

**LEE COUNTY, FLORIDA
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION
STAFF REPORT**

TYPE OF CASE: PLANNED DEVELOPMENT/DCI
CASE NUMBER: DCI2024-00040
HEARING EXAMINER DATE: June 26, 2025

APPLICATION SUMMARY

Applicant: Avalon Engineering, Inc. in reference to Lee County Electric Cooperative, Inc. CFPD.

Request: Request to rezone 0.24± acres from Residential Single family (RS-1) to Community Facilities Planned Development (CFPD), to allow for Administrative Office, Essential Service Facilities, Group I, and Temporary Employee Housing.

Location: The subject property at the northwest corner of Spanish Gold Lane and Hodgepodge Lane, Upper Captiva Community Plan Area (District #1). The applicant indicates the STRAP number is 05-45-21-10-00000.028A.

Summary

Staff recommends approval of the applicant's request to rezone the subject property to Community Facilities Planned Development (CFPD) with the conditions found in Attachment C.

The applicant requests to rezone the site from RS-1 to CFPD in order to develop the site with 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 Lee County Electric Cooperative with maintaining and improving the electricity service provided to the residents and businesses on North Captiva. This request seeks four deviations. Staff has evaluated the requested deviations and recommend their approval.

Character of the Area

The area is mostly developed with single-family and two-family attached residences. The property abutting this site to the south is developed with North Captiva island's fire station (Upper Captiva Fire Protection District).

Analysis

The subject site, consisting of 0.24± acres, is zoned RS-1 and currently is vacant. The requested rezoning will allow the site to be developed with an electric switch equipment and an office building for LCEC. The applicant also proposes providing temporary housing for their employees in emergencies and other situations when employees are needed on the island to restore electricity or maintain the electrical infrastructure.

This site is located in the Upper Captiva Community Plan Area and as required by Lee County Land Development Code Section 33-1702, the applicant held a public informational meeting on February 25, 2025, and provided staff with a synopsis of this meeting (Attachment "F").

This site is surrounded to the north with a single-family residence, zoned RS-1, to the east, across Spanish Gold Lane, there is a two-family attached development, zoned PUD, to the south, across

Hodgepodge Lane is the Island's fire station, zoned Community Facility (CF), and to the west there is a vacant land, zoned RS-1.

Environmental

Environmental staff has reviewed this request and stated that there were no protected species observed on the site. Environmental staff recommended approval with conditions (Attachment "E").

Transportation

In Upper Captiva there are no vehicles other than golfcarts. The only trucks on the island belong to the Fire District. As such, they received an exemption from the traffic studies required by the Planned Development Rezoning.

Lee Plan

The subject property is located in the Outer Future Land Use category and the following Goals, Objectives, Policies and Standards are applicable to this rezoning request.

The request for this Essential Service Use to build an electrical substation with an office and temporary housing for employees is intended to provide reliable electric service to the Island residents. The Island is sparsely developed with residential uses, which requires essential services in support of the use. Staff find the request CONSISTENT with Policy 1.4.2 of the Lee Plan.

The site will be developed with public utility use, which is permitted in all land use categories and Planning Districts. The proposed use will support public health, safety and welfare Staff find the request CONSISTENT with Policy 2.1.3 of the Lee Plan.

The site is currently vacant. This rezoning request will allow for the development of the site with an electrical substation. The site is adjacent to Upper Captiva's fire station. This essential service use will not cause urban sprawl, it will promote a contiguous and compact growth pattern. Staff find the request CONSISTENT with Objective 2.1 of the Lee Plan.

The site will be developed with an electrical substation and a small building for office and temporary sleeping quarters for employees to be used before and after a storm to help restore power to the residents. The building is small in size and will preserve traditional character, scale and tranquility of Upper Captiva community. Staff find the request CONSISTENT with Objective 26.1 of the Lee Plan.

Urban Services

Urban services are defined by the Lee Plan as: the requisite services, facilities, capital improvements, and infrastructure necessary to support growth and development at levels of urban density and intensity.

Public sewer and water: Water and sewer services are not available in the area.

Paved streets and roads: There are no paved roads in the area.

Public transit: there is no bus service in the area.

Parks and recreation facilities/Community facilities: There are no community facilities or parks within the vicinity of this site.

Urban levels of police, fire, and emergency services: This site is in the Upper Captiva Fire Protection service area. The fire house is across the street from this site.

Urban surface water management: Any future development will be required to comply with the LDC, including provisions for surface water management.

Schools: This CFPD will not generate any need for public schools.

Employment and commercial centers: There are no employment or commercial centers in the vicinity of this site.

PLANNING COMMUNITY MAP AND ALLOCATION TABLE

POLICY 1.6.5: The Planning Communities Map and Acreage Allocation Table (see Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses for the year 2045.

Deviations

Deviation #1 seeks relief from the LDC Sec.34-2192(a), which requires a 25-foot street setback, to allow a 5-foot street setback for the mechanical pan and an 18.38-foot setback along Spanish Gold Lane, a 5-foot setback along Hodgepodge Lane, and a 5-foot setback along the northern property line, where there is a 15-foot wide road right-of-way.

Staff recommends approval of this deviation. The site contains wide right-of-way easements along both roads. However, the roads are narrow gravel roads used by golf carts and bikes and the roads on Upper Captiva are not expected to be widened in the future, and the road easement along the northern property line will probably never be used as a right-of-way.

Deviation #2 seeks relief from the LDC Sec.10-416(d), which requires a 15-foot-wide Type D buffer along Hodgepodge Lane, Spanish Gold Lane and the right-of-way to the north and a Type C buffer along the western property line, to allow a 5-foot-wide Type A enhanced buffer along northern, eastern, western and southern property lines.

Staff recommends approval of this deviation subject to staff conditions below:

Prior to the issuance of a development order permit, the development order plans must depict an enhanced Type-A buffer to the north, with 5 trees planted per 100 linear feet, and a double staggered hedge row planted at 36 inches and maintained at 48.

Prior to the issuance of a development order permit, the development order plans must depict an enhanced Type-A buffer to the south, with 6 trees planted per 100 linear feet, and a double staggered hedge row planted at 36 inches and maintained at 48.

Prior to the issuance of a development order permit, the development order plans must depict the garage wall acting as a buffer wall as shown on the Master Landscape Plan with 6 trees planted per 100 linear feet and a double staggered hedge row planted at 36 inches and maintained at 48.

Prior to the issuance of a development order permit, the development order plants must depict an enhanced Type-A buffer to the east, with 6 trees planted per 100 linear feet and a double staggered hedge row, planted at 36 inches and maintained at 48.

Deviation #3 seeks relief from the LDC Sec.10-261, which requires commercial development to provide dumpster enclosure on site with specific requirements listed on LDC Section 10-261, to allow rolling trash totes similar to residential uses in the area.

Staff recommends approval of this deviation. Due to the small size of the development and the limited amount of solid waste generated by this use, and its surroundings, it is more appropriate to have a rolling trash tote kept in the garage. Lee County Solid Waste Department has reviewed this request and recommended approval (See Attachment G)

Deviation #4 seeks relief from the LDC Sec. 34-939(b)(1), which requires a 25-foot development perimeter setback, to allow an 11-foot perimeter setback along the western boundary and a 20-foot perimeter boundary setback along the northern boundary of the site.

Staff recommends approval of this deviation. The site is a small residential lot, and a 25-foot perimeter setback will make it difficult to develop the site for this Essential Service use that is needed on the Island.

Findings and Conclusions

Based upon an analysis of the application and the standards for approval of planned development rezonings, as required by Land Development Code Section 34-145(d)(4)a.1, staff offers the following findings and conclusions:

The request, as conditioned:

- a) Complies with Lee Plan as discussed in the Lee Plan analysis section of this report, specifically Lee Plan Policies 1.4.2, 1.6.5, 2.1.3, and Objectives 2.1 and 26.1;
- b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
- c) Is compatible with existing and planned uses in the surrounding area;
- d) Will provide access sufficient to support the proposed development intensity and the expected impacts on existing or planned transportation facilities will be mitigated through existing County regulations or conditions of approval;
- e) Will not adversely affect environmentally critical or sensitive areas and natural resources;
- f) Will be served by urban services, as defined in the Lee Plan;
- g) The proposed mix of uses is appropriate at the proposed location; and
- h) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.
- i) The deviations recommended for approval pursuant to Section 34-073(a)(9):
 - a. Enhance the achievement of the objectives of the Planned Development; and

- b. Preserve and promote the general intent of the Code to protect the public health, safety and welfare.

Closing Remarks

Lee County staff has reviewed the proposed rezoning request and recommends approval of the CFPD zoning. The applicant is seeking 4 deviations from the Lee County Land Development Code. The uses, intensity and deviations proposed by this request are consistent with the Lee Plan and compatible with surrounding existing land uses.

