

Ron DeSantis
GOVERNOR



Meredith Ivey
ACTING SECRETARY

April 26, 2023

RESPONSE VIA EMAIL ONLY

Mr. Brandon Dunn, Principal Planner
Lee County Planning Section
P.O. 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 23-04ESR.

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 May 25, 2023.

If you have any questions please contact David Samuel, Plan Processor at (850) 717-8462 or Scott Rogers, Regional Planning Administrator, who will be overseeing the review of the amendments, at (850)717-8510.

Sincerely,

Barbara Powell, Deputy Bureau Chief
Bureau of Community Planning and Growth

BP/ts

cc: External Agencies

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

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Lee County

Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

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

April 24, 2023

Barbara Powell, 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
CPA2021-00017 and CPA2021-00018
Daniels South Map and Text Amendments**

Dear Ms. Powell,

In accordance with the provisions of F.S. Chapter 163.3184(3) for Expedited State Review, please find attached the proposed Comprehensive Plan Amendments, known locally as CPA2021-00017 and CPA2021-00018 (Daniels South Map and Text Amendments). The amendments are as follows:

CPA2021-00017 and CPA2021-00018, Daniels South:

- Text amendments to Policy 33.2.2 and Table 1(b) to accommodate residential development between Lehigh Acres Mixed Use Community identified on Map 2-D and existing residential development within the Southeast Lee County Plan Area. (CPA2021-00017)
- Map amendments to amend Map 1-A to redesignate 153.7 acres from Density Reduction/Groundwater Resource (DR/GR) future land use category to the Sub-Outlying Suburban future land use category; add 1,148 acres of the subject property to Map 4-A, Future Water Service Area; add 1,148 acres of the subject property to Map 4-B, Future Sewer Service Area; and remove 515.4 acres of the subject property from Map 1-F, Private Recreation Facilities Overlay. (CPA2021-00018)

The Local Planning Agency held a public meeting for the plan amendment on March 27, 2023. The Board of County Commissioners voted to transmit the amendment on April 19, 2023. 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,
Interim Director, Community Development

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