

**Ron DeSantis**  
GOVERNOR



**Dane Eagle**  
SECRETARY

August 4, 2022

**RESPONSE VIA E-MAIL ONLY**

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

RE: CPA 2022-00005; Pine Island Preserve at Mathlacha Pass

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 **22-06ESR**.

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 September 3, 2022.

If you have any questions, please contact Cristin Beshears, Plan Processor at (850) 717-8486 or 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

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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## Board of County Commissioners

Kevin Ruane  
District One

August 4, 2022

Cecil L Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Mike Greenwell  
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 32399-4120

**Re: Amendment to the Lee Plan  
Transmittal Submission Package  
CPA2022-00005, Pine Island Preserve at Matlacha Pass**

Dear Mr. Eubanks:

In accordance with the provisions of F.S. Chapter 163.3184(3) for Expedited State Review, please find attached the proposed Comprehensive Plan Amendment, known locally as CPA2022-00005 (Pine Island Preserve at Matlacha Pass). The amendment is as follows:

***CPA2022-00005, Pine Island Preserve at Matlacha Pass:***

Amend Lee Plan Policy 24.4.4 to clarify its limited applicability to commercial development. The request does not change the uses or intensities allowed in the Coastal Rural future land use category, nor does it change design standards or the review process required for approval of commercial uses within the Coastal Rural future land use category.

The Local Planning Agency held a public meeting for the plan amendment on June 27, 2022. The Board of County Commissioners voted to transmit the amendment on August 3, 2022. The proposed amendment is 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.

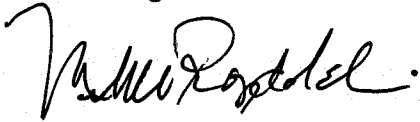
The name, title, address, telephone number, and email address of the person for the local government who is most familiar with the proposed amendment is as follows:

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

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

Morgan Runion, AICP  
Department of Education

Plan Review  
Department of Environmental Protection

Alissa S. Lotane  
Florida Department of State

Scott Sanders  
Florida Fish and Wildlife Conservation Commission

Vitor Suguri  
FDOT District One

Ms. Margaret Wuerstle  
Southwest Florida Regional Planning Council

Terry Manning, AICP  
South Florida Water Management District