



DCI2024-00040 North Captiva LCEC Essential Service Facility

Responses to 1st Review Comments from Staff

Project Manager: Linda Miller

239-573-2077 or linda@avaloneng.com

March 11, 2025

Lee County Review Completed: December 5, 2024

Chahram Badamtchian, Senior Planner CBADAMTCHIAN@leegov.com

Approval is subject to the following stipulation(s) and/or comment(s):

PLANNING;

Clarify if the temporary housing for workers on the subject property will be a Caretaker Residence as defined in the Land Development Code. Provide more information on the extent of the facilities that will be provided for LCEC staff when they are housed on the subject property. Include this additional discussion within the Request Statement/Narrative. If the use will be a Caretaker Residence, ensure that it is reflected on the Schedule of Uses.

Response: The use of the building is very similar to the North Captiva Fire Station which is located directly across the street from the proposed facility. The building will only be utilized when LCEC has staff on the island and that staff is required to spend more than a single day completing their assigned work. When LCEC staff are not present on the island the building will be vacant.

If discussion of density is not necessary, remove the analysis from the discussion of Lee Plan Policy 1.4.2.

Response: The Lee Plan Consistency was revised to remove Policy 1.4.2 as the proposed use will not include permanent density.

ZONING;

Per LDC Section 33-1702, please hold an advertised public informational meeting and provide staff with a meeting summary.

Response: An advertised public informational meeting was held Tuesday February 24th from 2 to 4PM at the North Captiva Fire Station. The minutes of the meeting as well as a copy of the sign-in sheets for the residents that attended is provided with this submittal.

TIS;

Trip generation must be provided in order to demonstrate that a TIS is not needed.

Response: A Trip Generation Statement has been provided with this resubmittal.

DEVELOPMENT SERVICES;

Please re-run the photometric using a LLF value of 1.0 for the proposed Lighting Plan.

Response: See revised photometric plan.

Please advise how the mechanical equipment on the proposed mechanical pad will be shielded in accordance with LDC Sec. [10-610(c)(2)]. The area must be fully shielded from adjacent properties and street rights-of-way when viewed from ground level. The shielding must extend vertically a distance equal to or greater than the facilities being shielded.

Response: The mechanical equipment has been relocated to the transformer (substation) pad and will have tree and shrubs along the perimeter.

Please provide refuse and solid waste disposal facilities for the proposed development in accordance with LDC Sec. [10-261].

Response: A deviation to Section 10-261 has been added to the schedule of deviations. A copy of the approval of this deviation request has been obtained from the Lee County Solid Waste Department. See approval email provided with this resubmittal.

INFORMATIONAL COMMENT: Development Order approval will be required in addition to the approved rezoning for the proposed improvements.

Response: Acknowledged.

ENVIRONMENTAL;

NRCS web soil survey identifies a soil type that F.A.C., 62-340 identify as wetlands, and Lee Plan Policy 26.3.2 requires that efforts are made to support federal and state authorities to preserve, protect and enhance environmental resources. Provide a jurisdictional determination of the landward extent of wetlands or surface waters to show conformance with Lee Plan Objective 26.3, Objective 26.5.

Response: The site is mapped by NRCS web soil survey as 104: Captiva fine sand, ponded-Urban land complex, 0 to 1 percent slopes. This soil type contains Captiva Phase, at 15-85% coverage, and is classified as hydric. This soil type also contains Urban Land Phase, at 15-85% coverage, and is classified as unranked. Please see the attached NRCS Hydric Soil List Report. There are three other phases present at less 4% or less coverage. The soil survey map, which is attached, shows that the Captiva fine sand soil covers several acres in the vicinity of the subject parcel. There are many existing homes, roads, condominiums, open water, and mangrove wetlands in the screenshot soil survey map. It is clear that the NRCS web soil survey is not accurate in this location. It is more likely that the soils found on the subject parcel is 4: Canaveral fine sand-Urban land complex, 0 to 2 percent slopes which is predominantly Canaveral Phase, not hydric, and Urban Land Phase.

During the site inspection on August 26, 2024, Owen Environmental Consulting ecologists did not observe any ponding or other signs of hydrology onsite. Much of the vegetation had been removed, however, the species observed included a few scattered cabbage palm (Sabal palmetto), a large clump of naupaka (Scaevola taccada), a small clump of travelers palm (Ravenala madagascariensis), a few

Brazilian pepper (Schinus terebinthifolius), a few cat's-claw (Pithecellobium unguis-cati), a few scattered flat sedge (Cyperus sp.), approximately 20% coverage by wedelia (Wedelia trilobata), and a few railroad vine (Ipomoea pes-caprae). None of the above vegetation is classified as a wetland plant (FACW or OBL) in F.A.C. Chapter 62-340. Additionally, no hydric soils were observed. Based on the lack of wetland plants, signs of wetland hydrology, and hydric soil indicators, the subject parcel is upland per F.A.C. Chapter 62-340.

No wetlands or environmental resources have been observed on the subject property. Therefore, the project is in conformance with Lee Plan Policy 26.3.2, and Lee Plan Objective 26.3, Objective 26.5.

Provide a revised analysis of Lee Plan Policy 1.4.2 that demonstrates the proposed rezone will conserve open space and natural resources.

Response: The amount of open space for this development is almost 60 percent if you account for green space in the right-of-way easements areas that border the site. If those easement areas were ever utilized to provide standard road widths for automotive vehicles, then the site would still exceed the required green space.

Pursuant to Lee Plan Policy 26.5.1, demonstrate how the project will provide enhanced open space.

Response: In addition to exceeding the amount of open space required. This development is providing an enhanced Type A buffer. An electrical substation is required to only provide a hedge row of shrubs planted within 5 feet of green space around the equipment area. The 5 foot green space will also provide native trees along with the required hedge shrubs.

Lee Plan Objective 26.4 requires water and waste management to be done in a way that is sustainable, cost effective, and agreeable to island residents. Provide evidence to support the rezone can meet this objective.

Response: Objective 26.4 has been added to the Lee Plan Consistency document.

SOLID WASTE;

Plans do not clearly identify a proposed dumpster enclosure location in accordance with LDC 10-261.

Response: A deviation to Section 10-261 is being requested in this Planned Development. The Solid Waste Department has been contacted regarding this deviation and has approved it. See copy of approval email.

NATURAL RESOURCES;

The property is within the Coastal High Hazard Area. Please provide analysis of applicable policies within Lee Plan goal 101.