ATTACHMENTS:

- A. Expert Witness Information
- B. Maps: Surrounding Zoning, Future Land Use and Aerial Photograph
- C. Recommended Conditions
- D. Master Concept Plan
- E. Memorandum from Section of Zoning Environmental Staff
- F. Public Informational Meeting Summary
- G. Memorandum from Lee County Solid Waste Department
- H. Application and Narrative
- I. Legal Description

cc: Applicant
County Attorney
Zoning File

LEE COUNTY STAFF EXPERT WITNESS INFORMATION

PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(f)3.

Case Number: DCI2024-00040

Project Name: North Captiva LCEC Essential Service Facility

Hearing Examiner Date: June 26, 2025

CHAHRAM BADAMTCHIAN, AICP, Planner, Senior, Zoning Section, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

William Lange, Planner, Zoning Section, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, and environmental planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Katherine Burgess, Principal Planner, Planning Section, 1500 Monroe Street, Fort Myers, FL. 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan and comprehensive planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Jillian Scholler, Deputy Director, Department of Transportation, 1500 Monroe Street, Fort Myers, FL 33901

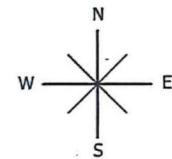
- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in Traffic Engineering and Transportation Planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.



DCI2024-00040

Aerial

 Subject Property



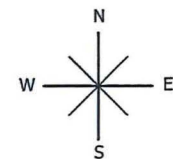
0 500
Feet



DCI2024-00040

Future Land Use

-  Subject Property
-  Public Facilities
-  Outer Island
-  Conservation Lands - Upland



0 500
Feet

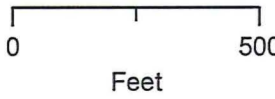
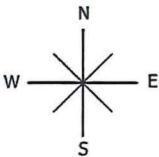


EagleView, Lee County Property Appraiser, Lee County GIS

DCI2024-00040

Zoning

 Subject Property



DCI2024-00040, Lee County Electric Cooperative, Inc. CFPD
Conditions and Deviations

A. Conditions

1. MASTER CONCEPT PLAN/DEVELOPMENT PARAMETERS

The development of this project must be consistent with the three-page Master Concept Plan entitled "Upper Captiva LCEC Service Center" (attached hereto as Attachment D), except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code (LDC) at time of local Development Order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. USES AND SITE DEVELOPMENT REGULATIONS

a. Schedule of Uses

Accessory Uses and Structures
Administrative Offices
Caretaker's Residence
Essential Services
Essential Services Facilities, Group I
Fences, Walls
Parking Lot, Accessory
Signs
Storage, Indoor only
Temporary Uses, including temporary housing of employees during emergencies.

b. Site Development Regulations

Minimum Lot Area and Dimensions:

Area:	0.24± Acres
Width:	100 feet
Depth:	105 feet

Minimum Setbacks: (See Approved Deviations)

Street (From R.O.W. Easement Lines)

Hodgepodge Lane:	11 feet
Spanish Gold Lane:	5 feet
North side setback: (Rear)	5 feet
West Side Setback:	11 feet

Building Height:	30 feet
Minimum Open Space:	62%
Maximum Lot Coverage:	40 %

ATTACHMENT C

3. Environmental

Prior to the issuance of a development order permit, the development order plans must depict 62.7 percent of open space as depicted on the MCP.

4. Temporary Uses

Temporary uses include overnight stay of employees working on the Island prior, during and after a disaster or a weather event, to protect and repair the electric lines and equipment.

B. DEVIATIONS:

Deviation #1 seeks relief from LDC Sec. 34-2192(a), which requires a 25-foot street setback, to allow a 5-foot street setback for the mechanical pan and an 18.38-foot setback along Spanish Gold Lane, a 5-foot setback along Hodgepodge Lane, and a 5-foot setback along the northern property line, where there is a 15-foot-wide road right-of-way.

This deviation is approved.

Deviation #2 seeks relief from LDC Sec. 10-416(d), which requires a 15-foot-wide Type D buffer along Hodgepodge Lane, Spanish Gold Lane and the right-of-way to the north and a Type C buffer along the western property line, to allow a 5-foot-wide Type A enhanced buffer along northern, eastern, western and southern property lines.

This deviation is approved subject to the following conditions:

Prior to the issuance of a development order permit, the development order plans must depict an enhanced Type-A buffer to the north, with 5 trees planted per 100 linear feet, and a double staggered hedge row planted at 36 inches and maintained at 48 inches.

Prior to the issuance of a development order permit, the development order plans must depict an enhanced Type-A buffer to the south, with 5 trees planted per 100 linear feet, and a double staggered hedge row planted at 36 inches and maintained at 48 inches.

Prior to the issuance of a development order permit, the development order plans must depict the garage wall acting as a buffer wall as shown on the Master Landscape Plan with 5 trees planted per 100 linear feet and a double staggered hedge row planted at 36 inches and maintained at 48 inches.

Prior to the issuance of a development order permit, the development order plants must depict an enhanced Type-A buffer to the east, with 9 trees planted per 100 linear feet and a double staggered hedge row, planted at 36 inches and maintained at 48 inches.

Deviation #3 seeks relief from LDC Sec. 10-261, which requires commercial development to provide a dumpster enclosure on site with specific requirements listed in LDC Section 10-261, to allow rolling trash totes similar to residential uses in the area.

This deviation is approved.

Deviation #4 seeks relief from LDC Sec. 34-939(b)(1), which requires a 25-foot development perimeter setback, to allow an 11-foot perimeter boundary setback along the western and southern boundaries, and 5-foot along northern and eastern boundaries of the site.

This deviation is approved.

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)

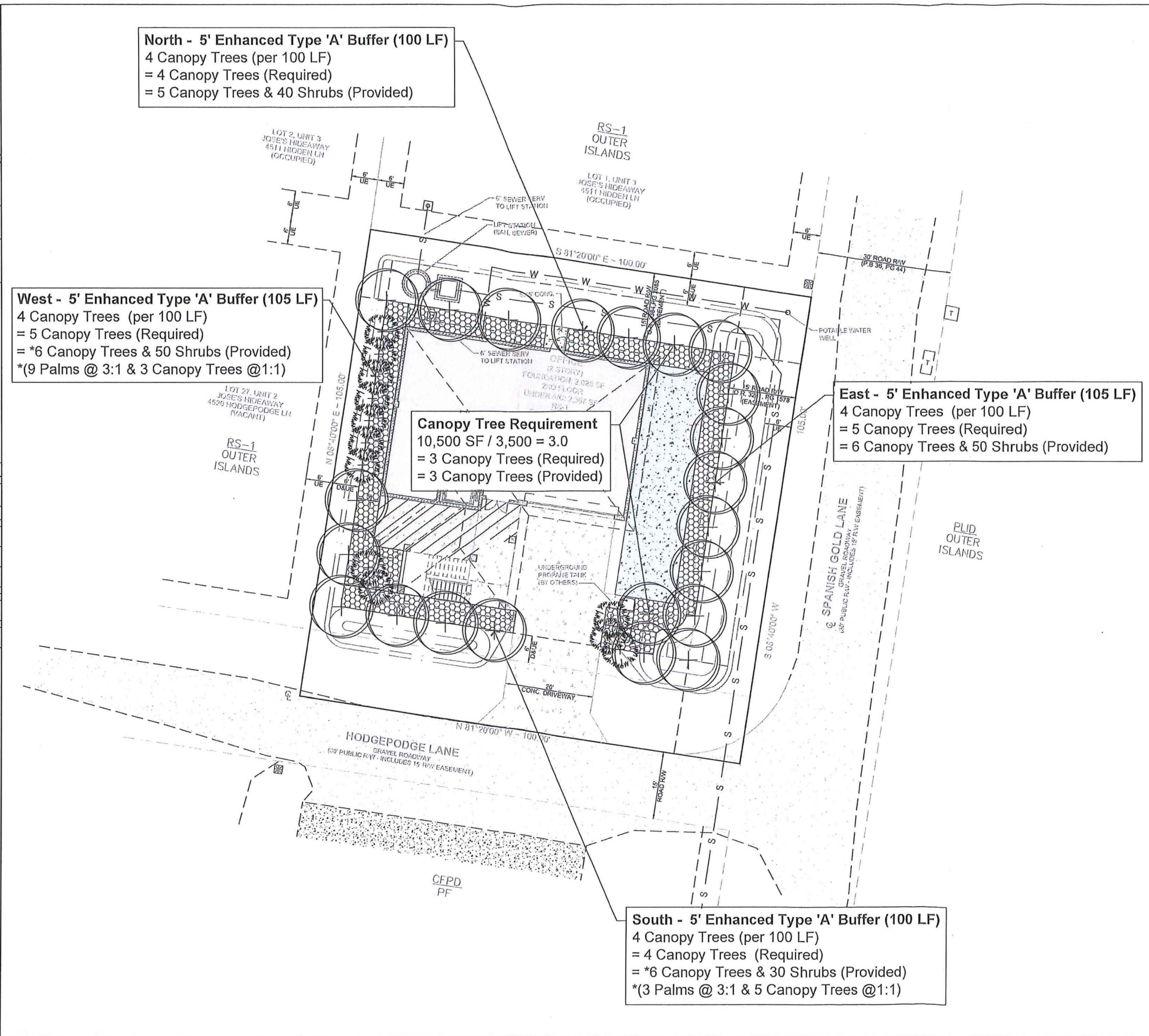
Sec. 10-416. - Landscape standards.		
(a) General Trees, (GEN)		
(3) One canopy tree must be provided per each 3,500 square feet of required development area.		
➤ GEN: 10,500 SF / 3,500 = 3.0 Trees	3	3

