

November 13, 2024

**RESPONSE VIA EMAIL ONLY**

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

RE: CPA 2023-00012 Bobcock Lee

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 24-05ESR.

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 December 8, 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second public hearing, and to adopt the comprehensive plan the comprehensive plan amendments, the amendments are deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment.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the comprehensive plan amendments within 10 working days after the final adoption hearing, the amendments are deemed withdrawn.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



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

November 8, 2024

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 Package  
CPA2023-00012 Babcock Lee**

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 CPA2023-00012 (Babcock Lee). The amendment is as follows:

**CPA2023-00012 – Babcock Lee:**

Amend Lee Plan Policies 1.1.15, 29.9.1, and 29.9.2 relating to the New Community future land use category and Note 19 of Table 1(a), Summary of Residential Densities, to increase the residential density for the approximately 4,157-acre portion of Babcock Ranch in Lee County from 1 unit per 2.5 acres with a maximum of 1,630 units to 1 unit per 1.9 acres with a maximum of 2,078 units and reduce the nonresidential intensity from 600 hotel rooms to 250 hotel rooms. The subject site is generally located east of State Road 31 and north of North River Road.

The Local Planning Agency held a public meeting for the plan amendment on September 23, 2024. The Board of County Commissioners voted to transmit the amendment on November 6, 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 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.

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



Brandon Dunn,  
Manager, Planning Section

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

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  
FOOT District One

Ms. Margaret Wuerstle  
Southwest Florida Regional Planning Council

Terry Manning, AICP  
South Florida Water Management District