Response: The site is not being developed for a residential use. LCEC staff may utilize the building when working multiply days on the island. Storm preparation as well as recovery after a storm will follow state and local procedures.

Request Statement
Consistency with Lee Plan and Land Development Code
North Captiva LCEC Essential Service Facility
Application for Public Hearing for Zoning Action – CFPD
Hodgepodge Lane

Request

The property owner, Lee County Electric Cooperative, Inc., (LCEC) is requesting to rezone the subject parcel from RS-1 (Residential Single Family) to CFPD (Community Facilities Planned Development) to permit the development of an electrical substation with a 696 square foot mechanical pad housing the switch equipment and a 4,395 square foot 2-story office/temporary housing building. This new facility will assist LCEC with maintaining and improving the electricity service provided to the residents and businesses on North Captiva.

Site Location and size

The subject property encompasses 0.24 acres and is located at the intersection of Spanish Gold Lane and Hodgepodge Lane, across the street from the North Captiva Fire Station.

The subject parcel consists of one parcel with this strap number: 05-45-21-10-00000.028A.

The property is in the Outer Islands Future Land Use Category and is zoned Residential (RS-1). The property is located within the Upper Captiva Planning Community. The site is within the Coastal High Hazard Area, FEMA Flood Zone:

The property is square in shape with 105.00 linear feet on the east and west property lines and 100 feet along the north and south property lines. The site fronts on two local roads, Hodgepodge Lane and Spanish Gold Lane. The site contains three 15' roadway easements, one on the northern property line, one on the eastern property line, and one on the southern property line.

Reason for the Request

Lee County Electric Cooperative is the electricity provider for North Captiva Island. To get to the island the LCEC staff must take a boat or a barge with their equipment, a trip that takes about an hour each way, every day they are working on the island. LCEC would like to reduce the travel time of their staff and provide a place for their staff to stay on the island when LCEC is working on the island.

Site Information and Dimensional Requirements

Current Zoning: RS-1

Requesting Zoning: CFPD

Future Land Use: Outer Islands

Adjacent Use:

South (Hodgepodge Lane): Community Facility – North Captiva Fire Station

North: Existing single-family home

East (across Spanish Gold Lane): Residential development

West: Vacant single-family lot

Adjacent Zoning and Land Use:

South: CFPD /Public Facility
North: RS-1 / Outer Islands
East: PUD/ Outer Islands
West: RS-1/Outer Islands

Building Setback From the Property Line:

Front (south): 25.99 feet
Side (west): 11.06 feet
Side (east): 33.38 feet / 20 feet from the mechanical pad
Rear (north): 20 feet

Building Setback from the 15' ROW Easement:

Front (south): 10.99 feet
Side (west): N/A
Side (east): 18.38 feet / 5 feet from the mechanical pad
Rear (north): 5 feet

Maximum Building Square Footage: 4,395 square feet

Building Maximum Height: 30 feet

Buffer Yard Widths Provided:

Front (south) ROW: 5' Type A enhanced with the garage wall utilized as a wall
Side (west): 5' Type A enhanced with the garage wall utilized as a wall
Side (east) ROW: 5' Type A with the garage wall utilized as a wall
Rear (north): 5' Type A enhanced with the garage wall utilized as a wall

Consistency with the Lee Plan

The proposed development is consistent with the Lee Plan, specifically these objectives and policies.

POLICY 1.4.2: The Outer Islands are sparsely settled, have minimal existing or planned infrastructure, and are very distant from major shopping and employment centers. Except for those services as provided in compliance with other sections of this plan, they are not expected to be programmed to receive urban-type capital improvements in the time frame of this plan, and as such can anticipate a continued level of public services below that of other land use categories. The continuation of the Outer Islands essentially in their present character is intended to provide for a rural character and lifestyle, and conserve open space and important natural upland resources. Maximum density is one dwelling unit per acre

This Essential Service Use has been designed to provide an electrical substation on the island along with an office/temporary housing building that fits into the character of the island. The facility will support the island residents by improving the electric power available to support the needs of the residents and property owners. The site has been designed to provide 59.5 percent open space.

POLICY 2.1.3: All land use categories and Planning Districts permit the consideration of churches and schools (except in Wetlands and Airport Noise Zones A and B), public uses and buildings, public utilities and resource recovery facilities, public recreational uses (including franchised Quasi commercial uses in conjunction with a public use), and sites for compatible public facilities when consistent with the goals, objectives, policies, and standards in this plan and applicable zoning and development regulations.

The proposed rezoning request is consistent with this Policy as the site will be developed with public utility use.

POLICY 2.2.1: Rezoning and DRI proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

The proposed development will support public health, safety and welfare, providing electrical power services to the island.

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.

The proposed development is seeking approval through the Planned Development process and has been designed to be harmonious with the surrounding residential developments.

GOAL 26: NORTH CAPTIVA COMMUNITY PLAN. Preserve the character, scale, fragile environment, and way of life in the North Captiva Community Plan area by guiding future land use; transportation and roads; conservation and coastal management; Safety Harbor; shore and water quality, water and waste management; open space, recreation, and quality of life; and citizen participation and community education.

The proposed development will reflect the character and scale of the community while providing an essential service to the residents of the island.

OBJECTIVE 26.1: FUTURE LAND USE. Preserve the traditional character, scale, and tranquility of the North Captiva community by continuing to limit the densities and intensities of use and development to sustainable levels that will not adversely impact the natural environment or overburden the existing infrastructure.

The proposed development will permit LCEC staff with the ability to stay on the island, while completing the work necessary to maintain and improve the electric infrastructure on the island. The new building will also allow LCEC staff to stay on the island to prepare for an upcoming storm and return to the island right after a storm, reducing response times to restore power to the residents of the island.

OBJECTIVE 26.4: WATER AND WASTE MANAGEMENT. Ensure a high quality of living by managing natural resources and waste products in a way that is sustainable, cost effective, and agreeable to island residents and island taxpayers.

The development will contract with a waste management provided on the island and utilize roll out trash cans as specified by the provider.

POLICY 26.5.1: The North Captiva community and Lee County will cooperate to preserve, protect, and enhance open space, passive recreation areas, and beach access points, regardless of size on North Captiva. This may be accomplished by Lee County acquiring property or conservation easements on private lands or vacant lots.

