

AFFIDAVIT OF AUTHORIZATION**APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE**

I, Constance Dean (name), as Managing Member
 (owner/title) of OGNC LLC (company/property), swear or affirm under oath, that
 I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

CDean
 Signature

1/17/25
 Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
 ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
 COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared _____, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 8140 College Pkwy. Fort Myers 33919 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
N/A	

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Constance Dean

Property Owner

Constance Dean/ OGNC LLC

Print Name

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing Instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, on _____ (date) by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public



**APPLICATION TO AMEND A
PLANNED DEVELOPMENT OR PUD
and/or
APPLICATION FOR FINAL PLAN APPROVAL
IN UNINCORPORATED AREAS ONLY**
[LDC Section 34-380 or 34-1037]

Project Name: Walker Banyan BIDG CPD - Amendment
 Current Zoning: CPD
☒ Amendment to a PD or PUD to allow: Amend schedule of uses
☐ Final Plan Approval for: _____

1. Name of Applicant: Ashley Hensley
 Address: 8140 College Parkway Suite 107, F
 City, State, Zip: Fort Myers, Florida, 33919
 Phone Number: (239) 639-6191
 E-mail Address: empowermentcenter239@gmail.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(a)(1)a.1.]
☒ Applicant has been authorized by the owner(s) to represent them for this action. [34-203(a)(3)]

3. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-203(a)(4)]

a. Company Name: _____
 Contact Person: _____
 Address: _____
 City, State, Zip: _____
 Phone Number: _____ Email: _____

b. [Additional Agent\(s\)](#): Provide the names of other agents that the County may contact concerning this application. [34-203(a)(4)]

4. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-203(a)(2)]

Name: OGNC LLC
 Address: 8140 College Parkway
 City, State, Zip: Fort Myers, FL, 33919
 Phone Number: (239) 939-1751 E-mail: venturerealty-jw@earthlink.net

5. Disclosure of Interest [34-203(a)(2)]:
☒ Attach [Disclosure of Interest](#) Form.

6. STRAP Number(s) [34-205(a)(5)]:

15-45-24-00-00014.0060

7. Street Address of Property: 8140 College Pkwy Fort Myers, FL, 33919

LEE COUNTY COMMUNITY DEVELOPMENT
 PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
 PHONE (239) 533-8585

8. **Legal Description (must submit one):**

☐ Legal description (metes and bounds) and sealed sketch of the legal description. [34-204(a)(5)]

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(a)(5)]

9. **Lee Plan (Future Land Use) Designation:**

intensive development

10. **Original Project Name:**

Walker Banyan BLDG CPD

11. **Original Rezoning Resolution Number:**

2-95-054

12. **Subsequent Zoning Action Resolution/Case Numbers** (if any): Please list all previous zoning and administrative actions (approvals and denials) on this project subsequent to original rezoning. Include Resolution Numbers and Case Numbers (provide added sheets, if necessary).

2-08-08
ADD-2014-00007

13. **Development Order Numbers** (if any): List all local development orders approved on this project. Please indicate the status of each development order (provide added sheets, if necessary).

95-11-140-01L
LDO2008-00296
LDO2007-00258

94-07-042-01L

14. **Written Narrative:** Provide a written narrative statement explaining exactly what is proposed. [34-373(a)(5)]15. **Deviations:** If any relief is requested from the provisions of the Lee County Land Development Code (LDC), provide a **written explanation** of the specific relief requested (a schedule of deviations). Explain what conditions currently exist which warrant this request for relief from the regulations (a written justification for each of the requested deviations). Include specific references to any section (number{s}) and name{s}) of the LDC from which relief is sought including why the requested relief is necessary and how it will affect the project. All deviation requests must be specifically keyed to the location on the Master Concept Plan or Final Plan. [34-373(a)(9)]16. **Planning Community or Community Plan Area*:**

*If in Caloosahatchee Shores [33-1482], Captiva [33-1612], Estero [33-64], Lehigh Acres [33-1401], North Fort Myers [33-1532], North (Upper) Captiva [33-1711], or Page Park [33-1203], attach meeting summary from informational meeting.