PLANT SCHEDULE

TOTAL TREES	*34	*REVIEW PURPOSE ONLY: 26 = 12 Palms (@3:f) + 22 (@1:f)
PROPOSED SHRUBS		

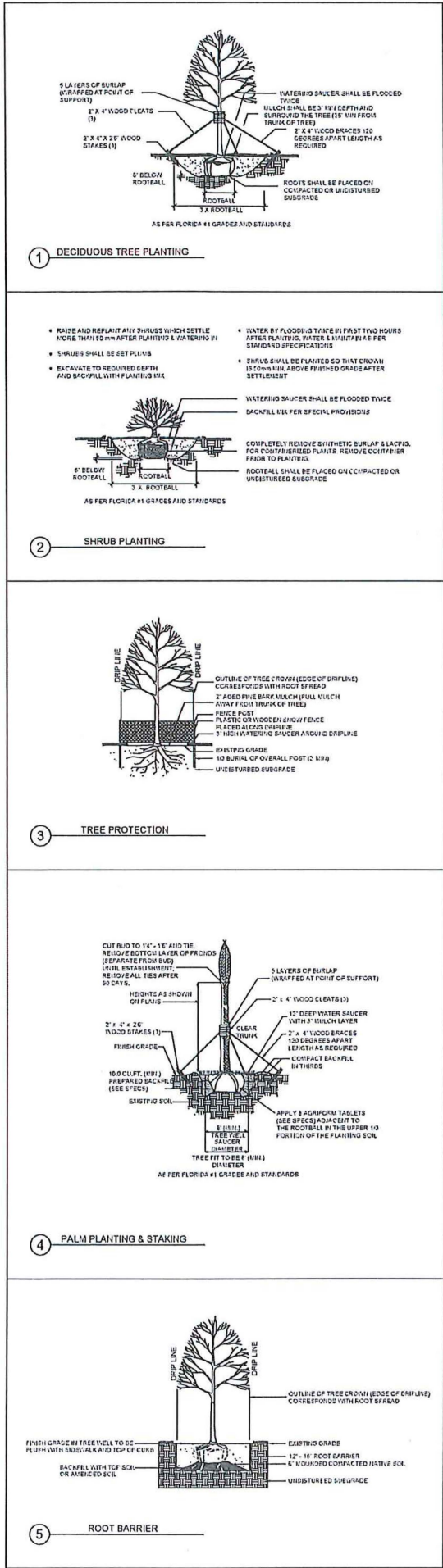
...		...	<i>Stenotaphrum secundatum</i> 'Lawn'	LAWN	THROUGHOUT	YES
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CRAPE MYRTLE
DAHOON HOLLY
JATROPHA
EAST PALATKA HOLLY



L 1.0

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PLAN NOTES

- REPAIR EXISTING TURF AREAS DISTURBED BY/DURING CONSTRUCTION (SOD).
- CONTRACTOR SHALL LOCATE THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PROPOSED PLANTINGS AS SHOWN ON DRAWING. PLANTING MATERIALS SHOWN ON PLAN TAKE PRECEDENCE TO THOSE OF THE PLANT LIST/SCHEDULE.
- ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS" PART I AND "GRADES AND STANDARDS FOR NURSERY PLANTS" PART II, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES TALLAHASSEE.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE PRIOR TO DIGGING.
- ALL PLANTS SHALL BE BALLED AND WRAPPED AS SPECIFIED.
- CONTAINER GROWN STOCK SHALL NOT BE USED/ACCEPTED IF IT IS ROOT BOUND. ALL WRAPPING MATERIAL MADE OF PLASTICS, OR SYNTHETICS, SHALL BE REMOVED AT TIME OF PLANTING.
- ALL PLANTS SHALL BE WATERED WITHIN FIRST 24 HOURS OF PLANTING. WATERING SHALL BE THOROUGH IN ORDER TO ENSURE THAT ALL AIR POCKETS ARE REMOVED FROM ROOT BALL AREA.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL NEW PLANTINGS, INCLUDING SOD. SOD SHALL BE WATERED UNTIL TIME OF KNOTTING.
- TREES OUTSIDE OF PLANTING BED AREAS SHALL RECEIVE 5' DIAMETER MULCH RING.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB AT TIME OF PLANTING. UNLESS OTHERWISE NOTED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL END OF GUARANTEE PERIOD.
- INFORMATION IN "NOTES" TAKES PRECEDENCE OVER INFORMATION IN "DETAILS".
- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS AND PROMPTLY REPORT ANY DISCREPANCIES AND/OR DEVIATIONS FROM INFORMATION SHOWN/WRITTEN ON THE PLAN.
- THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.

FLORIDA EXOTIC AND INVASIVE PLANT SPECIES REMOVAL

THE FOLLOWING HIGHLY INVASIVE PLANTS MUST BE REMOVED FROM THE DEVELOPMENT AREA, IF IT EXISTS, AND THE PROPERTY MUST BE MAINTAINED FREE OF INVASIVE EXOTICS IN PERPETUITY. TO DATE A LIST OF SPECIES CONSIDERED INVASIVE AND EXOTIC CAN BE FOUND AT [HTTP://WWW.FLEPPC.ORG](http://www.flcppc.org). ALSO SEE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE PLANT LIST. PLANTS LISTED AS CATEGORY I INVASIVE SPECIES ARE STRICTLY PROHIBITED.

EXOTIC AND INVASIVE PLANT SPECIES REMOVAL AND CONTROL MECHANISMS

CHEMICAL CONTROL INCLUDES THE USE OF PESTICIDES, HERBICIDES, FUNGICIDES, AND INSECTICIDES. ALTHOUGH CHEMICAL USE CAN BE VERY EFFECTIVE, THEY CAN BE DANGEROUS TO OTHER SPECIES OR TO THE ECOSYSTEM IN GENERAL. CHEMICAL CONTROL MAY BE DIFFICULT, EXPENSIVE, AND CREATE CONCERNS ABOUT ENVIRONMENTAL HEALTH. MECHANICAL CONTROL TECHNIQUES INCLUDE MOWING, HOEWING, TILLING, GRADING, CHOPPING, AND CONSTRUCTING BARRIERS USING TOOLS OR MACHINES TO "HARVEST" INVASIVE PLANTS BY REMOVING AND COLLECTING THEM, AND TRANSPORTING ELSEWHERE AND ALLOWING THEM TO DECOMPOSE IN PLACE. MECHANICAL TREATMENTS COMPLEMENT HERBICIDE (CHEMICAL) CONTROL AND SOMETIMES INCREASE EFFICIENCY.

PHYSICAL OR MANUAL CONTROL INVOLVES PHYSICAL ACTIVITIES (I.E. HARVESTING) SUCH AS HAND-PULLING, DIGGING, FLOODING, DRAWDOWNS (DE-WATERING), DREDGING, MULCHING, MANUAL DESTRUCTION OR REMOVAL OF NESTS, EGG MASSES, OR OTHER LIFE STAGES, OR SHADING TO CONTROL INVASIVE PLANTS. METHODS GENERALLY INCLUDES THE DESTRUCTION OF INVASIVE SPECIES BY HAND. MANUAL CONTROL CAN BE LABOR-INTENSIVE, COSTLY, AND PROVIDE ONLY TEMPORARY CONTROL.

SITE ANALYSES OF WETLAND AND PROTECTED WILDLIFE AREAS

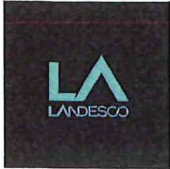
THE EXTENT OF DEVELOPMENT SHOWN ON THIS PLAN MAY BE EFFECTED BY ANALYSES OF THE PRESENCE OF WETLAND AREAS AND PROTECTED WILDLIFE HABITAT. THIS LEVEL OF ANALYSIS IS REQUIRED BY FEDERAL, STATE AND/OR LOCAL DEVELOPMENT REGULATIONS, AND HAS NOT BEEN PERFORMED BY LANDESCO, PLLC. WE THEREFORE TAKE NO RESPONSIBILITY FOR THE DEPICTION OF THIS LEVEL OF INFORMATION.

