

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 September 6, 2022

Guminiak Jeffrey A TR 12241 Old Rodeo Drive Alva, FL 33920

RE: Change of Future Land Use of Property from Rural to Outlying Suburban

To Whom It May Concern:

The Lee Plan is Lee County's comprehensive plan which, in part, establishes allowable residential densities based on future land use categories identified on the Future Land Use Map and identifies areas that can be served by Lee County Utilities (LCU) on the LCU Future Water Service Areas Map.

Your property, located at 12241 Old Rodeo Drive, Alva, FL 33920, is currently designated Rural on the Future Land Use Map, which allows a maximum residential density of one dwelling unit per acre, and is not within the LDC Future Water Service Area.

Lee County Department of Community Development staff is recommending to the Board of County Commissioners that the future land use designation of your property be changed to Outlying Suburban. The Outlying Suburban future land use category is described as areas which are rural in character with planned or existing infrastructure to support higher density development. The maximum density in this category is three dwelling units per acre.

The inclusion of your property within the Outlying Suburban future land use category does not restrict the existing use(s) on your property, but does provide the opportunity for you to pursue future increased development if so desired.

A hearing to consider this recommendation will be held in conjunction with case number CPA2021-00015 by the Board of County Commissioners of Lee County on September 21, 2022 at 9:30 AM in the Board Chambers located at 2120 Main Street, Fort Myers. Your attendance at this hearing is not required.

You are encouraged to call or email me if you have any questions or concerns regarding this land use change recommendation.

Thank you,



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SW FL1B LLC 4500 PGA Blvd., Suite 400 Palm Beach Gardens, FL 33418

RE: Change of Future Land Use of Property from Rural to Outlying Suburban

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Your property, located at 17800 State Road 31, Alva, Florida 33920, is currently designated Rural on the Future Land Use Map, which allows a maximum residential density of one dwelling unit per acre, and is not within the LDC Future Water Service Area.

Lee County Department of Community Development staff is recommending to the Board of County Commissioners that the future land use designation of your property be changed to Outlying Suburban. The Outlying Suburban future land use category is described as areas which are rural in character with planned or existing infrastructure to support higher density development. The maximum density in this category is three dwelling units per acre.

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Donna Marie Collins County Hearing Examiner September 6, 2022

Hampton Dennis & Tonya 12181 Old Rodeo Drive Alva, FL 33920

RE: Change of Future Land Use of Property from Rural to Outlying Suburban

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Your property, located at 12181 Old Rodeo Drive, Alva, FL 33920, is currently designated Rural on the Future Land Use Map, which allows a maximum residential density of one dwelling unit per acre, and is not within the LDC Future Water Service Area.

Lee County Department of Community Development staff is recommending to the Board of County Commissioners that the future land use designation of your property be changed to Outlying Suburban. The Outlying Suburban future land use category is described as areas which are rural in character with planned or existing infrastructure to support higher density development. The maximum density in this category is three dwelling units per acre.

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3-1B LLC 4500 PGA Blvd, Suite 400 Palm Beach Gardens, FL 33418

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Your property, located at 18100 State Road 31, Alva, FL 33920, is currently designated Rural on the Future Land Use Map, which allows a maximum residential density of one dwelling unit per acre, and is not within the LDC Future Water Service Area.

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Donna Marie Collins County Hearing Examiner September 6, 2022

Winter Kevin J & Lisa A + 12251 Old Rodeo Drive Alva, FL 33920

RE: Change of Future Land Use of Property from Rural to Outlying Suburban

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Your property, located at 12251 Old Rodeo Drive, Alva, FL 33920, is currently designated Rural on the Future Land Use Map, which allows a maximum residential density of one dwelling unit per acre, and is not within the LDC Future Water Service Area.

Lee County Department of Community Development staff is recommending to the Board of County Commissioners that the future land use designation of your property be changed to Outlying Suburban. The Outlying Suburban future land use category is described as areas which are rural in character with planned or existing infrastructure to support higher density development. The maximum density in this category is three dwelling units per acre.

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Kreinbrink Daniel W & 12100 N River Road Alva, FL 33920

RE: Change of Future Land Use of Property from Rural to Outlying Suburban

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Your property, located at 12100 N River Road, Alva, FL 33920, is currently designated Rural on the Future Land Use Map, which allows a maximum residential density of one dwelling unit per acre, and is not within the LDC Future Water Service Area.

