

August 25, 2026

RESPONSE VIA EMAIL ONLY

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

RE: CPA2026-00004

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 26-04ESR.

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 September 23, 2026.

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second public hearing, and to adopt the comprehensive plan the comprehensive plan amendments, the amendments are deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment.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 30 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the comprehensive plan amendments within 30 working days after the final adoption hearing, the amendments are deemed withdrawn.

If you have any questions, please contact Donna Harris at (850) 717-8491 or by email at donna.harris@commerce.fl.gov. You may also contact Adam Sieracki, Regional Program Administrator, who will be overseeing the review of the amendments, at (850) 717-8549.

Sincerely,



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

DH/

cc: External Agencies



Board of County Commissioners

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Trish Petrosky
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

August 24, 2026

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
CPA2026-00004 Southeast Lee County Update Map and Text Amendments**

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 CPA2026-00004 (Southeast Lee County Update). The amendment is as follows:

CPA2026-00004 Southeast Lee County Update – Amend the Lee Plan's Future Land Use Element, Property Rights Element, Glossary, and Appendix to update the Southeast Lee Community Plan Area, to manage growth, streamline the Southeast Lee County overlays by relocating Planned Development requirements for Southeast Lee to the Land Development Code, reduce unnecessary regulations, and encourage development that will adequately protect water resources and wildlife habitat. This includes text amendments to Lee Plan Goal 33, Objectives 33.2, 33.3, and 33.4 and Policies 1.1.10, 1.1.13, 1.4.5, 1.6.10, 2.3.1, 2.3.2, 2.3.3, 6.1.2, 7.1.2, 33.1.2, 33.1.3, 33.1.6, 33.1.7, 33.1.8, 33.2.1, 33.2.2, 33.2.3, 33.2.4, 33.2.5, 33.3.1, 33.3.2, and Chapter 14 (Glossary), and add new Goals, Objectives, and Policies. To support the proposed text amendments, amendments are also proposed to Maps 1-A, 1-D, 2-A, 2-D, 4-A, and 4-B, and Table 1(a).

The Local Planning Agency held a public meeting for the plan amendment on July 27, 2026. The Board of County Commissioners voted to transmit the amendment on August 19, 2026. 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:



Lee County
Southwest Florida

Board of County Commissioners

Mrs. Kate Burgess, AICP, Principal Planner
Lee County Planning Section
P.O. Box 398
Fort Myers, Florida 33902-0398
(239) 533-8585
Email: KWuellner@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



Board of County Commissioners

Ms. Margaret Wuerstle
Southwest Florida Regional Planning Council

Terry Manning, AICP
South Florida Water Management District