florida 32399-4120

**Re: Comprehensive Plan Amendment No. 19-06ESR
Vintage Commerce Center
Extension of 180-Day Adoption Deadline**

Dear Mr. Eubanks:

In accordance with the provisions of Section 163.3184(3)(c)1., Florida Statutes, this letter is to provide notice to the Florida Department of Economic Opportunity ("DEO") and other state and regional review agencies of an agreement between the applicant, CLE FL RE Investment I LLC and the County to extend adoption of Comprehensive Plan Amendment No. 19-06ESR (the "CPA").

The CPA consists of a map and a text amendment to amend the Future Land Use Map designation on ±33.95 acres from Industrial Commercial Interchange to General Interchange and to amend Table 1(b) 2030 population allocation to accommodate residential development on the subject property. The CPAs are locally known as CPA2018-10012 & CPA2018-10013.

The Lee County Board of County Commissioners (BoCC) held a public hearing to transmit the CPA on September 18, 2019, and subsequently transmitted the CPA to the reviewing agencies on September 25, 2019. The County received no comments from the reviewing agencies on the transmitted CPA application. Pursuant to Section 163.3184(3)(c)1., Florida Statutes, the BoCC is required to conduct its second public (adoption) hearing to take final action on the CPA by April 13, 2020 (180 days after receiving no comments) or else the CPA will be deemed withdrawn, unless an agreement to extend the deadline is approved and notice is provided to the Florida Department of Economic Opportunity ("DEO") and any affected person that provided comments on the CPA.

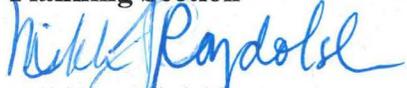
On February 26, 2020, the applicant requested to extend the second public hearing on the CPA until June 12, 2020. A copy of this letter is attached. The concurrent planned development rezoning is in process and the Hearing Examiner Report is pending. The extension is necessary in order to coordinate the CPA and

planned development rezoning requests so that both applications may be heard concurrently by the BoCC.

The County agrees to this time extension and respectfully requests that DEO issue a letter recognizing the extension from April 13, 2020 to June 12, 2020, to forward an adopted amendment to DEO and other state and regional agencies for final review. Upon receipt of such acknowledgment, the County will notify all citizens who commented on the amendment of the extension.

Thank you for your time and attention to this matter. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,
Department of Community Development
Planning Section



Mikki Rozdolski
Manager, Community Development Operations

cc: Comprehensive Plan Review
Department of Agriculture and Consumer Services

Mark Weigly
Department of Education

Plan Review
Department of Environmental Protection

Robin Jackson
Florida Department of State

Scott Sanders
Florida Fish and Wildlife Conservation Commission

Community Planning Services
FDOT District One

Margaret Wuerstle
Southwest Florida Regional Planning Council

Terry Manning, AICP, Senior Planner, Intergovernmental Coordination Section
South Florida Water Management District

D. Wayne Arnold, AICP Applicant's Representative
Q. Grady Minor & Assoc.

Michael Jacob, Deputy County Attorney
Lee County Attorney's Office



Civil Engineers • Land Surveyors • Planners • Landscape Architects

February 26, 2020

Ms. Mikki Rozdolski, Manager
Community Development Operations
Lee County DCD Planning Section
1500 Monroe Street
Fort Myers, Florida 33901

RE: CPA2018-10012 & CPA2018-10013, Vintage Commerce Center amendments

Dear ³Mr. Rozdolski:

On behalf of our client CLE FL RE Investment I, LLC, we respectfully request a 60-day extension of the statutory 180-day deadline (F.S. 163.3184(3)(c)) for the BoCC to hold the second hearing on the plan amendment(s). Lee County uses a Hearing Examiner for zoning applications. The county is desirous of the zoning application and the comprehensive plan applications tracking together. The Hearing was completed in December 2019. The Hearing Examiner has not yet issued a recommendation to the Board of County Commissioners. The BoCC only meets the first and the third Wednesday of every month. The March hearing agendas (BoCC) are already set. The applicant is concerned that due to no fault of the applicant the time will run. Thus, the property owner and applicant respectfully request an extension of time.

Please feel free to contact me if you have any questions.

Sincerely,

D. Wayne Arnold, AICP

Cc: Sharon Jenkins-Owen, AICP
D. Ray Eubanks
Barbara Powell, DEO
Brian Intihar
Neale Montgomery, Esq.
GradyMinor File