Lee County Department of Community Development staff is recommending to the Board of County Commissioners that the future land use designation of your property be changed to Outlying Suburban. The Outlying Suburban future land use category is described as areas which are rural in character with planned or existing infrastructure to support higher density development. The maximum density in this category is three dwelling units per acre.

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Donna Marie Collins County Hearing Examiner September 6, 2022

Singletary Steve R + Heidi L L 18200 State Road 31 Alva, FL 33920

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Your property, located at 18200 State Road 31, Alva, FL 33920, is currently designated Rural on the Future Land Use Map, which allows a maximum residential density of one dwelling unit per acre, and is not within the LDC Future Water Service Area.

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Donna Marie Collins County Hearing Examiner September 6, 2022

Harrington David S & Amy L 12195 Old Rodeo Drive Alva, FL 33920

RE: Change of Future Land Use of Property from Rural to Outlying Suburban

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Your property, located at 12195 Old Rodeo Drive, Alva, FL 33920, is currently designated Rural on the Future Land Use Map, which allows a maximum residential density of one dwelling unit per acre, and is not within the LDC Future Water Service Area.

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Richard Wm. Wesch County Attorney

Donna Marie Collins County Hearing Examiner September 6, 2022

Diloreto Todd V + 12240 Old Rodeo Drive Alva, FL 33920

RE: Change of Future Land Use of Property from Rural to Outlying Suburban

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Your property, located at 12240 Old Rodeo Drive, Alva, FL 33920, is currently designated Rural on the Future Land Use Map, which allows a maximum residential density of one dwelling unit per acre, and is not within the LDC Future Water Service Area.

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Richard Wm. Wesch County Attorney

Donna Marie Collins County Hearing Examiner September 6, 2022

Diloreto Thomas N & Diana L 12290 Old Rodeo Drive Alva, FL 33920

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Your property, located at 12290 Old Rodeo Drive, Alva, FL 33920, is currently designated Rural on the Future Land Use Map, which allows a maximum residential density of one dwelling unit per acre, and is not within the LDC Future Water Service Area.

Lee County Department of Community Development staff is recommending to the Board of County Commissioners that the future land use designation of your property be changed to Outlying Suburban. The Outlying Suburban future land use category is described as areas which are rural in character with planned or existing infrastructure to support higher density development. The maximum density in this category is three dwelling units per acre.

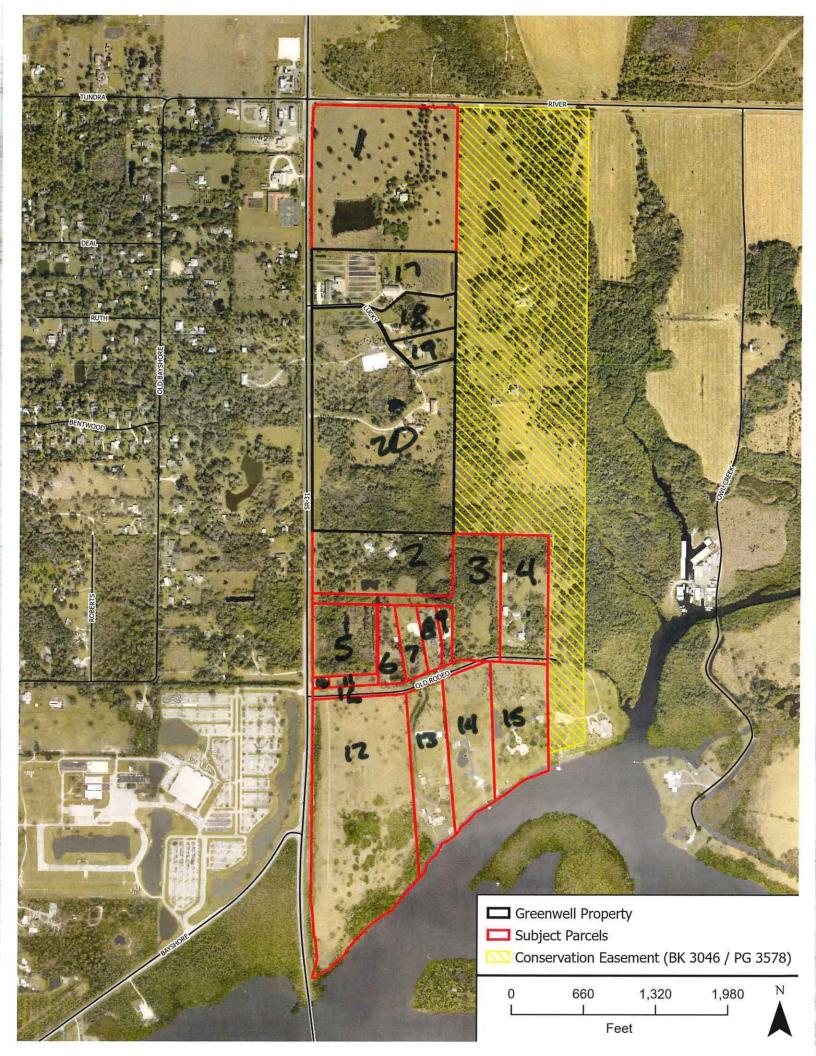
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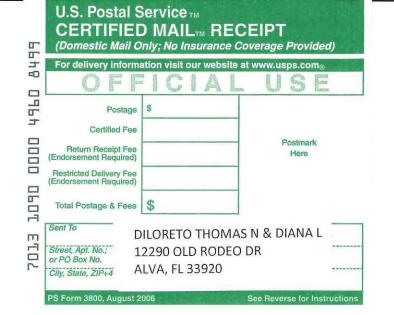
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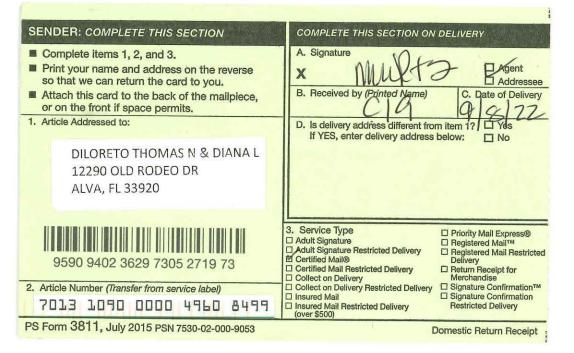
You are encouraged to call or email me if you have any questions or concerns regarding this land use change recommendation.

