

August 15, 2024

**RESPONSE VIA EMAIL ONLY**

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

RE: CPA 2023-00011 Royal Palm

Dear Mr. Dunn:

Thank you for submitting copies of the Small-Scale Development Plan Amendment for Lee County adopted by Ordinance No(s). 24-13 on August 7, 2024 for our records. The reference number for this amendment package is 24S01.

The Florida Department Commerce **will not** conduct a compliance review or issue a Notice of Intent regarding the adopted small-scale development plan amendment in accordance with procedures contained in Section 163.3187(1), Florida Statutes.

If you have any questions, please feel free to contact me by phone at (850) 717-8491 or by e-mail at [donna.harris@commerce.fl.gov](mailto:donna.harris@commerce.fl.gov).

Sincerely,



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

DH/



Lee County  
*Southwest Florida*

Kevin Ruane  
District One

August 12, 2024

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

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

**Re: Small Scale Amendment to the Lee Plan  
Adoption Submission Package  
CPA2023-00011, Royal Palm Multifamily**

Dear Ms. Harris,

In accordance with the provisions of F.S. Chapter 163.3187(1), this submission package constitutes the adoption of a Small Scale Comprehensive Plan Amendment known locally as CPA2023-00011 (Royal Palm Multifamily). The adopted amendment is being submitted through the small scale review process as described in F.S. Chapter 163.3187(1). The amendment is as follows:

**CPA2023-00011, Royal Palm Multifamily**

Amend Lee Plan Map 1-A to redesignate the ±19.3 acre property from the Central Urban future land use category to the Intensive Development future land use category. The property is located at 15180 Meadow Circle, Fort Myers, FL 33908. (Adopted by Lee County Ordinance 24-13)

The Local Planning Agency held a public meeting for the plan amendment on June 24, 2024. The Board of County Commissioners voted to adopt the amendment on August 7, 2024.

This small scale amendment to the Lee Plan consists of ±19.3 acres and is the first small scale amendment processed by Lee County this calendar year. The cumulative total number of acres for small scale amendments Lee County has approved during the 2023 calendar year is ±19.3 acres.

The adopted small-scale comprehensive plan amendment is not within an area of critical state concern, nor does it involve a site within a rural area of critical economic concern.

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:

Mrs. Katherine Woellner, AICP, Principal Planner  
Lee County Planning Section  
P.O. Box 398  
Fort Myers, Florida 33902-0398  
(239) 533-8585  
Email: [KWoellner@leegov.com](mailto:KWoellner@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.

Very respectfully,

**Lee County Department of Community Development  
Planning Section**



Brandon Dunn  
Manager

Cc Case File

Comprehensive Plan Review  
Department of Agriculture and Consumer Services

Office of Educational Facilities  
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