LANDSCAPING AND IRRIGATION STANDARDS/NOTES

- PLANT MATERIAL USED SHALL MEET THE STANDARDS OF FLORIDA #1 OR BETTER AS SET OUT IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED).
- ROOT BALL SIZES ON ALL TRANSPLANTED MATERIALS MUST MEET STATE STANDARDS.
- 50% OF THE REQUIRED TREES AND 30% OF THE SHRUBS SHALL BE NATIVE VARIETIES.
- TREES ADJACENT TO WALKWAYS, BIKE PATHS AND RIGHT-OF-WAYS MUST BE MAINTAINED WITH CLEARANCE. REQUIRED HEDGES MUST BE PLANTED IN DOUBLE STAGGERED ROWS SO AS TO FORM A CONTINUOUS UNBROKEN SCREEN WITHIN A MINIMUM OF ONE YEAR AFTER TIME OF PLANTING.
- A TWO INCH DEEP MINIMUM (AFTER WATERING IN) LAYER OF ORGANIC MULCH MUST BE PLACED AND MAINTAINED AROUND ALL NEWLY INSTALLED TREES, SHRUBS AND GROUND COVER PLANTINGS. EACH TREE, SHRUB, OR PALM MUST HAVE A RING OF MULCH NO LESS THAN 36" BEYOND ITS TRUNK IN ALL DIRECTIONS.
- ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY IN A HEALTHY AND VIGOROUS CONDITION. TREE AND PALM STAKING AND TEMPORARY BARRICADES SHALL BE REMOVED WITHIN 12 MONTHS AFTER INSTALLATION.
- NO REQUIRED TREES OR SHRUBS SHALL BE PLANTED IN THE BOTTOM OF SWALES OR EASEMENTS.
- ALL CODE REQUIRED TREES SHALL BE A MINIMUM OF 10 FEET IN HEIGHT, HAVE A 2-INCH CALIPER (AT 12 INCHES ABOVE THE GROUND). PALMS MUST HAVE A MINIMUM SIZE OF 16 FEET OVERALL, UNLESS LOCATED WITHIN 10 FEET OF A WALKWAY, IN WHICH CASE THEY SHALL HAVE A MINIMUM OF TEN FEET OF CLEAR TRUNK/WOOD AT PLANTING.
- SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT ABOVE THE ON-SITE ADJACENT PAVEMENT SURFACE TO BE BUFFERED AND/OR SCREENED, WHEN MEASURED AT THE TIME OF PLANTING. ALL SHRUBS MUST BE A MINIMUM OF 7-GALLON CONTAINER SIZE AT TIME OF PLANTING AND 36 INCHES IN HEIGHT WITHIN 12 MONTHS OF PLANTING, AND MAINTAINED AT A HEIGHT NO LESS THAN 36 INCHES ABOVE THE ADJACENT PAVEMENT REQUIRED TO BE BUFFERED AND/OR SCREENED, EXCEPT FOR VISIBILITY AT INTERSECTIONS AND WHERE PEDESTRIAN ACCESS IS PROVIDED.
- REQUIRED HEDGES MUST BE PLANTED IN DOUBLE-STAGGERED ROWS AND MAINTAINED SO AS TO FORM A CONTINUOUS UNBROKEN, SOLID VISUAL SCREEN WITHIN A MINIMUM OF 12 MONTHS AFTER TIME OF PLANTING.
- CANOPY TREES SHALL NOT BE PLANTED WITHIN SEVEN FEET OF ANY ROADWAY, SIDEWALK, OR PUBLIC UTILITY UNLESS AN ACCEPTABLE ROOT BARRIER MATERIAL IS INSTALLED BETWEEN THE TREE AND THE ROADWAY, SIDEWALK, OR PUBLIC UTILITY. ACCEPTABLE ROOT BARRIER MATERIAL SHALL CONSIST OF ONE OF THE FOLLOWING: A MANUFACTURED ROOT BARRIER MATERIAL, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS, REINFORCED CONCRETE WITH A MINIMUM DEPTH OF 18 INCHES, OR A CONTINUOUS SHEET OF ALUMINUM WITH A MINIMUM DEPTH OF 18 INCHES AND A MINIMUM THICKNESS OF 0.024 INCHES. WHERE A ROOT BARRIER IS REQUIRED, IT SHALL BE INSTALLED FOR A MINIMUM DISTANCE OF 20 LINEAR FEET.
- 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 INCLUDED IN THE IRRIGATION SYSTEM AND LOCATED ON THE SITE SO THAT IT WILL RECEIVE DIRECT RAINFALL, NOT IMPEDED BY OTHER OBJECTS. THE IRRIGATION SYSTEM SHALL BE DESIGNED IN A WAY THAT ELIMINATES THE APPLICATION OF WATER TO IMPERVIOUS AREAS, INCLUDING ROADS, DRIVES, AND OTHER VEHICULAR USE AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION THAT WILL BE RETAINED ON THE DEVELOPMENT SITE. IRRIGATION CONTRACTOR SHALL PROVIDE A SYSTEM THAT PROVIDES HEAD TO HEAD OR 100% COVERAGE WITH SPRAY HEADS OR OTHER APPROVED DEVICE.

PROHIBITED INVASIVE EXOTICS	
Common Name	Scientific Name
Baldpate	<i>Asclepias curculiformis</i>
Worms tongue	<i>Albizia lebeck</i>
Bishopweed	<i>Baccharis javanica</i>
Australian Pine	All Casual tree species
Carrotwood	<i>Cupressus anacardioides</i>
Rosewood	<i>Dalbergia sissoo</i>
Air potato	<i>Dioscorea alata</i>
Murray red gum	<i>Eucalyptus camaldulensis</i>
Weeping fig	<i>Ficus benjamina</i>
Cuban Laurel	<i>Ficus microcarpa</i>
Japanese Climbing fern	<i>Lygodium japonicum</i>
Old World climbing fern	<i>Lygodium microphyllum</i>
Yellowish paper tree	<i>Melaleuca quinquenervia</i>
Downy rose myrtle	<i>Rhodomyrtus tomentosa</i>
Chinese laburnum	<i>Sapindus sibiricum</i>
Brazilian pepper, Florida holly	<i>Schinus molle</i>
Tropical soda apple	<i>Solanum elaeagnifolium</i>
Java plum	<i>Syzygium cumini</i>
Rose apple	<i>Syzygium jambos</i>
Cork tree	<i>Theophrasta populacea</i>
Wedge	<i>Wedelia trilobata</i>

Prepared By:



6681 Rich Road
North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landesco.com

E Seal:



Digitally signed by
David Kulsveen
Date: 2025.02.24
14:38:34 -05'00'

Hodgepodge Lane & Spanish
Gold Lane
Captiva, FL 33924

In Conjunction With:

Avalon Engineering, Inc.
2503 Del Prado Blvd., #200
Cape Coral, FL 33904
FDP#3128 (239) 573-2077



1" = 10'

LANDSCAPE
DETAILS

DATE IN: 02-24-2025

DRAWN BY: PHW

CHECKED BY: DKK

REVISION DATE:

Sheet: 2 of 2

L 2.0

Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ENVIRONMENTAL STAFF REPORT

CASE NUMBER: DCI2024-00040
TYPE OF CASE: (DCI) Planned Development
CASE NAME: North Captiva LCEC Essential Services
TOTAL ACREAGE: 0.24 acres
SUFFICIENCY DATE: April 17, 2025
HEARING EXAMINER DATE: 06/26/2025

Request

The applicant is requesting to rezone the subject property from Residential Single-Family District (RS-1) to Community Facilities Planned Development. The property is located east of Spanish Gold Lane and a PUD (Village at Safety Harbor), west of a RS-1 zoned property, south of Hidden Lane, and north of Hodgepodge Lane. The subject property is located in North Captiva Island, Joses Hideaway, and within the Outer Islands Future Land Use Category.

Existing Conditions and Protected Species

The subject parcel is within the Outer Island Future Land Use Category. Policy 1.4.2 of the Lee Plan states that these areas 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 development in these areas consist of light manufacturing or assembly, data centers, warehousing, and distribution facilities; research and development activities; laboratories; ground transportation and airport-related terminals or transfer facilities; hotels/motels, meeting facilities; education and training facilities; and office use.

Due to the remote location, Staff reviewed the applicants environmental report and determined that an inspection of the property was not needed. There were no noted protected species identified, and no potential wetland areas were identified by the applicant. The applicant provided a protected species survey that included a Florida Land Use Cover and Classification System (FLUCCS) map depicting the vegetative plant communities. According to the FLUCCS report from the applicant the entire area contains 191, undeveloped lands within residential areas.

Along the western parcel boundary, the site abuts an RS-1, undeveloped lot. The southern boundary abuts another community facilities conventionally zoned property, the eastern boundary abuts the planned development, which is the Villages at Safety Harbor, and to the north is a single-family residence in an RS-1 zoned parcel.

OPEN SPACE

The project meets the small development definition (Land Development Code 10-1). LDC 10-415 (a) requires the applicant to provide 20 percent open space for a small development. The total open space required is 2,121.2 square feet (0.05 acres) and the applicant is providing 0.15 acres (6,649 sq. feet) of open space. Staff propose the following condition.

Prior to the issuance of a development order permit, the development order plans must depict 62.7 percent of open space as depicted on the MCP.