17. **Approved Master Concept Plan (MCP):** Provide an APPROVED MCP and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED at a size of 24"x36". [34-373(a)(6)]18. **Proposed Final Plan (for Final Plan Approval applications only):** Provide a copy of the proposed Final Plan consistent with the approved Master Concept Plan and the approved Zoning Resolution at a size of 24"x36". This proposed Final Plan must show any DEVIATION(s) keyed on the plan to identify the location of the specific deviation. [34-373(a)(6)]



REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS (indicate the appropriate application type)

- ☐ Public Hearing - General Requirements (34-202)
- ☐ Public Hearing - Mining Excavation Planned Development (12-110)
- ☐ Public Hearing - Additional Requirements for:
- ☐ Development of Regional Impact (34-202(b)(1))
 - ☐ Planned Developments (34-202(b)(2))
 - ☒ Planned Development Amendment (34-202(b)(2))
 - ☐ Rezoning other than Planned Developments (34-202(b)(3))
 - ☐ Special Exceptions (34-202(b)(5))
 - ☐ Variances (34-202(b)(6))
 - ☐ Limited Amendment to Existing Mine Zoning Approval [12-121(j)]
 - ☐ Private Recreational Facilities Planned Development (34-941(g))
- ☐ Development Order - Submittal Requirements (10-152)
- ☐ Application Form and Contents (10-153)
 - ☐ Additional Required Submittals (10-154)
- ☐ Limited Review Development Order - Submittal Requirements (10-152)
- ☐ Required Submittals (10-175)
- ☐ Administrative Action Application Requirements [34-203]
- State the Type of Administrative Application: _____

PLEASE PRINT OR TYPE:

STRAP Number: 15-45-24-00-00014-0060

Name of Project: WALKER Banyan BLDG CDD

Name of Agent: Ashley Hensley

Street Address: 8140 College Parkway Suite 107

City, State, Zip: Fort Myers, Florida, 33919

Phone Number: (239) 839-6797 Email Address: empowermentcenter239@gmail.com

Name of Applicant*: Ashley Hensley

Street Address: 8140 College Parkway Suite 107

City, State, Zip: Fort Myers, Florida, 33919

Phone Number: (239) 839-6797 Email Address: ashleyh02@yahoo.com

***If applicant is not the owner, a letter of authorization from the owner must be submitted.**

LEE COUNTY COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

	Section Number	Requirement
#1	[34-373(a)(6)]	Approved Master concept Plan (MCP)
#2		
#3		
#4		
#5		
#6		
#7		
#8		
#9		

B. SCOPE OF PROJECT AND REASON(S) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

None Attached

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

[Signature]

Signature of Applicant

1/21/25

Date

FOR STAFF USE ONLY

DIRECTOR'S DECISION:

☐

Request Denied

☐

Request Approved

☐

Request Approved Per Attached Comments

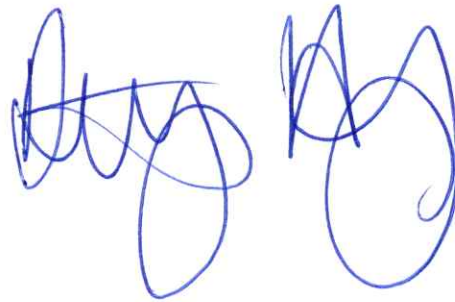
Director Signature

Date

Written Narrative: [H-373(a)(5)]

My name is Ashley Hensley, and I am currently partnering with Changing Lives Group, LLC. Since 2017, we have been providing in-home services for individuals with disabilities throughout Lee County. We are excited to announce our plans to expand our services by introducing an Adult Day Training program, The Empowerment Center Inc. This program aims to create a unique and safe environment for our participants.

