

**Ron DeSantis**  
GOVERNOR



**Dane Eagle**  
SECRETARY

December 13, 2021

Mr. Brandon Dunn  
Principal Planner  
Lee County Planning Section  
Post Office Box 398  
Fort Myers, Florida 33902-0398

Dear Mr. Dunn:

Thank you for submitting Lee County's proposed comprehensive plan amendment for our review pursuant to the Expedited State Review process. The reference number for this amendment package is 21-04ESR.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than January 12, 2022.

If you have any questions please contact Cristin Beshears, Plan Processor at (850) 717-8486 or Scott Rogers, Regional Planning Administrator, whom will be overseeing the review of the amendments, at (850)717-8510.

Sincerely,

D. Ray Eubanks, Administrator  
Plan Review and Processing

DRE/cb

cc: External Agencies

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
(850) 245.7105 | [www.FloridaJobs.org](http://www.FloridaJobs.org) | [www.Twitter.com/FLDEO](https://www.Twitter.com/FLDEO) | [www.Facebook.com/FLDEO](https://www.Facebook.com/FLDEO)

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Lee County  
Southwest Florida

Board of County Commissioners

Kevin Ruane  
District One

December 13, 2021

Cecil L. Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Frank Mann  
District Five

Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

Ray Eubanks, Plan Processing Administrator  
State Land Planning Agency  
Caldwell Building  
107 East Madison – MSC 160  
Tallahassee, FL 32399-0800

**Re: Amendment to the Lee Plan  
Transmittal Submission Package -  
CPA2021-00007, Property Rights Element, and  
CPA2021-00002, Alico West Area 9 / CenterPlace**

Dear Mr. Eubanks:

In accordance with the provisions of F.S. Chapter 163, please find attached proposed Comprehensive Plan Amendments, known locally as CPA2021-00007 (Property Rights Element) and CPA2021-00002 (Alico West Area 9 / CenterPlace). The amendments are as follows:

***CPA2021-00007, Property Rights Element:***

Incorporate a Property Rights Element into the Lee Plan as required by Florida Statute § 163.3177(6)(i), which states that “each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making.”

***CPA2021-00002, Alico West Area 9 / CenterPlace:***

Amend Lee Plan Policy 15.1.16 by striking paragraph 8 to remove the 25% limitation on single family and zero lot line dwelling units on land in Area 9 within the University Community future land use category.

The Local Planning Agency held a public meeting for these plan amendments on October 25, 2021. The Board of County Commissioners voted to transmit the proposed amendments on December 8, 2021. The proposed amendments are not applicable to an area of critical state concern. The Board of County Commissioners stated their intent to hold an adoption hearing following the receipt of the review agencies' comments.

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

Mr. Brandon Dunn, Principal Planner  
Lee County Planning Section  
P.O. Box 398  
Fort Myers, Florida 33902-0398  
(239) 533-8585  
Email: bdunn@leegov.com

By copy of this letter and its attachments, I certify that this amendment and supporting data and analysis have been sent on this date to the agencies listed below.

Sincerely,  
**Lee County Department of Community Development  
Planning Section**



Mikki Rozdolski,  
Manager, Community Development Operations

Cc: Brandon Dunn, Planner, Principal  
Case File

All documents and reports attendant to this transmittal are also being sent by copy of this cover in an electronic format to:

Comprehensive Plan Review  
Department of Agriculture and Consumer Services

Mark Weigly  
Department of Education

Plan Review  
Department of Environmental Protection

Timothy A. Parsons, Ph.D.  
Florida Department of State

Scott Sanders  
Florida Fish and Wildlife Conservation Commission

Vitor Suguri  
FDOT District One

Margaret Wuerstle  
Southwest Florida Regional Planning Council

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