

September 11, 2023

RESPONSE VIA EMAIL ONLY

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

RE: CPA-2021-00017 & CPA-2021-00018

Dear Mr. Dunn:

Thank you for submitting the **Lee County's Plan Amendment No. 23-04ESR**, adopted by **Ordinance No. 23-24 on September 6, 2023**, for our review pursuant to the Expedited State Review process. The adopted package was received by the State Land Planning Agency on **September 11, 2023**.

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 **September 11, 2023**, 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,



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

BP/ts

cc: External Agencies



Lee County

Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

September 11, 2023

Cecil L. Pendergrass
District Two

Barbara Powell, Plan Processing Administrator

Ray Sandelli
District Three

State Land Planning Agency

Brian Hamman
District Four

Caldwell Building

107 East Madison – MSC 160

Mike Greenwell
District Five

Tallahassee, FL 32399-4120

Dave Harner, II
County Manager

RE: **Amendment to the Lee Plan**

Adoption Submission Package for

Lee County ESR 23-04 (CPA2021-00017 and CPA2021-00018)

Richard Wm. Wesch
County Attorney

Dear Ms. Powell,

Donna Marie Collins
County Hearing
Examiner

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)

Both amendments were adopted by Lee County Ordinance 23-24.

The Lee County Board of County Commissioners held an adoption hearing to adopt the above identified ordinance for the plan amendment on September 6, 2023. As required by F.S. 163.3184(3)(c), the final action on this amendment was completed within 180 days of the receipt of the state land planning agency's report.

Subsequent to transmittal of the proposed amendment to state reviewing agencies, the applicant identified minor discrepancies in the legal description for the wetlands. Those have been revised and the adopted Future Land Use Map accurately reflect the wetlands on the subject sites as delineated by the May 9, 2022 SFWMD Formal Wetland Determination. These changes result in a reduction of lands being

redesignated from DR/GR to Sub-Outlying Suburban from approximately 153 acres to approximately 149 acres. The changes do not change the allowable density of the project.

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, Manger
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



Brandon Dunn, Planning Manager

Cc Case File

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