APPLICATION FOR AN ACCESSORY APARTMENT IN UNINCORPORATED AREAS ONLY

[LDC 34-694 & 34-1177]

Project Name: 7th Street Boathouse and Marina

Request: Establish a caretakers residence as part of the new boathouse for marina operations and security.

1. **Name of Applicant:** Silver Sides, LLC
   Contact Person: Richard Hawthorne
   Address: 1 Independent Drive, Suite 1200
   City, State, Zip: Jacksonville, FL 32202
   Phone Number: 904-301-1269 E-mail: rhawthorne@drivermcafee.com

2. **Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:**
   ☐ Applicant is the sole owner of the property. **[34-201; 34-204]**
   ☒ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202; 34-204]**

3. **Additional Agent(s): (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202; 34-204]**

   a. **Company Name:** Driver McAfee Hawthorne & Diebenow, PLLC
   Contact Person: Brad Wester
   Address: 1 Independent Drive, Suite 1200
   City, State, Zip: Jacksonville, FL 32202
   Phone Number: 904-294-3768 E-mail: bwester@drivermcafee.com

   b. **Additional Agent(s):** Provide the names of other agents that the County may contact concerning this application. **[34-202; 34-204]**

4. **Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]**
   Name: Silver Sides, LLC
   Address: 1 Independent Drive, Suite 1200
   City, State, Zip: Jacksonville, FL 32202
   Phone Number: 904-301-1269 E-mail: rhawthorne@drivermcafee.com

5. **Disclosure of Interest [34-201; 34-204]:**
   ☒ Attach Disclosure of Interest Form. **[34-201; 34-204]**

6. **STRAP Number(s) [34-204(a)(2)]:**
   14-43-20-01-00057.0250

7. **Street Address of Property:** 789 7th Street East, Boca Grande, FL 33921

8. **Legal Description (must submit one):**
   - ☒ Legal description (metes and bounds) and sealed sketch of the legal description. **[34-204]**
   - **OR**
   - ☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.) **[34-204]**

9. **Use(s) of Property [34-204]:**
   - a. Current uses of property are:
     Marina
   - b. Intended uses of property are (provide brief description of proposed accessory apartment use):
     Use of the property will remain as a marina. A caretakers residence is required to manage marina operations and provide security twenty-four hours a day. The unit will be integrated into the design of the new boathouse structure as per attached plans.

10. **Lee Plan (Future Land Use) Designation [34-204]:** Urban Community

11. **Current Zoning of Property [34-204]:** IL

12. **Property Dimensions [34-204]:**
   - a. Width (average if irregular parcel): 140 Feet
   - b. Depth (average if irregular parcel): 180 Feet
   - c. Total area: 0.68 Acres or square feet

13. **Occupancy:** Will the principal dwelling unit be owner occupied? **YES** X **NO** _____ **[34-1177]**

14. **Maximum floor area:** The maximum floor area of the accessory apartment may not exceed 50% of the floor area of the dwelling unit. **[34-1177]**
   Floor area of principal dwelling unit: 1,271 sq. ft.
   Floor area of accessory apartment: 0 sq. ft.

15. **Site Plan:** Submit a site plan illustrating at a minimum: **[34-268]**
   - ☒ Existing and proposed lot lines and setbacks to all buildings and structures.
   - ☒ Buildings and structures located on the property. Provide the dimensions/square footage for each building/structure. Note: Maximum lot coverage may not be exceeded. **[34-1177]**
   - ☒ Streets that provide access to the property and location of the driveway(s).
   - ☒ Off-street parking. In addition to the parking required for the principal dwelling unit (2 spaces per unit), one additional space is required for the accessory apartment. **[34-1177]**

16. **Letters of No Objection:** Submit Letters of No Objection from all adjacent property owners, including those separated from the subject property by any right-of-way easements, or as required by the Director. **[34-268]**

17. **Planning Community or Community Plan Area*:** Boca Grande
   *If in Page Park **[34-1203]**, Captiva **[33-1612]** or North (Upper) Captiva **[33-1711]**, attach meeting summary from informational meeting.

18. **Other Documentation:** Other relevant documentation such as copies of permits or other approvals applicable to the requested administrative variance. **[34-204]**
   - ☒ **Photographs** of the subject property and surrounding area. (Optional)

SUBMITTAL REQUIREMENT CHECKLIST *Clearly label your attachments as noted in bold below.*	
☒	Completed application [34-204]
☒	Filing Fee - [34-204]
☒	**Affidavit of Authorization** Form [34-204; 34-202]
☒	**Additional Agents** [34-204; 34-202]
☒	**Multiple Owners** List (if applicable) [34-201; 34-204]
☒	**Disclosure of Interest** Form [34-204; 34-201]
☐	**Legal description (must submit one)** [34-204]
☒	Legal description (metes and bounds) and sealed sketch of legal description
	OR
☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
☒	**Site Plan** [34-268]
☐	**Letters of No Objection** [34-268]
☐	**Meeting Summary** (if applicable)
☐	**Other Documentation**

Note: All information submitted with the application becomes a part of the public record and will be a permanent part of the file. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.

Acceptance of an application for an administrative application in no way guarantees its approval. If the Director determines that a public hearing is necessary, then all fees paid toward the administrative application may be applied toward an application for public hearing.

The Director's decision on an administrative request is final and can not be appealed. In the event the Director denies the request, the applicant's only recourse is to apply for a public hearing. No fees paid for the administrative application will be refunded or applied towards the public hearing.

If it is determined that inaccurate or misleading information was provided to the county or the decision does not comply with the Land Development Code when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.