



APPLICATION FOR ADMINISTRATIVE DEVIATION FROM CHAPTERS 10 AND 33 IN UNINCORPORATED AREAS ONLY [LDC Section 10-104 and Chapter 33]

Project Name: ELLISON FORT MYERS ADD

Request: Deviation from LDC Section 10-261(a) requirement for a new multifamily residential development to provide sufficient on-site space for recyclable materials collection containers

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1. **Name of Applicant:** Flournoy Development Group
 Address: 2200 Brookstone Centre Parkway
 City, State, Zip: Columbus, GA 31904
 Phone Number: (407) 913-6750 E-mail: cooper.reece@flournoydev.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:** RVi Planning + Landscape Architecture
 Contact Person: Fred Drovdlc, AICP
 Address: 1514 Broadway, Suite 201
 City, State, Zip: Fort Myers, Florida, 33901
 Phone Number: 239.318.6707 E-mail: fdrovdlc@rviplanning.com
 - 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: ROYAL PALM VILLAGE CONDOMINIUM
 Address: 15180 Meadow Circle
 City, State, Zip: Fort Myers, FL 33908
 Phone Number: _____ E-mail: _____
 5. **Disclosure of Interest [34-203(a)(2)]**
☒ Attach [Disclosure of Interest](#) Form.
 6. **STRAP Number(s) [34-203(a)(5)]:**
35-45-24-L2-00016.0000
 7. **Street Address of Property:** 15010-610 MEADOW CIR, FORT MYERS

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. Use(s) of Property:

a. Current uses of property are:

Vacant

b. Intended uses of property are:

Multifamily

10. Lee Plan (Future Land Use) Designation of Property:

Intensive Development

11. Current Zoning of Property:

Residential Planned Development (Z-24-023)

12. Property Dimensions:

a. Width (average if irregular parcel): 680 Feet

b. Depth (average if irregular parcel): 1352 Feet

c. Total area: 19.33 AC Acres or square feet

13. Current Use of the Adjacent Properties (briefly describe):

North: Infiniti dealership

East: US 41, car wash, retail plaza

South: Philips Creek subdivision (single-family homes)

West: Multifamily

14. Public Hearings: Has a public hearing for any purpose been held regarding the subject property within the last 12 months?

☐ **NO**

☒ **YES** – If **YES**, please provide the following information regarding the hearing:

a. Name of Applicant: Flournoy Development Group

b. Date of Hearing: 2024-11-06

c. Case Number: DCI2023-00049

d. Type of Request: Zoning

e. Result/Disposition of Hearing: Z-24-023

15. Local Development Orders: Has an application for a Development Order been filed with Lee County Department of Community Development?

☐ **NO**

☐ **YES** – If **YES**, please provide the following information:

a. Name of Applicant: Flournoy Development Group

b. Lee County DOS Application #: DOS2024-00101

c. Current Status of DOS Application: Respond to comments letter #3

16. Specific Request: Indicate the Section(s) of Lee County Land Development Code from which the administrative deviation approval is sought [please check the appropriate selection(s)]:

- ☒ Section 10-261 (refuse and solid waste disposal facilities)
- ☐ Section 10-283 (access streets)
- ☐ Section 10-285 (intersection separations)
- ☐ Section 10-296, Table 2 (ROW widths - County maintained streets)
- ☐ Section 10-296, Table 3 (ROW widths - private streets)
- ☐ Section 10-296(d)(4) (drainage and 10-296(e) through (i) road specifications)
- ☐ Section 10-296(d)(1) (horizontal curves)
- ☐ Section 10-296(j) (intersection designs)
- ☐ Section 10-296(k) (cul-de-sacs)
- ☐ Section 10-322 (swale sections)
- ☐ Section 10-329(d)(1)a.2.&a.3 (Water excavation setbacks)
- ☐ Section 10-329(d)(4) (excavation bank slopes)
- ☐ Section 10-352 (public water)
- ☐ Section 10-353 (public sewer)
- ☐ Section 10-384(c) (water mains)
- ☐ Section 10-415(b) (Indigenous native vegetation)
- ☐ Section 10-416(c) Landscaping of parking and vehicle use areas
- ☐ Section 10-418(3) (surface water management systems; limited to the prohibition of hardened structures behind single family residences for restriction of existing lake bank slopes as provided in section 10-329(d)(4)b)
- ☐ Section 10-441 (mass transit facilities)
- ☐ Section 10-610 (site design standards and guidelines for commercial developments)
- ☐ Section 10-716 (piping materials in right of way)
- ☐ Chapter 33 (if permitted) Section(s): _____

17. Explanation and Justification of Request: Explain the proposed request and why the administrative deviation is needed. For each deviation requested, provide an explanation as to how the deviation satisfies the criteria provided in 10-104(b).

- (1) The request is based on sound engineering practices (not applicable to sections 10-352, 10-353 and division 7, article III, chapter 10);
- (2) The request is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested;
- (3) For division 7, article III, chapter 10, the required facility would unnecessarily duplicate existing facilities;
- (4) The granting of the deviation is not inconsistent with any specific policy directive of the Board of County Commissioners, any other ordinance or any Lee Plan provision; and
- (5) For sections 10-352 and 10-353, the utility that would otherwise serve the development cannot provide the service at the adopted level of service standard due to an inadequate central facility.

18. Plans:

- a. Provide a 24"x36" plan that is sealed and dated by a registered professional engineer, that accurately reflects the applicant's alternative proposal {not required for deviations requested from LCLDC Sections 10-415(b)(5) or 10-416(c)}. **[10-104(c)(2)]**
- b. **For indigenous open space and parking lot landscaping deviations**, {LCLDC Section 10-415(b)(3) and Section 10-416(c)}, provide a 24"x36" plan signed, sealed and dated by a registered landscape architect, that accurately reflect the applicant's alternative proposal. **[10-104(c)]**

19. Other Requested Documentation: Any other materials and/or calculations requested by the Director of Development Services to aid in the decision. **[10-104(c)]**

SUBMITTAL REQUIREMENT CHECKLIST

Clearly label your attachments as noted in bold below.

☒	Completed application [34-203(a)(1)]
☐	Filing Fee [34-201(d)]
☒	Affidavit of Authorization Form [34-203(a)(3)]
☐	Additional Agents [34-203(a)(4)]
☐	Multiple Owners List (if applicable) [34-203(a)(2)]
☒	Disclosure of Interest Form [34-203(a)(2)]
☒	Legal description (must submit one) [34-203(a)(5)]
☒	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.)
☒	Explanation and Justification of Request [10-104(b)]
☐	Alternate Proposal Plan [10-104(c)(2)]
☐	Other Requested Documentation (as may be required) [10-104(c)]

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 deviation in no way guarantees its approval. If the Director determines that the requested deviation is beyond the scope of Land Development Code Section 10-104 and 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 deviation 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 deviation 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.