The proposed development will provide a greater amount of open space than required. If the right-of-way easements are never utilized in the future, to provide standard roads for vehicles, the site will provide almost 60 percent of open space (green space).

POLICY 26.6.1: Lee County will involve residents from the North Captiva Community Plan area in planning processes that relate specifically to North Captiva and generally to barrier islands.

LCEC along with Avalon Engineering held a community meeting on February 25, 2025, and 29 of the 38 permanent residents attended. Meeting minutes are provided.

GOAL 101: COASTAL AREAS. Protect human life along with current and future development from the impacts of coastal flooding. Coastal flooding includes, but is not limited to, high tide events, storm surge, flash floods, stormwater runoff, and impacts of sea level rise.

The site will be developed above the required flood elevation exceeding FEMA requirements, even the substation equipment has been raised.

The Master Concept Plan has been designed to comply with the Upper Captiva Planning Community Regulations in Section 33-1701 – 33-1741.

Other factors consisted in the review of this request required in LDC Section 34-145 d(1) through 34-145 d (4) 2.a - c.

- Is compatible with existing and planned uses in the surrounding area;

The office/temporary housing building is compatible with other residential homes near the site. The essential service use is consistent with the North Captiva Fire Station use directly across the gravel road.

- Will provide access sufficient to support the proposed development intensity.

No gas vehicles are allowed on the island. LCEC has one vehicle (Truck to move equipment and supplies where needed) on the island and removes that vehicle when not working on the island.

- The roadway system around the subject parcel will be able to support the development of this site with the proposed use.

The island does have shell roads for alternative means of transportation other than gas vehicles.

- The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval.

This project will not create impacts to the transportation facilities since the island has limited transportation facilities.

- Will not adversely affect environmentally critical or sensitive areas and natural resources; and

The site does not have any environmentally critical or sensitive areas or natural resources.

- Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

The site is not within a Future Urban area category and doesn't have access to urban services. LCEC is working with the HOA of Safety Harbor to connect to their wastewater facility for this development's sewer needs.

**Schedule of Deviations and Written Justification
North Captiva LCEC Essential Service Facility
Hodgepodge Lane**

1. Section of the LDR from which a deviation is being requested

Section 34-2192 (a) Required setback from adjacent street or ROW easements

Specific regulation from which relief is sought.

Section 34-2192 (a) Required setback. Except as provided for in Subsection (b) of this section, or unless a modification is granted as a variance or deviation, all buildings and structures must be set back from the adjacent street easement or right-of-way according to the functional classification of the adjoining street as set forth in the Functional Classification of Roadways Administrative Code, AC-11-1. Any street not shown in AC-11-1 as a collector or arterial street will be presumed to be a local street or a private street for the purposes of this section.

Local roads or ROW easements require a building setback of 25 feet.

Request: The applicant is requesting approval of a deviation to Section 34-2192 (a) to the building setback requirement of 25 feet from the local street or a right-of-way easement. The site has a 15' ROW easement on the northern, eastern and southern property boundaries. These 15' easements require a 25' building setback. The MCP proposes a five (5) foot building setback for the northern property line, a five (5) foot setback to the mechanical pad and an 18.38 foot setback to the building along the eastern property line (Spanish Gold Lane) and a 10.99 foot setback to the building on the southern property line (Hodgepodge Lane).

2. Section of the LDR from which a deviation is being requested

Section 34-935 (b) (1) b Building setback for Community Facility Planned Developments

Specific regulation from which relief is sought.

Section 34-935 (b) (1) b *Minimum setbacks of structures and buildings from development perimeter boundaries.* All buildings and structures must be set back from the development perimeter 15 feet, if the subject property is, or will be zoned RPD, MHPD, CFPD, or CPD.

Request: The applicant is requesting approval of a deviation to Section 34-935 (b) (1) b to have the building setback 11.09 feet from the western property line.

3. Section of the LDR from which a deviation is being requested

Section 10-416 (d) Buffering required

Specific regulation from which relief is sought.

Section 10-416 (d) Buffering adjacent property. Buffering and screening apply to all new developments. A buffering area is required along the entire perimeter of the proposed development whenever the proposed development abuts a different use.

The existing use or, where vacant, the permitted use, of the abutting property will determine the type of buffering area required for the proposed development. Buffer areas may not be located on any portion of an existing or dedicated street right-of-way or roadway easement, except that buffers may be located within slope easements if appropriate planting soil is provided in the slope.

Request: The applicant is requesting two deviations from Section 10-416 (b) as follows:

The applicant is requesting approval of a deviation to Section 10-416 (b) requiring a Type D Buffer containing 15' along Hodgepodge Lane, Spanish Gold Lane and the 15' ROW easement within the northern property line of the site for a Commercial use adjacent to a ROW. The Master Concept Plan is proposing a 5' wide Type A enhanced buffer along the northern, eastern and southern property lines along the building and the mechanical pad.

The applicant is requesting approval of a deviation to Section 10-416(b) requiring a Type C buffer (Commercial Use to Single Family) along the western and northern property lines. A Type C buffer requires 15' of green space with a wall. The sides of the garage on the first floor will work as the required wall but the applicant requests a deviation to provide a 5' wide Type A enhanced buffer yard along the western side of the property.

4. Section of the LDR from which a deviation is being requested

Section 10-261 Dumpster Deviation

Specific regulation from which relief is sought.

The applicant is requesting a deviation to Section 10-261 which requires that new development provide a dumpster on site.

The property owner is seeking an administrative deviation to the commercial trash receptacle requirement for the following reasons:

- ***There are specific trash service requirements on North Captiva.***
- ***Allows LCEC to work with a third-party trash service that provides collection and removal for North Captiva***
- ***Having the trash cans stored in the garage promotes a cleaner site, provides easier cleaning of the individual containers and will provide less opportunity for wildlife attraction.***
- ***Without providing a standard size dumpster enclosure, the site provides more green space while maximizing the amount of square footage that can be provided on the site.***

Justifications:

The proposed facility is planned to be harmonious with the neighborhood and have the appearance of a single-family home. All materials and equipment will be stored in the first-floor garage and the upper floor will serve as an office and temporary living space for Lee County Electric employees while they are working on the island.

The site is directly across the street from the North Captiva Fire Station, which is like what is being proposed for LCEC. The site has existing encumbrances: a 15' Road Right-of-way easement along the north, east and south sides of the property and a shared septic drain field that serves the residents to the north along the eastern side of the site. These site constraints restrict the buildable area and require this project to seek the deviations being sought.

Division 14 of the Lee County Development Code, Section 34-1611 – 34-1617 states that an Essential Service and Essential Service Facility are permitted in all zoning district and are required to provide shrubs 36" at height along all sides of the facility. The submittal of the CFPD with the requested deviations provide more safeguards than submitting for a permit under the current zoning district.

Schedule of Permitted Uses for CFPD
North Captiva LCEC Essential Service Facility
Hodgepodge Lane

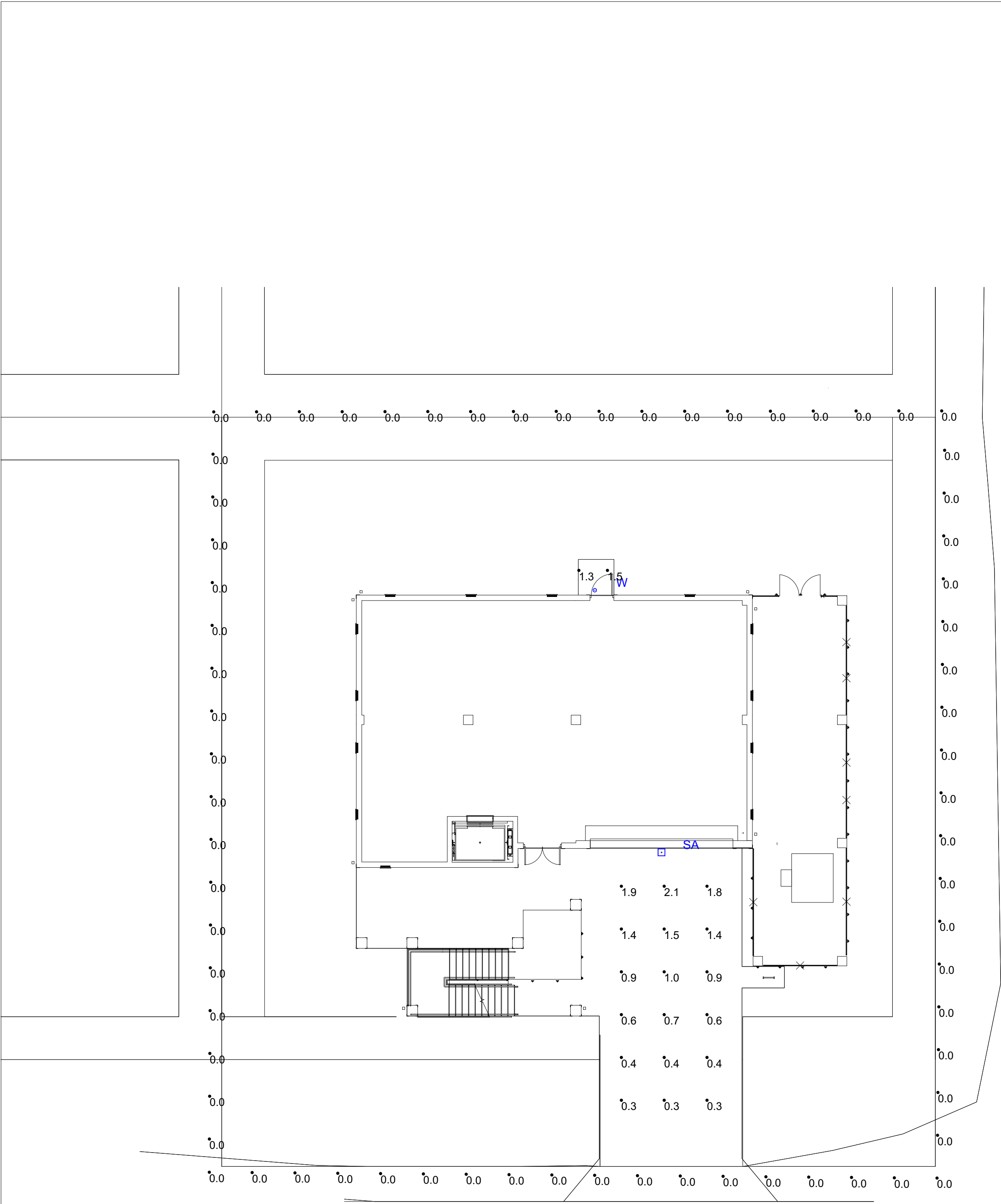
Permitted uses:

Administrative Office

Essential Service Facilities – Group 1

Signs in accordance with chapter 30

Temporary Overnight Housing of LCEC Staff only



LCEC - CAPTIVA SITE LIGHTING

Luminaire Schedule						
Symbol	Qty	Label	Description	Lum. Watts	LLF	Lum. Lumens
SA	1	SA	GARDCO#: ECF-S-32L-400-AM-G2-4 / MTD AT 10' AFG	31.5	1.000	2141
W	1	W	LITON#: WD1360BUE-DUN-TAM-LVR / WALL MTD AT 9' AFG	23.2	1.000	213

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVEWAY AREA	Illuminance	Fc	0.94	2.1	0.3	3.13	7.00
EGRESS DOOR	Illuminance	Fc	1.40	1.5	1.3	1.08	1.15
PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

Filename: LCECC-Site-2025-03-04.AGI



Disclaimer: SESCO Lighting provides this photometric report for purposes of comparison within the SESCO Lighting product line only. The information provided is based on standardized industry procedures. This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.) In general, SESCO Lighting considers numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire, single or grouped. As such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer, and, above all, common sense.

Sales Rep: PATTY ROSSIELLO
Office: FORT LAUDERDALE
Contact No: 561-632-4192
Processed By: JM
Filename: LCECC-Site-2025-03-04.AGI

LCEC - CAPTIVA SITE LIGHTING

MASTER CONCEPT PLAN
FOR
UPPER CAPTIVA
LCEC ESSENTIAL SERVICE
FACILITY
HODGEPDGE LANE AND
SPANISH GOLD LANE
UPPER CAPTIVA - LEE COUNTY, FLORIDA

SITE DATA:

PROPOSED SITE: 10,500 SF (0.24 Ac.±)

SITE INFORMATION:ADDRESS: HODGEPDGE LN. & SPANISH GOLD LN.,
CAPTIVA, FLORIDA 33924LOCATION: Joses Hideaway OR 1528
PG 1916 DESC IN OR 617
PG 134 AKA LOT 28 UN 2STRAP#: 05-45-21-10-0000,028A
JURISDICTION: LEE COUNTY
EXISTING ZONING: RS-1 (SINGLE-FAMILY RESIDENTIAL)
PROPOSED ZONING: CFPD (COMMUNITY FACILITY PLANNED DEVELOPMENT)
FUTURE LAND USE: OUTER ISLANDS
DEVELOPMENT TYPE: ESSENTIAL SERVICE FACILITY
FLOOD ZONE: AE 7.00 NAVD**TOTAL SITE AREA:**

TOTAL SITE AREA:	10,500 SF	0.24 AC	(100%)
BUILDING:	2,724 SF	0.06 AC	(25.9%)
(BUILDING FOUNDATION -1ST FLOOR 2,028 SF + 2ND FLOOR MEC. PAD 696 SF)			
(BUILDING -2ND FLOOR 2,367 SF)			
CONCRETE:	1,526 SF	0.04 AC	(14.5%)
(CONC DRIVE & WALK)			
DRY RETENTION AREA:	1,559 SF	0.04 AC	(14.8%)
GREEN SPACE AREA:	4,691 SF	0.11 AC	(44.7%)
TOTAL IMPERVIOUS AREA:	4,250 SF	0.10 AC	(40.5%)
TOTAL OPEN SPACE AREA:	6,250 SF	0.14 AC	(59.5%)

REQUESTED DEVIATIONS

- 34-2192 BUILDING SETBACK LOCAL STREET/ROW EASEMENT
- 10-416d BUFFERING FOR ADJACENT PARCELS
- LDC-10-261 REFUSE & SOLID WASTE DISPOSAL FACILITIES
- LDC-34-935(b)(1)6 BUILDING SETBACK FOR CFPD

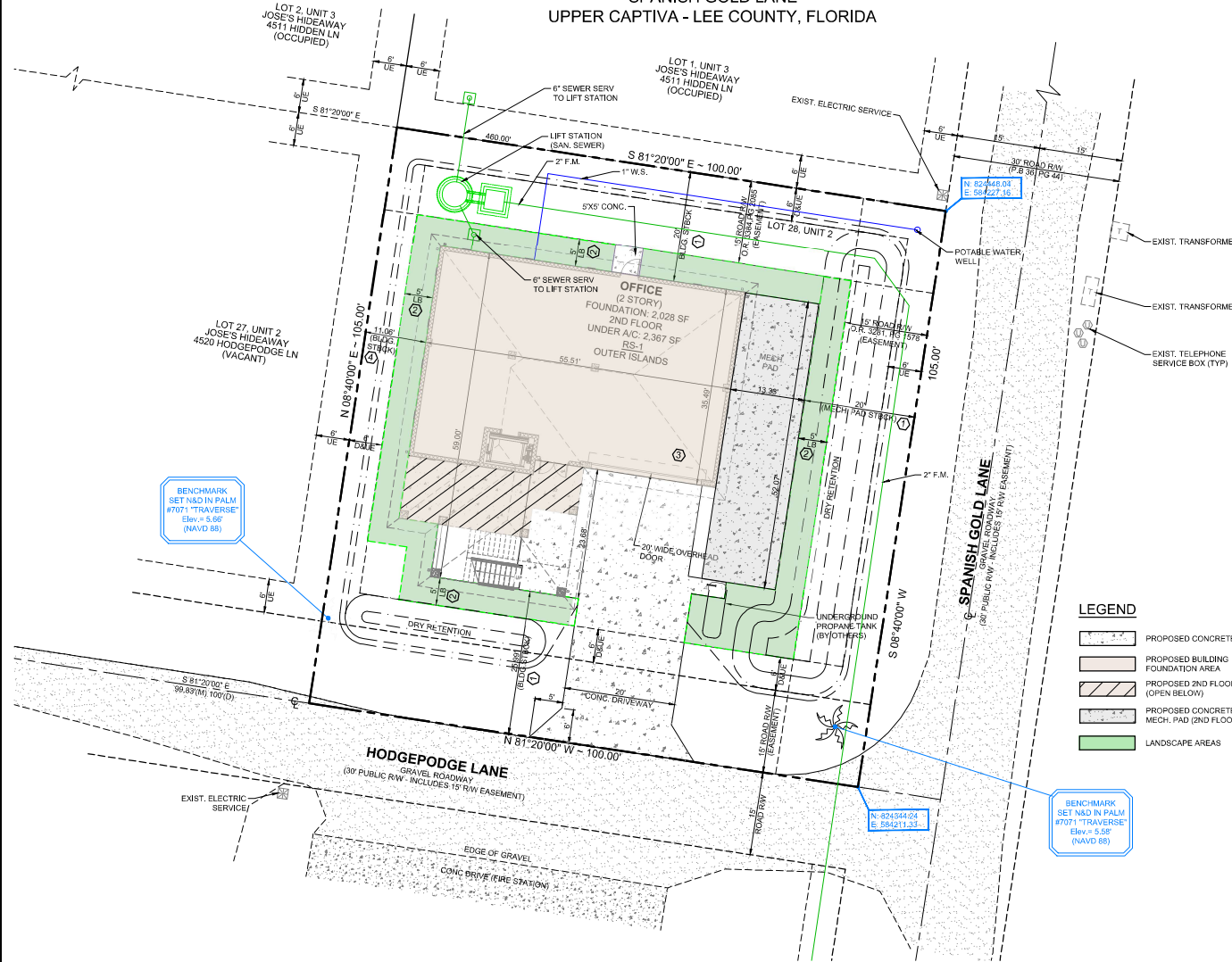
SITE DEVELOPMENT REGULATIONS

BUILDING HEIGHT:	30'
# OF STORIES	2
BUILDING SETBACKS FROM PROPERTY LINE	PROVIDED
FRONT: (HODGEPDGE LN)	25.99'
SIDE: (WEST)	11.06'
SIDE: (EAST)	20.00'
REAR: (NORTH)	20.00'
BUILDING SETBACKS FROM R/W EASEMENT LINE	PROVIDED
FRONT: (HODGEPDGE LN)	11.00'
SIDE: (WEST)	11.06'
SIDE: (EAST)	5.00'
REAR: (NORTH)	5.00'
LANDSCAPE BUFFERS	PROVIDED
FRONT: (HODGEPDGE LN)	5' - TYPE A ENHANCED
SIDE: (WEST)	5' - TYPE A ENHANCED
SIDE: (EAST)	5' - TYPE A ENHANCED
REAR: (NORTH)	5' - TYPE A ENHANCED
AREA REQUIREMENTS	
OPEN SPACE REQUIRED	30%
OPEN SPACE PROVIDED	59.5%

SITE AREA MINUS R/W EASEMENTS	6,375 SF
OPEN SPACE REQUIRED	30%
OPEN SPACE PROVIDED	2,125 SF 33.3%

LEGEND

	PROPOSED CONCRETE AREAS
	PROPOSED BUILDING FOUNDATION AREA
	PROPOSED 2ND FLOOR (OPEN BELOW)
	PROPOSED CONCRETE MECH. PAD (2ND FLOOR)
	LANDSCAPE AREAS



VERTICAL ELEVATIONS BASED ON: NAVD 88

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G1-92.00-PPC.

REVISION DESCRIPTION
DATE
BY
CHECKED
DATE
BYAVALON ENGINEERING, INC.
2600 DEL MAR BLVD., S. #200
CAPE CORRAL, FLORIDA 33094
P: 813-424-1041
F: 813-424-1042UPPER CAPTIVA
LCEC SERVICE CENTERMASTER CONCEPT
PLAN

1 of 1

LEE COUNTY LANDSCAPE REQUIREMENTS

(Per Lee County, FL - Land Development Code / Chapter 10 - DEVELOPMENT STANDARDS / ARTICLE III, - DESIGN STANDARDS AND REQUIREMENTS / DIVISION 6. - OPEN SPACE, BUFFERING AND LANDSCAPING)

PLANT SCHEDULE						
KEY	SYMBOL	QTY	SPECIES	PLANT TYPE	CATEGORY	NATIVE STATUS
PROPOSED TREES						

^ The following canopy trees will be proposed for the buffer areas and general trees. The spread on these trees range from 10 to 20 feet which will avoid overcrowding between trees and the root system shouldn't create a problem with the building foundation.

LOT 33

[illegible]

[illegible]



12. IRRIGATION REQUIRED. THE IRRIGATION SYSTEM SHALL BE OPERATED BY AN AUTOMATIC IRRIGATION CONTROLLER. ALL LANDSCAPE AREAS, INCLUDING PARKING LOT ISLANDS, WILL BE ADEQUATELY SLEEVED FOR IRRIGATION. A MOISTURE (RAIN) SENSOR SHALL BE INSTALLED IN THE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO RECEIVE DIRECT RAINFALL NOT IMPEDED BY OTHER OBJECTS. THE IRRIGATION SYSTEM SHALL BE DESIGNED IN A WAY THAT ELIMINATES THE APPLICATION OF WATER TO EXISTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION THAT WILL BE RETAINED ON THE DEVELOPMENT SITE. IRRIGATION SHALL BE PROVIDED BY A MAINLINE WITH A MINIMUM OF 100 PSI TO HEAD OR 100% COVERAGE WITH SPRAY HEADS OR OTHER APPROVED DEVICE.

PROHIBITED INVASIVE EXOTICS	
Common Name	Scientific Name
Earleaf acacia	Acacia auriculiformis
Woman's tongue	Albizia lebeck
Bishopwood	Bischofia javanica
Australian Pines	All Casuarina species
Carrotwood	Cuplanopsis anacardioides
Rosewood	Dalbergia sissoo
Air potato	Dioscorea alata
Murray red gum	Eucalyptus camaldulensis
Weeping fig	Ficus benjamina
Cuban laurel fig	Ficus microcarpa
Japanese Climbing fern	Lygodium japonicum
Old World climbing fern	Lygodium microphyllum
Melaleuca, paper tree	Melaleuca quinquevneria
Downy rose myrtle	Rhodomyrtus tomentosus
Chinese tallow	Sapium sebiferum
Brazilian pepper, Florida holly	Schinus terebinthifolius
Tropical soda apple	Solanum viarum
Java plum	Syzygium cumini
Rose apple	Syzygium jambos
Cork tree	Thespesia populnea
Wedelia	Wedelia trilobata

CHECKED BY: DKK

[illegible]

L 2.0



PROJECT: NORTH CAPTIVA LCEC ESSENTIAL SERVICE FACILITY

PARCEL: 4510 HODGEPODGE LANE, CAPTIVA FL 33924

PUBLIC PRESENTATION HELD: FEBRUARY 25, 2025 2:00-4:00 PM @ THE NORTH CAPTIVA FIRE STATION

AVALON REPRESENTATIVES: MARK ARAL, P.E.- SENIOR PROJECT MANAGER
KEVIN CONOR, E.I.- PROJECT ENGINEER

LCEC REPRESENTATIVES: RAYMOND BOSS- MANAGER, FACILITIES AND SECURITY
TRICIA DORN- KEY ACCOUNT EXECUTIVE

North Captiva Island: Approximately 318 residents, 38 permanents, remaining homes are used as rentals/vacation homes

Meeting: We had 29 residents in attendance- including members of the Safety Harbor, HOA of the island

The meeting started with a short PowerPoint presentation from Avalon, along with large boards with the building elevations and Master Concept Plan for visuals.

The residents started out angry and asked a lot of questions.

Residents showed concern about building a commercial building in a residential area. The residents were not concerned about saving LCEC money regarding purchasing a commercial property

Concern/questions about rezoning to commercial- Ray answered the question by stating that LCEC has a partnership with the North Captiva Fire Department and will work together to support each other as essential service facilities on the island.

Mark explained that the CFPD would be specific to this project, and anything changed on the project site would have to go through the PD process again for approval. The residents were more understanding and comfortable regarding the rezoning.

Brad Whitmore 4560 Hodgepodge lane - LCEC drivers do not pay attention when on the Island. He lives 4 lots away from the property. He is a full-time resident raising his family and says our trucks hold him up and do not look when they are backing out. There were a few other residents concerned about safety, to which Ray gave his cell phone number to everyone in attendance to provide open communication about any safety hazards happening now or during the building process.

Residents were concerned about the existing stored materials on the site, to which Ray assured them that all materials would be stored in the building after construction and that there is no outdoor storage of any type proposed with this rezoning. Ray also mentioned what the equipment was for, LCEC is upgrading the islands infrastructure.

Residents do not want any gas vehicles on the Island. Ray stated that there is one LCEC truck on site necessary for the infrastructure work, but it is temporary and will be on the island only for the rebuild.