INDIGENOUS OPEN SPACE

The Land Development Code requires that large developments must provide 50 percent of the open space percentage requirement through onsite preservation of existing native vegetation communities LDC 10-415 (b). The subject property is less than ten acres in size and is considered a small development per LDC Sections 10-1 and 10-415 (a). No indigenous open space is required.

BUFFERS

The proposed development abuts a right-of-way and a conventionally Community Facilities zoned property to the south, to the west an RS-1 conventionally property, to the North a right-of-way and a RS-1 conventionally zoned property, and to the east is another right-of-way and the planned development of Safety Harbor. Buffers cannot be placed in any street or utility easement without approval from the entity holding title, and the provided Master Landscape Plan identifies buffers outside of easements.

Buffer Deviations

The applicant has requested deviations from LDC 10-416 (d) which requires a Type-D Buffer along Hodgepodge Lane, Spanish Gold Lane, and along the 15-foot right-of-way easement that abuts the northern property line, to allow for an enhanced 5-foot Type-A buffer.

A second deviation is requested from LDC 10-416 (d) which requires commercial use proposed abutting a single-family residential use to provide a Type-C buffer with wall, to allow instead for the proposed garage wall to act as the buffer wall, and to provide an enhanced Type-A Buffer.

The Buffers are:

North - The northern property line abuts an RS-1 residentially zoned property. The Community Facilities zoned property abutting a residential use requires a Type-C buffer. The applicant has requested a deviation and proposes an enhanced Type-A buffer. Staff recommend the following condition.

Prior to the issuance of a development order permit, the development order plans must depict an enhanced Type-A buffer to the north, with 5 trees planted per 100 linear feet, and a double staggered hedge row planted at 36 inches and maintained at 48.

South – The southern property line abuts the ROW for Hodgepodge Lane. The commercial use abutting a right of way requires a Type-D buffer. The application has requested a deviation and proposes an enhanced Type-A buffer. Staff recommend the following condition.

Prior to the issuance of a development order permit, the development order plans must depict an enhanced Type-A buffer to the south, with 5 trees planted per 100 linear feet, and a double staggered hedge row planted at 36 inches and maintained at 48.

West – The western property line abuts an undeveloped residentially zoned lot (RS-1). The proposed use abutting a residentially zoned lot requires a Type-C buffer with wall. The applicant has requested a deviation and proposed an enhanced Type-A buffer. Staff recommend the following condition.

Prior to the issuance of a development order permit, the development order plans must depict the garage wall acting as a buffer wall as shown on the Landscape Plan with 5 trees planted per 100 linear feet and a double staggered hedge row planted at 36 inches and maintained at 48.

East – The east property line abuts a right-of-way for Spanish Gold Lane and the planned development of Safety Harbor. The proposed use abutting a right-of-way requires a Type-D buffer. The applicant has requested a deviation and proposed an enhanced Type A buffer. Staff recommend the following condition.

Prior to the issuance of a development order permit, the development order plans must depict an enhanced Type-A buffer to the east, with 9 trees planted per 100 linear feet and a double staggered hedge row, planted at 36 inches and maintained at 48.

Exhibits

A - Protected Species Survey

Hodgepodge Lane Parcel

Section 05, Township 45, Range 21 East
Fort Myers, Florida

Protected Species Survey & Florida Bonneted Bat Roost Survey

August 2024

Prepared by:



ENVIRONMENTAL CONSULTING, LLC
15957 Tropical Breeze Drive, Fort Myers, FL 33908
(239) 994-9007

INTRODUCTION

The 0.21± acre parcel is located within a portion of Section 05, Township 45, Range 21 East, on Upper Captiva Island, Lee County, Florida (Figure 1). The parcel is adjacent to single family housing to the north and west and multi-family residential buildings to the east. Hodgepodge Lane borders the south property line and Spanish Gold Lane borders the east property line. The Upper Captiva Fire Station is located to the south across Hodgepodge Lane.

VEGETATIVE CLASSIFICATIONS

The predominant vegetation associations were mapped in the field on June 2024 digital 1" = 40' scale aerial photography. The property boundary was obtained from Avalon Engineering and inserted into the digital aerial. The boundary was staked in the field at the time of our site inspection. One vegetation association was identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 2 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of the FLUCCS Code is also provided below.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
191	Undeveloped Land w/in Residential Areas	0.21
Total		0.21

FLUCCS Code 191, Undeveloped Land w/in Residential Areas

This upland area consists of cabbage palm (*Sabal palmetto*), naupaka (*Scaevola taccada*), travelers palm (*Ravenala madagascariensis*), Brazilian pepper (*Schinus terebinthifolius*), cat's-claw (*Pithecellobium unguis-cati*), flat sedge (*Cyperus* sp.), wedelia (*Wedelia trilobata*), and railroad vine (*Ipomoea pes-caprae*).

SURVEY METHOD

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. As part of this survey all live trees and snags were inspected for evidence of cavities that could potentially be used as roosts by the Florida bonneted bat (*Eumops floridanus*). In order to provide at least 80 percent visual

coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 25 feet apart. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 40' scale aerial Protected Species Survey map (Figure 3) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the morning hours of August 26, 2024. During the survey the weather was clear and warm.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, contains species that were subsequently delisted by the state, does not necessarily reflect existing conditions within or adjacent to the property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations), the Florida black bear (*Ursus americanus floridanus*) (delisted in 2012 and still protected by the Florida Black Bear Management Plan), and the Florida bonneted bat (*Eumops floridanus*) (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey. Prior to conducting the protected species survey, a search of the FWC listed species database (updated in June 2024) was conducted to determine the known occurrence of listed species in the project area.

Florida Bonneted Bat (*Eumops floridanus*) Roost Survey Method

Per U.S. Fish and Wildlife Service (FWS) Draft Protocol for Florida Bonneted Bat Roost Surveys dated October 22, 2019, a series of meandering transects were completed across the portion of the site containing areas with potential natural roosting structures. Transects through roosting habitat were spaced approximately 25 feet apart and all trees and snags were visually inspected for evidence of cavities. Evidence of protected species was gathered through both direct observation and through observation of signs such as potential roost cavities, tracks, nests, and scat. If a sign was found or sighting occurred, their locations in the field were recorded using a Global Positioning System (GPS) unit. Figure 3 depicts the locations and results of the potential cavities survey. The site inspection was conducted on August 26, 2024.

Table 2. Listed Species That Could Potentially Occur On-site

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
191	80	None		

SURVEY RESULTS

No snags (dead trees) containing potential Florida bonneted bat cavity entrances were found onsite. No live trees with cavities or artificial structures were observed on-site.

No species listed by either the FWS or the FWC were observed on the site during the protected species survey or during other site visits. In addition to the site inspection, a search of the FWC species database (updated in June 2024) revealed no additional known protected species within or immediately adjacent to the project limits.