Thank you,

Brandon Dunn



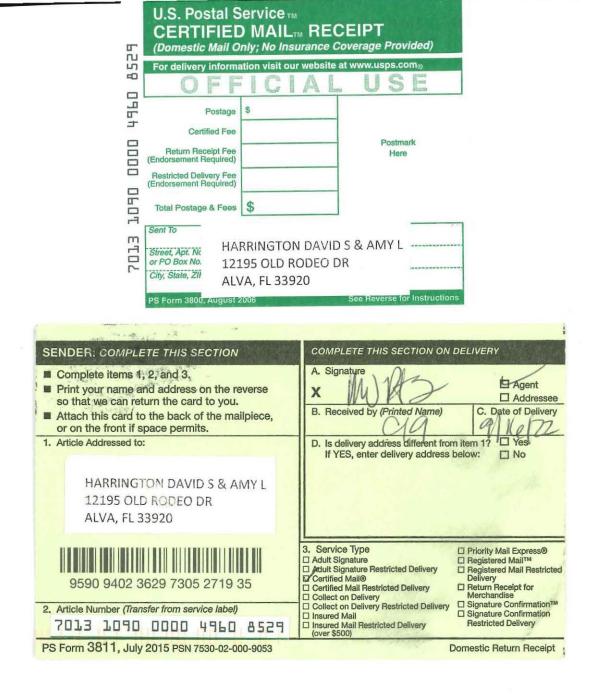




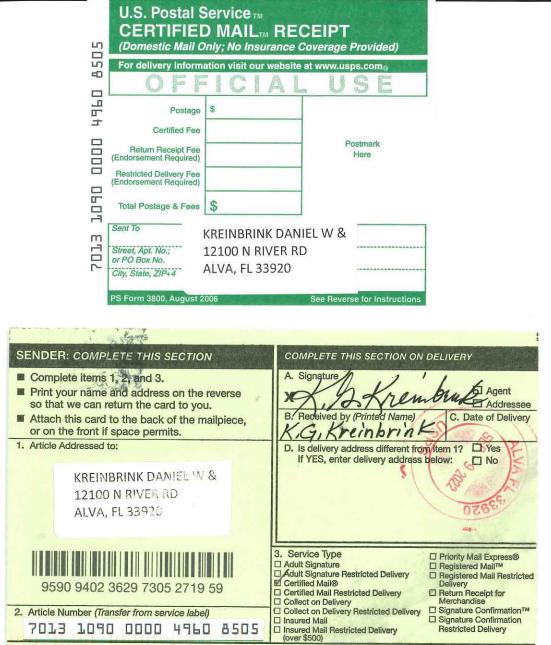
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DILORETO TODD V + 12240 OLD RODEO DR ALVA, FL 33920	If YES, enter delivery address below: No
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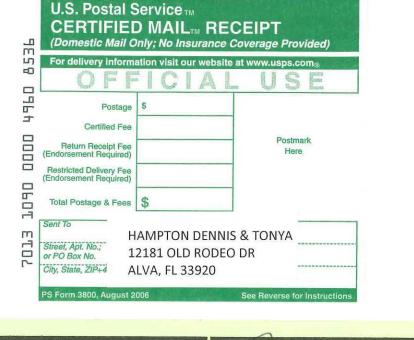