Once that work is completed the truck will leave the island. The material necessary for the rebuilding of the infrastructure is too heavy to be moved to the locations needed on a golf cart.

There was a lot of discussion regarding Safety Harbor and septic concerns, including helping the rental property located next to the lot, which regularly hosts 18 people in that home, which most of the residents were not in favor of LCEC adding the rental home septic system into their design for sewer service. The president of Safety Harbor did not want the residential home connected to the sewer system. The residents want copies of the emails between Avalon Engineering and Safety Harbor.

Residents requested to utilize LCEC's building once complete for a meeting space. Ray responded that he would like to support the Island residents' needs and that he would investigate the request.

Residents liked the look of the building and were happy with the residential design. They asked about staying true to this design, to which Ray explained that the building elevations were already submitted to the County and are under review for approval. The residents were told they could pick the paint color.

The meeting ended with the residents being grateful to LCEC for making an investment in the infrastructure needed to support electrical power on the Island.

MEETING SIGN-IN SHEET

LCEC Upper Captiva Essential Service Facility
4510 Hodgepodge Ln
Zoning Amendment

**Upper (North) Captiva
Community Meeting**

Meeting Date: 2/25/2025

Place/Room:

North Captiva Fire Station
4511 Hodgepodge Lane,
North Captiva, FL 33924

Name	Address	Phone #	E-Mail
STEVE WARD	4520 ORO PESOS	414.659.2451	COASTSTEVEWARD@gmail.com
CHRIS HORSTMAN	160 WHITE PELICAN	745.581.0965	CHURSTMAN1@gmail.com
Cindy Sutton	4540 Seagrape Bend Dr.	931.581.6227	cindy.intullahong@yahoo.com
Berry Sutton	4540 Seagrape Bend Dr.	615.948.7662	enjolrasue@yahoo.com
Nicole Rossi	4471 Oyster Shell Dr.	407.718.1272	NicoleRossi1003@gmail.com
Alex Murphy	406 GULF BEND DR.	404-825-1787	aeMurphy7@outlook.com
Bradley Whitmore	4560 Hodgepodge Ln	307-413-5511	bradley.whitmore.wy@gmail.com
Kerry Williams	4590 Smugglers Dr.	713-305-4897	kew2@ix.netcom.com
Rich & Susan Gross	4501 HARBOR BEND	201-658-1900	JOANGROSS57@gmail.com RICHARDWGROSS@MSN.COM
JD Porter	350 Townhouse LN, Unit 54	205-612-4291	jdporter1978@gmail.com
Jan Flyte	161 White Pelican	(607)267-0057	jdflyte@gmail.com
SIEBE HOLT	4510 Butterfly Shell	317.626.9095	sholt@holtlegal.com
MICHAEL FILIPZAK	4471 PANAMA SH-	443.463.1450	MKFILIPZAK@ZIMMAIL.COM
Ron Morgan	360 Townhouse Ln #56	914-588-9375	RonnieMORGAN@EMIL.COM
Marlene Fox	523 Coral Circle	860.559.6281	ponszoep@aol.com
Sandy Werner	4561 Oro Pesos Ln.	239-560-6159	sandram.werner@aol.com
Donald Werner	4561 Oro Pesos Ln.	239-560-1600	donaldcwerner@gmail.com
Edward Potts	4531 Schooner Rd.	239-241-2345	edpotts@verizon.net

Lee County Sheriff

TOM RINALDI, S HC

TOMRINALDI65@GMAIL.COM

610-909-1657

MEETING SIGN-IN SHEET

LCEC Upper Captiva Essential Service Facility
4510 Hodgepodge Ln
Zoning Amendment

Upper (North) Captiva Community Meeting

Meeting Date: 2/25/2025

Place/Room:

North Captiva Fire Station
4511 Hodgepodge Lane,
North Captiva, FL 33924

Name	Address	Phone #	E-Mail
Sara Hammond	539 Longboat	303-817 0796	Sara.hammond@co.
Elaine Schaal	#58 SHC Townhome	913 530 1389	elaine_schaal@yahoo.
Gary Schaal	#58 SHC 11 11	913 530 9121	SchaalKC@gmail.com
Eric Peterson	4481 Conch Shell	781 507 6609	eric@thepetersonfamily.c
- Zeke McDonald	210 Kingfisher	239 823 5838	zeke.mcdonald@mc.c
Sue Ann Cousar	4580 Hidden Ln	239-785-8603	sueanncousar@gmail.com
Maria LaDorte	4560 Seair Lane	312-804-1486	rel317@msn.com
John & Linda Tapper	640 -1 Gulf LANE	269-207-2824	JT.100MD@gmail.com
Kevin Downes	#82 SHC Town Home	914-548-1470	Kdownes929@gmail.com

email Zeek update on capital project
email complete plans to all on list

LCEC Upper Captiva Essential Service Facility
4510 Hodgepodge Ln
Zoning Amendment

Place/Room:

North Captiva Fire Station
4511 Hodgepodge Lane,
North Captiva, FL 33924

Upper (North) Captiva Community Meeting

[illegible]

Kerry Williams

KCW2@ix.netcom.com

From: [Lighthall, Justin](#)
To: [Terri Rose](#)
Cc: [Linda Miller](#); [Mark Aral](#); [Kevin Conor](#)
Subject: RE: 24-104 North Captiva Dumpster Deviation Request- DCI2024-00040
Date: Friday, February 21, 2025 2:10:56 PM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Terri,

Due to the unique circumstances of solid waste collection on North Captiva Island, Lee County Solid Waste has no opposition to deviation from LDC 10-261 as specified below using garage storage. Please provide this correspondence to your assigned plan reviewer for further review. Feel free to reach out with any questions.

Regards,



Justin Lighthall | Manager, Public Utilities

Solid Waste Department

6431 Topaz Ct, Fort Myers, FL 33966

office: (239) 533-8007

cell: (239) 707-1057

email: JLighthall@leegov.com

web: www.leegov.com/solidwaste

Connect With Us On Social Media



Sign up today to become a Solid Waste insider by clicking [here](#)!

From: Terri Rose <terri@avaloneng.com>

Sent: Friday, February 21, 2025 9:13 AM

To: Lighthall, Justin <JLighthall@leegov.com>

Cc: Linda Miller <linda@avaloneng.com>; Mark Aral <mark@avaloneng.com>; Kevin Conor <kevin@avaloneng.com>

Subject: 24-104 North Captiva Dumpster Deviation Request- DCI2024-00040

Caution: This email originated from an external source. Be cautious of attachments

and links, and do not provide login information. Report suspicious activity to the Service Desk: servicedesk@leegov.com or 533-HELP.