To achieve this goal, we need to amend the property Schedule of Uses to be approved for licensing purposes. Specifically, we are requesting the addition of "Social Services Group 2" to the Schedule of Uses.

A handwritten signature in blue ink, consisting of stylized, overlapping loops and curves, positioned in the lower right area of the page.

Property Data

STRAP: 15-45-24-00-00014.0060 Folio ID: 10200748

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

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Owner Of Record - Tenants In Common
OGNC LLC +
8140 COLLEGE PARKWAY LLC
12734 KENWOOD LN #15
FORT MYERS FL 33907

[\[Change Mailing Address\]](#)

Site Address

Site Address maintained by **E911 Program Addressing**

8140 COLLEGE PKWY
FORT MYERS FL 33919

Property Description

Do not use for legal documents

PARL IN SE 1/4 DESC OR 4685 PG 3811

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 4685 and 3811 for the book and page numbers.

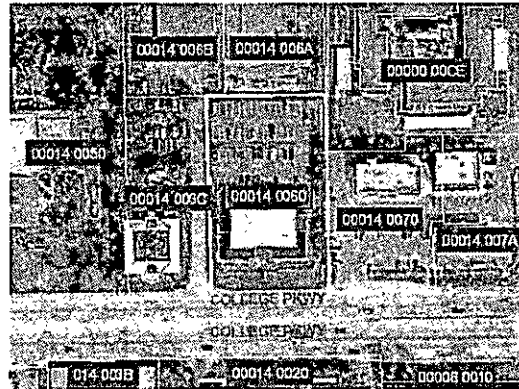
Attributes and Location Details

Total Bedrooms / Fixtures	0 / 37
Gross Building Area	17,032
1st Year Building on Tax Roll	1984
Historic Designation	No

Township	Range	Section	Block	Lot
45	24E	15		
Municipality	Latitude	Longitude		
Lee County Unincorporated - 0	26.55744	-81.89008		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date July of 2023 ▶ ☐ View other photos

Last Inspection Date: 07/03/2023

Property Values / Exemptions / TRIM Notices

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No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	2,118,450	1,036,720	2,118,450	2,118,450	0	0	2,118,450
2023 / Additional Info	2023 (Final Value)	1,841,791	682,784	1,841,791	1,654,400	0	0	1,654,400
2022 / Additional Info	2022 (Corrected Value)	1,504,000	231,629	1,504,000	1,504,000	0	0	1,504,000
2021 / Additional Info	2021 (Corrected Value)	1,551,000	255,966	1,551,000	1,551,000	0	0	1,551,000
2020 / Additional Info	2020 (Corrected Value)	1,510,136	269,469	1,510,136	1,415,968	0	0	1,415,968
2019 / Additional Info	2019 (Final Value)	1,287,244	208,277	1,287,244	1,287,244	0	0	1,287,244
2018 / Additional Info	2018 (Final Value)	1,229,629	165,834	1,229,629	1,229,629	0	0	1,229,629
2017 / Additional Info	2017 (Final Value)	1,137,770	151,340	1,137,770	1,137,770	0	0	1,137,770
2016	2016 (Final Value)	862,068	119,140	862,068	862,068	0	0	862,068

