

**Ron DeSantis**  
GOVERNOR



**Dane Eagle**  
SECRETARY

February 22, 2022

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 Plan Amendment No. 21-04ESR**, adopted by **Ordinance Nos. 22-04 & 22-03 on February 16, 2022**, for our review pursuant to the Expedited State Review process. The adopted package was received by the State Land Planning Agency on **February 21, 2022**.

We have conducted a preliminary inventory of the plan amendment package to verify the inclusion of all required materials. The submission package was determined to be complete on **February 22, 2022**, and your adopted plan amendment will be reviewed pursuant to the process set forth in Chapter 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.

If you have any questions please contact Scott Rogers, Regional Planning Administrator, who will be overseeing the review of the amendments, at (850)717-8510.

Sincerely,

D. Ray Eubanks, Administrator  
Plan Review and Processing

DRE/cb



Lee County  
*Southwest Florida*

## Board of County Commissioners

Kevin Ruane  
District One

February 21, 2022

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,  
Adoption Submission Package  
Lee County 21-04ESR**

In accordance with the provisions of F.S. Chapter 163, this submission package constitutes the adoption of Comprehensive Plan Amendments known locally as CPA2021-00007 (Property Rights Element) and CPA2021-00002 (Alico West Area 9/CenterPlace). The adopted amendment is being submitted through the expedited state review process as described in F.S. Chapter 163.3184(3). 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.” (Adopted by Lee County Ordinance #22-03)

***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. (Adopted by Lee County Ordinance #22-04)

The Lee County Board of County Commissioners held an adoption hearing to adopt the above identified ordinances for the plan amendments on February 16, 2022. As required by F.S. 163.3184(3), the final action on this amendment was completed within 180 days of the receipt of the state land planning agency’s report.

The name, title, address, telephone number, and email address of the person for the local government who is most familiar with the proposed amendment 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](mailto: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**



Mikki Rozdolski  
Manager, Community Development Operations  
Planning Section

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

Jason Aldridge  
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