Hodgepodge Lane Parcel

24-072

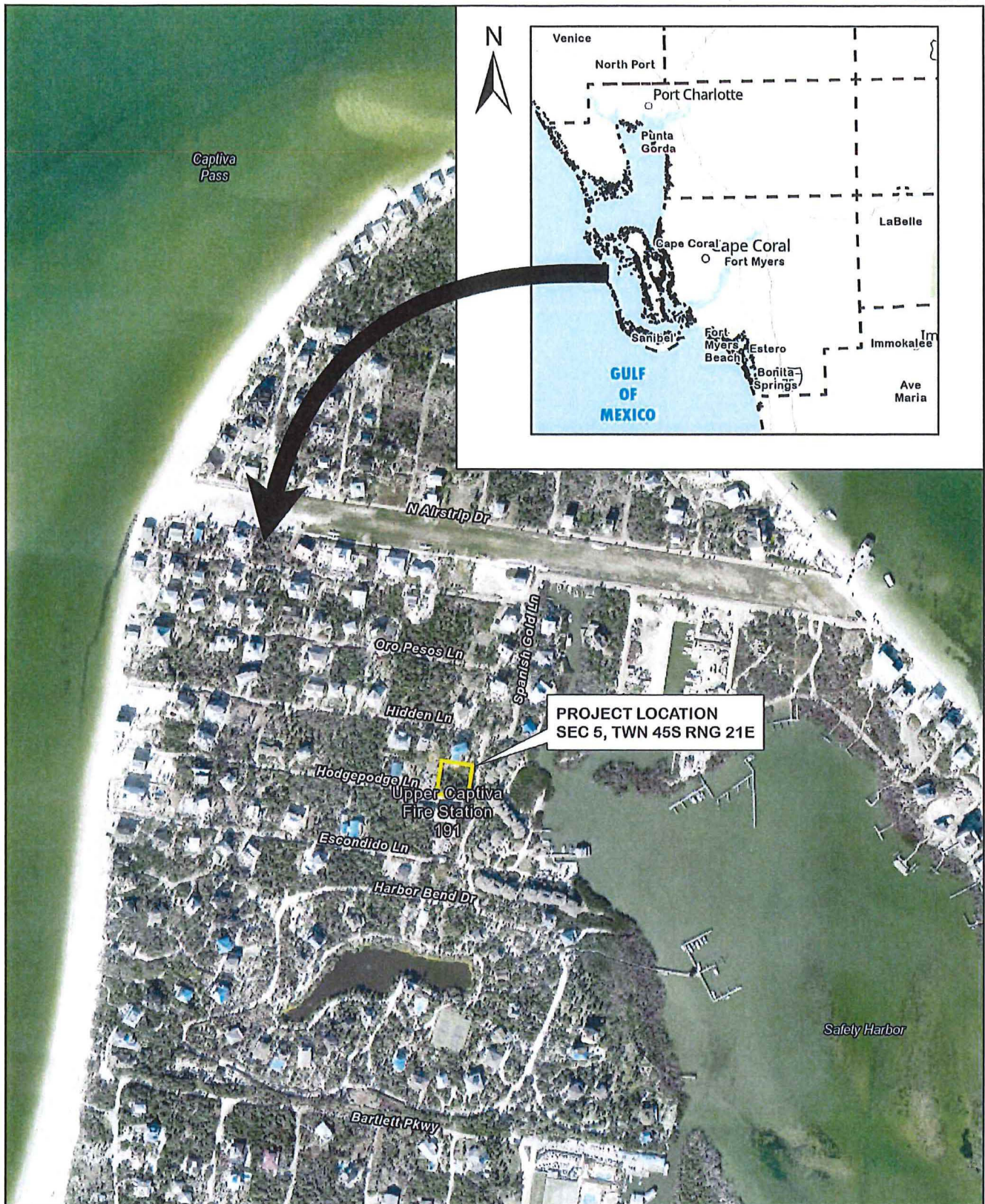
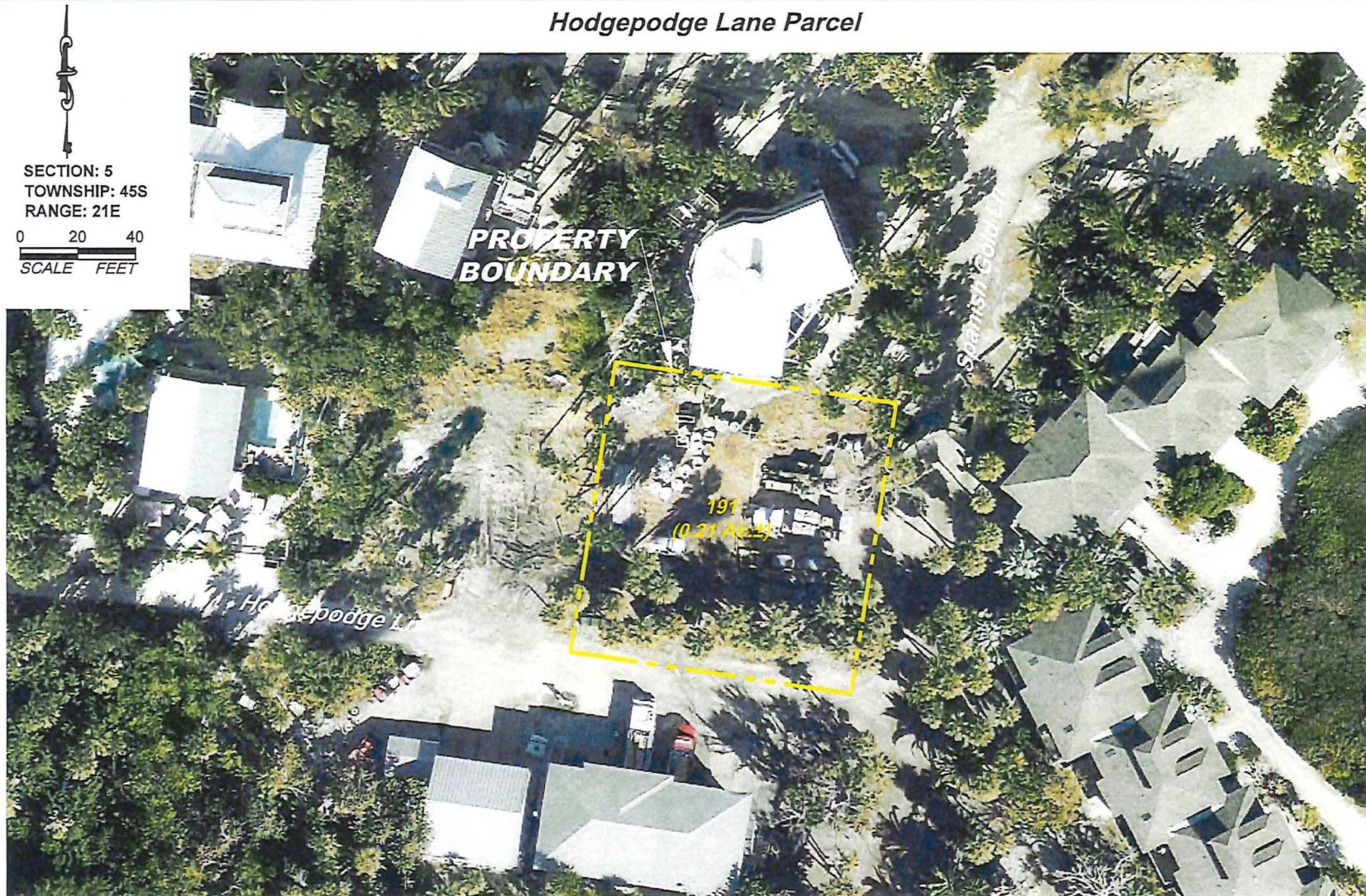


Figure 1. Project Location Map

**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-9007

Hodgepodge Lane Parcel



Notes:

1. Property boundary was obtained from Avalon Engineering, Inc.
2. Mapping is based on photo interpretation of 2024 aerial photography and ground truthing in August 2024.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
191	Undeveloped Land within Residential Areas	0.21 Ac.±
Total		0.21 Ac.±

24-072

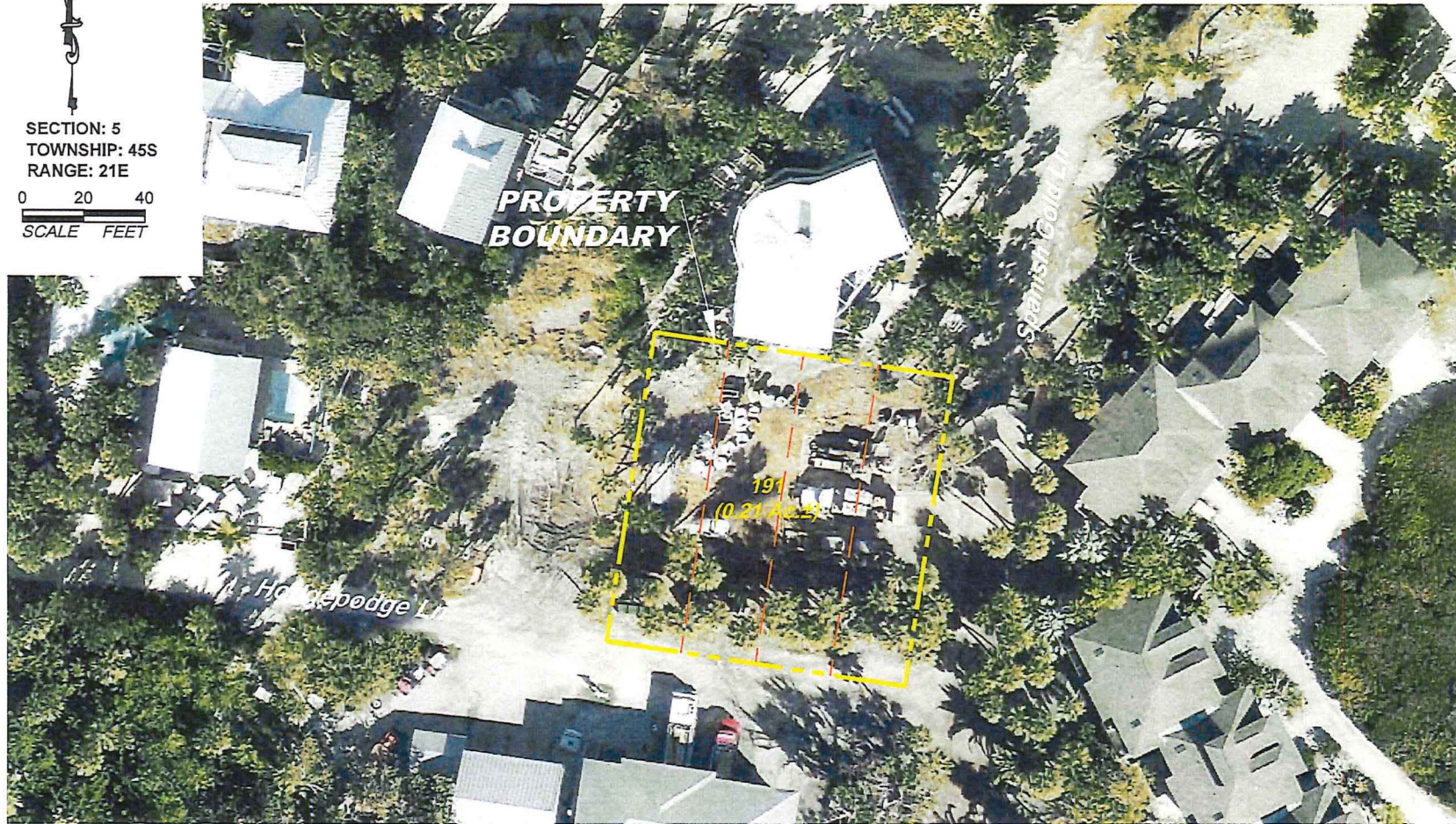
Figure 2. Vegetation Map

**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-694-6007

Hodgepodge Lane Parcel

SECTION: 5
TOWNSHIP: 45S
RANGE: 21E

0 20 40
SCALE FEET



--- Approximate Pedestrian Survey Transects

Notes:

1. Property boundary was obtained from Avalon Engineering, Inc.
2. Mapping is based on photo interpretation of 2024 aerial photography and ground truthing in August 2024.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
191	Undeveloped Land within Residential Areas	0.21 Ac.±
Total		0.21 Ac.±

24-072

Figure 3. Protected Species Survey Map

OWEN ENVIRONMENTAL
CONSULTING, LLC.
FORT MYERS 239-694-6007



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.

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

ATTACHMENT G



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: North Captiva LCEC Electric Service Facility

Request: Rezone from: RS-1 To: CFPD

Type: ☐ Major PD ☒ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☐ Minor PD Amendment

Bonus Density included? ☒ NO ☐ YES¹ for: _____ Bonus Units

¹ If YES, submit additional fee required by LDC 2-147(A)(3)

Summary of Project:

LCEC is constructing an essential service facility to provide office, temporary housing, and equipment and material storage to better serve the residents of North Captiva. The facility will consist of a 2-story building with garage storage on the bottom level and office and housing areas on the second floor.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Lee County Electric Cooperative, Inc.
Address: 4980 Bayline Drive
City, State, Zip: North Fort Myers, FL 33917
Phone Number: 239-656-2109
E-mail Address: Raymond.Boss@lcec.net

B. 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. [34-202(a)(3)]
- ☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: Avalon Engineering, Inc.
Contact Person: Linda Miller
Address: 2506 Del Prado S., Suite 200,
City, State, Zip: Cape Coral, FL 33904
Phone Number: 239-573-2077 Email: linda@avaloneng.com

2. [Additional Agent\(s\)](#): Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

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

**PART 2
PROPERTY OWNERSHIP**

- A. **Property owner(s):** If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: Lee County Electric Cooperative, Inc.

Address: 4980 Bayline Drive

City, State, Zip: North Fort Myers, FL 33917

Phone Number: 239-656-2109 Email: Raymond.Boss@lcec.net

- B. **Disclosure of Interest** [34-202(a)(2)]:

☒ Attach [Disclosure of Interest](#) Form.

- C. **Multiple parcels:** N/A

☐ Property owners list. [34-202(a)(8)]

☐ Property owners map. [34-202(a)(8)]

- D. **Certification of Title and Encumbrances** [34-202(a)(7)] **Warranty Deed provided**

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): 12/01/2023

**PART 3
PROPERTY INFORMATION**

- A. **STRAP Number(s):** [Attach extra sheets if additional space is needed.] [34-203(a)(5)]

05-45-21-10-00000.028A

- B. **Street Address of Property:** Access undetermined, Captiva, FL 33924

- C. **Legal Description (must submit)** [34-202(a)(5)]:

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the 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.)

AND

Boundary Survey [34-202(a)(6)]:

☒ A Boundary survey, tied to the state plane coordinate system.

OR

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

- D. **Surrounding property owners** (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. [34-202(a)(9)]

2. ☒ Map of surrounding property owners. [34-202(a)(9)]

3. ☒ One set of mailing labels. [34-202(a)(9)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

- E. **Current Zoning of Property:** RS-1

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

- F. **Use(s) of Property:**

1. Current uses of property are: Vacant

2. Intended uses of property are: Electric Utility Facility

G. Future Land Use Classification (Lee Plan):

Outer Islands 0.24 Acres 100 % of Total

H. Property Dimensions:

1. Width (average if irregular parcel):	<u>100</u>	Feet
2. Depth (average if irregular parcel):	<u>105</u>	Feet
3. Total area:	<u>10,500</u>	square feet
4. Frontage on road or street:	<u>100</u>	Feet on <u>Hodgepodge Lane</u>
2nd Frontage on road or street:	<u>105</u>	Feet on <u>Spanish Gold Lane</u>

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☐ Not Applicable
- ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- ☒ North (Upper) Captiva Community Plan area. [33-1711]
- ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- ☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- ☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- ☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- ☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
- ☐ North Olga Community Plan area. [33-1663(a)&(b)]

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-201(c)] Traffic Impact Waiver is provided

PART 4
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel) 0.24 Acres

- | | | |
|--|----------|-------|
| 1. Submerged land subject to tidal influence | <u>0</u> | Acres |
| 2. a. Preserved freshwater wetlands | <u>0</u> | Acres |
| b. Impacted wetlands | <u>0</u> | Acres |
| c. Preserved saltwater wetlands | <u>0</u> | Acres |
| d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.) | <u>0</u> | Acres |
| 3. R-O-W providing access to non-residential uses | <u>0</u> | Acres |
| 4. Non-residential use areas ^{(1) (2)} | <u>0</u> | Acres |

B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.). 0 Acres

C. Gross residential acres. (A minus B) ⁽³⁾ 0.24 Acres

D. Gross residential acres (by Land Use Category)

- | | | |
|--|----------|-------|
| 1. a. Intensive Development – upland | <u>0</u> | Acres |
| b. Intensive Development – preserved freshwater wetlands | <u>0</u> | Acres |
| c. Intensive Development – impacted wetlands | <u>0</u> | Acres |
| 2. a. Central Urban – upland | <u>0</u> | Acres |
| b. Central Urban – preserved freshwater wetlands | <u>0</u> | Acres |
| c. Central Urban – impacted wetlands | <u>0</u> | Acres |
| 3. a. Urban Community or Suburban – upland | <u>0</u> | Acres |
| b. Urban Community or Suburban – preserved freshwater wetlands | <u>0</u> | Acres |
| c. Urban Community or Suburban – impacted wetlands | <u>0</u> | Acres |

4.	a.	Suburban – upland	0	Acres
	b.	Suburban – preserved freshwater wetlands	0	Acres
	c.	Suburban – impacted wetlands	0	Acres
5.	a.	Outlying Suburban – upland	0	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	0	Acres
	c.	Outlying Suburban – impacted wetlands	0	Acres
6.	a.	Sub-Outlying Suburban – upland	0	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	0	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	0	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	0	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	0	Acres
8.	a.	Open Lands – upland	0	Acres
	b.	Open Lands – wetlands	0	Acres
9.	a.	Resource – upland	0	Acres
	b.	Resource – wetlands	0	Acres
10.	a.	Wetlands	0	Acres
11.	a.	New Community – upland	0	Acres
	b.	New Community – wetlands	0	Acres
12.	a.	University Community – upland	0	Acres
	b.	University Community – wetlands	0	Acres
13.	a.	Coastal Rural – upland	0	Acres
	b.	Coastal Rural – wetlands	0	Acres

TOTAL (should equal "C" above)

Outer Islands 0.24 Acres

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay (see Note (2) below).
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations (see Lee Plan Objective 4.3).
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5 RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: Outer Islands

		Lee Plan Table 1(a)		Units
		Max. standard density		
1.	Standard Units			
a.	Total upland acres (from Part 4, D.)	0	x 0 equals	0
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	0	x 0 equals	0
c.	Total impacted wetlands acres (from Part 4, D.)	0	x 0 equals	0
d.	Total Allowed Standard Units ⁽¹⁾			0
2.	Bonus Units [2-143]			
a.	Site-built Affordable Housing			0
b.	Transferrable Dwelling Units			0
c.	Sub-total			0
3.	Total Permitted Units ⁽¹⁾			0

Note:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS

A. Commercial	Height	Total Floor Area (Square Feet)
1. Medical	0	0
2. General Office	0	0
3. Retail	0	0
4. Other: <u>Electric Utility Facility</u>	24	Need building sq ft
5. TOTAL FLOOR AREA		Need total sq.ft.
B. Industrial	Height	Total Floor Area (Square Feet)
1. Under Roof	0	0
2. Not Under Roof	0	0
3. TOTAL FLOOR AREA		0
C. Mining	Depth	Total Acres
1. Area to be excavated	0	0
D. Assisted Living Facilities	Height	Total Beds/Units
1. Dependent Living Units	0	0
2. Independent Living Units	0	0
3. TOTAL BEDS/UNITS		0
E. Hotels/Motels (Room Size)	Height	Total Rental Units
1. < 425 sq. ft.	0	0
2. 426-725 sq. ft.	0	0
3. 725 < sq. ft.	0	0
4. TOTAL UNITS		0

