

September 22, 2024

**RESPONSE VIA EMAIL ONLY**

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

RE: CPA2022-00011 Daniels Town Square

Dear Mr. Dunn:

Thank you for submitting the proposed comprehensive plan amendment for Lee County. This amendment package will be reviewed pursuant to the Expedited State Review process. The reference number for this amendment package is 24-04ESR.

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 FloridaCommerce's Comment Letter no later than October 19, 2024.

Pursuant to 163.3184(3)(c)1. If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, and to adopt the comprehensive plan the comprehensive plan amendments, the amendments are deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment.

Pursuant to 163.3184(3)(c)2. All comprehensive plan amendments adopted by the governing body, along with the supporting data and analysis, shall be transmitted within 10 working days after the final adoption hearing to the state land planning agency and any other agency or local government that provided timely comments under subparagraph (b)2. If the local government fails to transmit the comprehensive plan amendments within 10 working days after the final adoption hearing, the amendments are deemed withdrawn.

If you have any questions, please contact me at (850) 717-8491 or by email at [donna.harris@commerce.fl.gov](mailto:donna.harris@commerce.fl.gov). You may also 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



## Board of County Commissioners

Kevin Ruane  
District One

September 18, 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: Amendments to the Lee Plan  
Transmittal Submission Package  
CPA2022-00010 and CPA2022-00011 – Daniels Town Square CPA**

Dear Ms. Harris,

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 CPA2022-00010 and CPA2022-00011 (Daniels Town Square CPA). The amendment is as follows:

**CPA2022-00010 and CPA2022-00011 – Daniels Town Square CPA:**

Amend the Future Land Use Map (Map 1-A) to redesignate the ±61.25-acre subject property from the General Interchange and Wetlands future land use categories to the Intensive Development and Wetlands future land use categories and amend the Mixed Use Overlay (Map 1-C) to add ±53.13 acres of the subject property to the Mixed Use Overlay. Amend the Year 2045 Allocations Table (Table 1(b)) to accommodate residential development on the subject property. The subject property is located at the southwest corner of the Interstate 75 exit onto Daniels Parkway.

The Local Planning Agency held a public meeting for the plan amendment on August 26, 2024. The Board of County Commissioners voted to transmit the amendment on September 18, 2024. The proposed amendment is not applicable to an area of critical state concern. The Board of County Commissioners will 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:

Mrs. Katherine Woellner, AICP, Principal Planner  
Lee County Department of Community Development, 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.

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



Brandon Dunn,  
Manager

Cc 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

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