Good morning Justin,

As required by the County's LDC Section 10-261, we hereby request approval of a dumpster deviation. This development will have roll-out containers that can be placed and stored in the garage, until the day of pickup service.

The County's Development Code permits the applicant to seek an administrative deviation when an owner is unable to comply with the requirements of this section. In determining whether to approve an administrative deviation, the Director shall consider factors such as dimensions of the property, site constraints such as existing development, or other location factors that may make compliance with this section impossible or impractical. The determination to approve an administrative deviation shall be at the sole discretion of the Director.

The site is located at 4510 Hodgepodge Lane on North Captiva Island, Strap Number 05-45-21-10-00000.028A. The development will include an electrical substation next to a 2-story, 4,975-square-foot essential service building with first-floor being utilized for enclosed storage and second floor for office and temporary housing areas. A CFPD Zoning Amendment (DCI2024-00040) has been submitted and will include this deviation request. A Development Order application will also be submitted within the next couple of weeks.

The property owner is seeking an administrative deviation to the commercial trash receptacle requirement for the following reasons:

- There are specific trash service requirements on North Captiva.
- Allows LCEC to work with a third-party trash service that provides collection and removal for North Captiva
- Having the trash cans stored in the garage promotes a cleaner site, provide easier cleaning of the individual container(s) and will provide less opportunity for wildlife attraction.
- Without providing a standard size dumpster enclosure the site provides more green space while maximizing the amount of square footage that can be provided on the site.

Thank you,



Terri Rose

Project Coordinator

Phone: 239-573-2077 x200

Email: terri@avaloneng.com

Avalon Engineering, Inc.

2503 Del Prado Blvd S.
Suite 200
Cape Coral, FL 33904

www.avaloneng.com

Serving our community since 1980



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Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



Hydric Soil List - All Components

This table lists the map unit components and their hydric status in the survey area. This list can help in planning land uses; however, onsite investigation is recommended to determine the hydric soils on a specific site (National Research Council, 1995; Hurt and others, 2002).

The three essential characteristics of wetlands are hydrophytic vegetation, hydric soils, and wetland hydrology (Cowardin and others, 1979; U.S. Army Corps of Engineers, 1987; National Research Council, 1995; Tiner, 1985). Criteria for all of the characteristics must be met for areas to be identified as wetlands. Undrained hydric soils that have natural vegetation should support a dominant population of ecological wetland plant species. Hydric soils that have been converted to other uses should be capable of being restored to wetlands.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). These soils, under natural conditions, are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

Hydric soils are identified by examining and describing the soil to a depth of about 20 inches. This depth may be greater if determination of an appropriate indicator so requires. It is always recommended that soils be excavated and described to the depth necessary for an understanding of the redoximorphic processes. Then, using the completed soil descriptions, soil scientists can compare the soil features required by each indicator and specify which indicators have been matched with the conditions observed in the soil. The soil can be identified as a hydric soil if at least one of the approved indicators is present.

Map units that are dominantly made up of hydric soils may have small areas, or inclusions, of nonhydric soils in the higher positions on the landform, and map units dominantly made up of nonhydric soils may have inclusions of hydric soils in the lower positions on the landform.

The criteria for hydric soils are represented by codes in the table (for example, 2). Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. Doc. 2012-4733 Filed 2-28-12. February, 28, 2012. Hydric soils of the United States.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.
- Vasilas, L.M., G.W. Hurt, and C.V. Noble, editors. Version 7.0, 2010. Field indicators of hydric soils in the United States.

Report—Hydric Soil List - All Components

Hydric Soil List - All Components--FL071-Lee County, Florida					
Map symbol and map unit name	Component/Local Phase	Comp. pct.	Landform	Hydric status	Hydric criteria met (code)
4: Canaveral fine sand-Urban land complex, 0 to 2 percent slopes	Canaveral	15-85	Ridges on marine terraces,flats on marine terraces	No	—
	Urban land	15-85	—	Unranked	—
	Captiva	3	Drainageways on marine terraces	Yes	2,3
	Kesson-Tidal	2	Tidal marshes on marine terraces	Yes	2
100: Waters of the Gulf of Mexico	Water of the Gulf of Mexico	100	—	Unranked	—
104: Captiva fine sand, ponded-Urban land complex, 0 to 1 percent slopes	Captiva	15-85	Drainageways on marine terraces	Yes	2,3
	Urban land	15-85	Flatwoods on marine terraces	Unranked	—
	Canaveral	4	Ridges on marine terraces,flats on marine terraces	No	—
	Kesson-Tidal	4	Tidal marshes on marine terraces	Yes	2
	Captiva	2	Flats on marine terraces	No	—

Data Source Information

Soil Survey Area: Lee County, Florida
Survey Area Data: Version 22, Aug 21, 2024



March 10, 2025

Mr. Robert Price, Director
Lee County Department of Transportation
1500 Monroe Street
Fort Myers, FL 33901

PROJECT: LCEC SUBSTATION AND SERVICE FACILITY
05-45-21-10-00000.028A
NORTH CAPTIVA

SUBJECT: TRAFFIC GENERATION STATEMENT

Dear Mr. Price,

Included herewith are the traffic generation calculations for the proposed electric essential service facility on North Captiva. North Captiva provides mainly shell and sand roads with no automobile traffic, only golf carts, bicycles, and other means of travel, like walking, skating, and riding on scooters. As the project creates less than 300 vehicle trips, peak hour of the generator, a traffic impact statement will not be necessary.

Source: I.T.E. Trip Generation Manual, 11th Edition
Land Use: 170 – Utility
Square Footage: 4,395

Weekday

AM Peak Hour of the Generator:

2.30 per 1000 square feet

8.49 vehicles entering 84 %

1.62 vehicles exiting 16 %

10.11 TOTAL VEHICLES

PM Peak Hour of the Generator:

2.29 per 1000 square feet

1.81 vehicles entering 18 %

8.25 vehicles exiting 82 %

10.06 TOTAL VEHICLES

If you should have any questions or require additional information, please feel free to call me.

Sincerely,

AVALON ENGINEERING, INC.

A handwritten signature in cursive script that reads 'Linda Miller'.

Linda Miller, AICP
Vice President