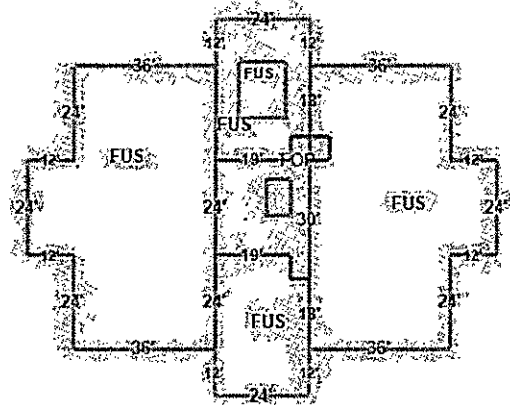
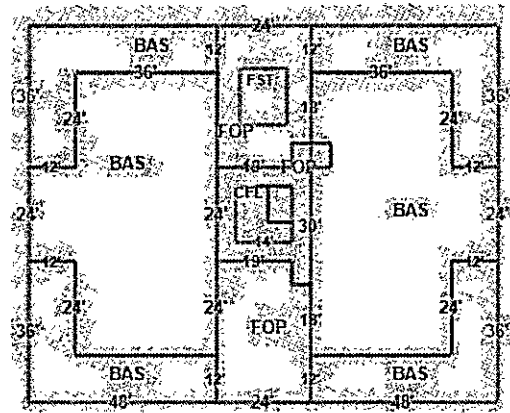
Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
1800	Office Building, Multi-Story	51836.00	Square Feet
Land Features			
Description		Year Added	Units
BLACK TOP - IMPROVED		1984	9,146
BLACK TOP - IMPROVED		1984	6,336
Buildings			
Building 1 of 1			
Building Characteristics			
Improvement Type	Model Type	Stories	Living Units
49 - Offices - Low Rise	5 - OFFICE/MEDICAL	2.0	0
Bedrooms	Bathrooms	Year Built	Effective Year Built
0	0.0	1984	1989
Building Subareas			
Description		Heated / Under Air	Area (Sq Ft)
BAS - BASE		Y	9,270
CFL - CATHEDRAL FLOOR AREA		Y	142
FOP - FINISHED OPEN PORCH		N	1,940
FOP - FINISHED OPEN PORCH		N	470
FST - FINISHED UTILITY		N	168
FUS - FINISHED UPPER STORY		Y	7,452
Building Features			
Description		Year Added	Units
SPRINKLER SYSTEM (INTERIOR)		1984	19,416
ELEVATOR - PASSENGER		2007	2

Building Front Photo



Photo Date: July of 2023

Building Footprint



Property Details (2024 Tax Roll)

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1800	Office Building, Multi-Story	51836.00	Square Feet

Land Features

Description	Year Added	Units
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Buildings

Building 1 of 1

Building Characteristics

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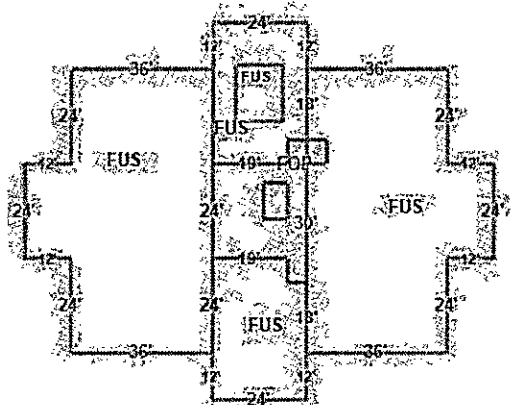
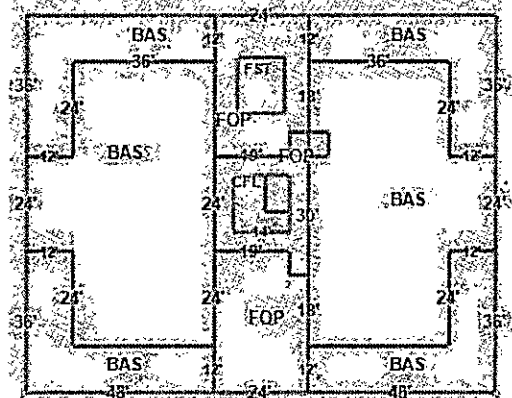
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SPRINKLER SYSTEM (INTERIOR)		1984	19,416
ELEVATOR - PASSENGER		2007	2

Building Front Photo



Photo Date: July of 2023

Building Footprint



Taxing Authorities

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IONA MCGREGOR FIRE / 068

Name / Code

Category

Mailing Address

LEE CO GENERAL REVENUE / 044

County

LEE COUNTY OFFICE OF MGMT & BUDGET
PO BOX 398
FORT MYERS FL 33902-0398