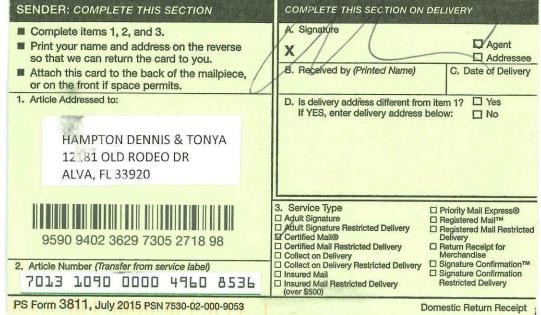
PS Form 3811, July 2015 PSN 7530-02-000-9053

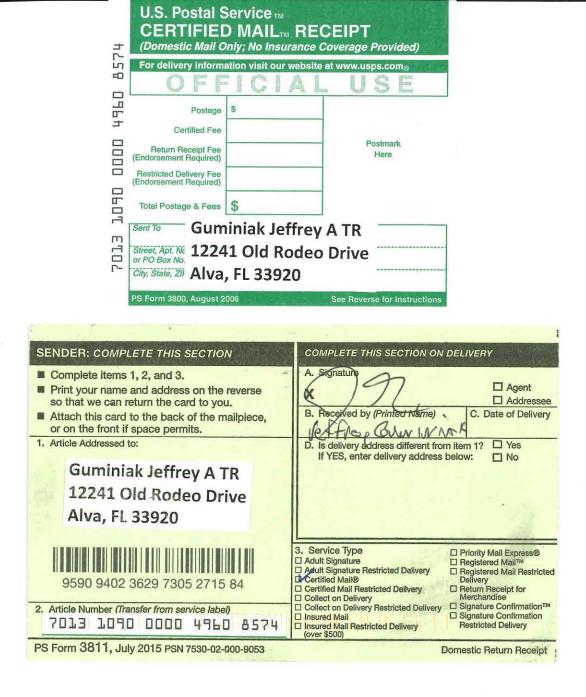
Domestic Return Receipt



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
 Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature X LWINCH Agent B. Received by (Printed Name) C. Date of Delivery C. Q 913 77
1. Article Addressed to: WINTER KEVIN J & LISA A + 12251 OLD RODEO DR ALVA, FL 33920	D. Is delivery address different from item 1?
9590 9402 3629 7305 2719 42 2. Article Number (<i>Transfer from service label</i>) 7013 1090 0000 4960 8512	3. Service Type □ Priority Mail Express® □ Adult Signature Restricted Delivery □ Registered Mail™ □ Adult Signature Restricted Delivery □ Registered Mail™ □ Adult Signature Restricted Delivery □ Registered Mail™ □ Collect on Delivery □ Return Receipt for Merchandise □ Collect on Delivery Restricted Delivery □ Signature Confirmation™ □ Insured Mail □ Signature Confirmation Restricted Delivery
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt







91 9	U.S. Postal Service TM CERTIFIED MAIL TM RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)			
94	For delivery information visit our website at www.usps.come			
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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
 Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: 	A. Signature
S W FL1B LLC 4500 PGA BLVD STE 400 PALM BEACH GARDENS, FL 33418	If YES, enter delivery address below: IN No
9590 9402 3629 7305 2719 66 Article Number (<i>Transfer from service label</i>) 7013 1090 0000 4960 8482	3. Service Type □ Priority Mail Express® □ Adult Signature □ Registered Mail™ □ Adult Signature Restricted Delivery □ Registered Mail™ □ Certified Mail® □ Receipt and Mail™ □ Certified Mail® □ Receipt and Mail™ □ Collect on Delivery □ Retricted Delivery □ Collect on Delivery Restricted Delivery □ Signature Confirmation™ □ Insured Mail □ Signature Confirmation ™ □ Insured Mail □ Signature Confirmation ™ □ Insured Mail □ Signature Confirmation ™
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt

