

April 25, 2024

**RESPONSE VIA EMAIL ONLY**

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

RE: CPA2021-00016 - River Hall

Dear Mr. Dunn:

Thank you for submitting the adopted comprehensive plan amendment for **Lee County No. 23-02ESR**, adopted by **Ordinance No. 24-09 on April 17, 2024**. This amendment package will be reviewed pursuant to the Expedited State Review process. The adopted package was received by the State Land Planning Agency on **April 23, 2024**.

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 **April 25, 2024**, 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,



Donna Harris, Senior Plan Processor  
Bureau of Community Planning and Growth

DH/

cc: External Agencies



# Lee County

Southwest Florida

Kevin Ruane  
District One

Cecil L Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Mike Greenwell  
District Five

Dave Harner, II  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

April 23, 2024

Donna Harris, Senior Plan Processor  
State Land Planning Agency  
Caldwell Building  
107 East Madison – MSC 160  
Tallahassee, FL 32399-4120

**Re: Amendment to the Lee Plan  
Adoption Submission Package  
Lee County 23-02ESR (CPA2021-00016)**

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 Amendment, known locally as CPA2021-00016 (River Hall). The amendment is as follows:

**CPA2021-00016 – River Hall:**

Amend the Future Land Use Map designation from Sub-Outlying Suburban to Rural on 11.94 acres; Rural to Sub-Outlying Suburban on 3.76 acres; Sub-Outlying Suburban to Outlying Suburban on 276.63 acres; Rural to Outlying Suburban on 32.14 acres; Sub-Outlying Suburban to Suburban on 25.2 acres with a change in density of +434 units. The subject property is located on the south side of Palm Beach Boulevard (State Road 80), approximately 0.8 miles east of Buckingham Road.

Subsequent to transmittal of this amendment, the requested change to the future land use map was slightly revised. The modified request reduced the size of the amendment by ±42.18 acres and reduces the number of additional dwelling units allowed by 55 units. Additional details on the revised request are included on page 10 of the Staff Report.

The Lee County Board of County Commissioners **adopted Lee County Ordinance 24-09** for the Plan Amendment on **April 17, 2024**. As required by F.S. 163.3184(3)(c), the final action on this amendment was completed within the approved time frame, including two extensions granted by the Department of Commerce: one on July 10, 2023, and one on November 20, 2023.

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, Manager  
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  
Planning Section**



Brandon Dunn,  
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

Althea P. Jefferson, AICP  
South Florida Water Management District