PART 7
ACTION REQUESTED

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)] Provided**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)] Waiver Submitted**
- C. Master Concept Plan:**
- Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)] Provided**
 - Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)] Provided**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. [34-373(a)(9)] **Provided**

D. **Bonus Density:** [34-202(a)(11)]

- ☒ Not Applicable
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

**PART 8
ENVIRONMENTAL REQUIREMENTS**

- A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)b.iv.]
Provided in the Boundary survey
-
- B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
N/A
-
- C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
N/A
-
- D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
N/A
-
- E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.] **Provided**
- F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.] **Provided**
- G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.] **N/A**
- H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.] **N/A**

**PART 9
SANITARY SEWER & POTABLE WATER FACILITIES**

- A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
N/A
-
- B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
1. Method and degree of treatment:
Septic system
 2. Quality of the effluent:
Drain field

3. Expected life of the facility:
40 years

4. Who will operate and maintain the internal collection and treatment facilities:
LCEC

5. Receiving bodies or other means of effluent disposal:
N/A

C. **Spray Irrigation:** If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:
N/A

2. Current water table conditions:
N/A

3. Proposed rate of application:
N/A

4. Back-up system capacity:
N/A

**PART 10
ADDITIONAL REQUIREMENTS**

A. **Major Planned Developments:**

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)] Provided**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)] N/A**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)] Provided**

B. **Amendments to Built Planned Developments:** The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)] N/A**

C. **Development of Regional Impact:** Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)] N/A**

D. **Private Recreational Facility Planned Developments (PRFPDs): N/A**

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. [34-941(g)(2)]
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. [34-941(g)(4)]
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☐ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) [34-202(a)(10)]
- ☒ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) [34-202(a)(10)] **Narrative provided**
- F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." [34-202(a)(12)] **N/A**
- G. **Flood Hazard:**
- ☐ Not applicable
- ☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☒ The minimum elevation required for the first **habitable floor is AE 7.00 NAVD (MSL)**
- H. **Excavations/Blasting:**
- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. **Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]**
- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.
- J. **Mobile Home Park: [34-174(h)]**
- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**
- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: [34-1104]
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. [34-1105]
- ☐ Property is located within Airport Residential and Educational Protection Zone: [34-1106]
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. [34-1107]
- ☐ A Tall Structures Permit is required. [34-1108]

**PART 5
SUBMITTAL REQUIREMENT CHECKLIST**

Clearly label your attachments as noted in bold below

Copies Required		SUBMITTAL ITEMS
3	☒	Completed application for Public Hearing [34-202(a)(1)]
1	☒	Filing Fee - [34-201(d)]
1	☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)] N/A
3	☒	<u>Affidavit of Authorization</u> (notarized) Form [34-202(a)(3)]
3	☒	<u>Additional Agents</u> [34-202(a)(4)]
3	☐	Multiple Owners List (if applicable) [34-202(a)(2)] N/A
3	☒	<u>Disclosure of Interest</u> Form (multiple owners) [34-202(a)(2)]
3	☒	Legal description (must submit) [34-202(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.)
3	☒	Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(6)]
3	☐	Property Owners list (if applicable) [34-202(a)(8)] N/A
3	☐	Property Owners map (if applicable) [34-202(a)(8)] N/A
3	☒	Confirmation of Ownership/Title Certification [34-202(a)(7)] Warranty Deed
3	☐	STRAP Numbers (if additional sheet is required) [34-202(a)(5)] N/A
1	☒	List of Surrounding Property Owners [34-202(a)(9)]
1	☒	Map of Surrounding Property Owners [34-202(a)(9)]
1	☒	Mailing labels [34-202(a)(9)]
3	☐	List of Zoning Resolutions and Approvals N/A
3	☐	Summary of Public Informational Session (if applicable) Meeting Minutes will be provided after meeting is attended
3	☒	Waivers from Application Submission Requirements (if applicable) [34-201(c)] Traffic Impact Study Waiver is provided
3	☐	Preliminary Density Calculations (if applicable) N/A
3	☒	Request Statement [34-373(a)(5)]
3	☐	Traffic Impact Statement (TIS) (not required for existing development) [34-373(a)(7)] Waiver is provided
3	☒	Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
3	☒	Schedule of Uses [34-373(a)(8)]
3	☒	Schedule of Deviations and Written Justification [34-373(a)(9)]
3	☒	Topography (if available) [34-373(a)(4)b.iv.]
3	☒	Soils Map [34-373(a)(4)b.9.]
3	☒	FLUCCS Map [34-373(a)(4)c.]
3	☐	Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.] N/A
3	☐	Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.] N/A
3	☒	Surface Water Management Plan (if applicable) [34-373(b)(1)]
3	☐	Phasing Program (if applicable) [34-373(b)(3)] N/A

3	☒	Protected Species Survey (if applicable) [34-373(b)(2)]
3	☐	Proof of Notice (if applicable) [34-373(c)] N/A
3	☐	Binding Letter from DCA (if applicable) [34-373(d)(9)] N/A
3	☒	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)(1)]
3	☐	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1]] N/A
3	☐	Well Drawdown Information (if applicable) [34-941(d)(3)d.] N/A
3	☐	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.] N/A
3	☐	Environmental Assessment (if applicable) [34-941(g)(2)] N/A
3	☒	Demonstration of Compatibility (if applicable) [34-941(g)(4)]
3	☐	Potable Water & Sanitary Sewer. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)] N/A
3	☐	Existing Agricultural Use Affidavit (if applicable) [34-202(a)(12)] N/A
3	☐	Information Regarding Proposed Blasting (if applicable). N/A
3	☐	Hazardous Materials Emergency Plan (if applicable) N/A
3	☐	Mobile Home Park Dislocated Owners Information (if applicable) [34-202(b)(4)] N/A
3	☐	Tall Structures Permit (if applicable) [34-1108] N/A

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.

SKETCH & DESCRIPTION

OF A PARCEL LYING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST LEE COUNTY, FLORIDA

LEGAL DESCRIPTION

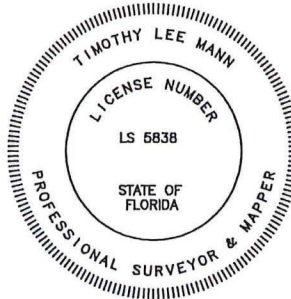
A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PORTION OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS DESCRIBED IN OFFICIAL INSTRUMENT #2023000379873, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

BEGIN AT A CONCRETE POST ON THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST, BEING 226 FEET MORE OR LESS EAST OF THE HIGH TIDE LINE OF THE GULF OF MEXICO; THENCE RUN S.81°20'E., 835.0 FEET ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 TO A CONCRETE POST; THENCE N.08°40'E., 205 FEET TO A CONCRETE POST; THENCE N.08°40'E., 420 FEET; THENCE S.81°20'E., 460 FEET TO THE POINT OF BEGINNING; THENCE S.08°40'W., 105 FEET; N.81°20'W., 100 FEET; THENCE N.08°40'E., 105 FEET; THENCE S.81°20'E., 100 FEET TO THE POINT OF BEGINNING. BEING LOT 28, UNIT 2, OF AN UNRECORDED SUBDIVISION KNOWN AS JOSE'S HIDEAWAY, LOCATED IN GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST, UPPER CAPTIVA ISLAND, LEE COUNTY, FLORIDA.

REVIEWED
DCI2024-00040
Rick Burris, Principal
Planner
Lee County DCD/Planning
11/12/2024

THIS SKETCH & DESCRIPTION HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TIMOTHY LEE MANN USING A DIGITAL SIGNATURE AND DATE. PRINT COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed
by Timothy L
Mann
Date: 2024.07.24
11:25:44 -04'00'

BY: TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5838

NOTES:

1. BEARINGS BASED ON THE RIGHT OF WAY OF HODGEPODGE LANE AS BEING N 81°20'00" W
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. RECORDING INFORMATION SHOWN HEREON RELATES TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
5. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

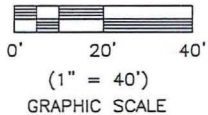
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LOT 28, UNIT 2, JOSE'S HIDEAWAY UPPER CAPTIVA

TITLE: LEGAL DESCRIPTION			
METRON SURVEYING & MAPPING, LLC LAND SURVEYORS PLANNERS LB# 7071		10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com	
FILE NAME: 15473SK.DWG	FIELD BOOK/PAGE: 754/3	PROJECT NO.:	SHEET:
		15473	1 OF 2
SURVEY DATE: 7/22/24	DRAWN BY: BUD	SCALE: 1" = 40'	CHECKED BY: TLM
		FILE NO. (S-T-R)	5-45-21

Exhibit A

5. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.



LOT 28, UNIT 2, JOSE'S HIDEAWAY
UPPER CAPTIVA

TITLE:	SKETCH OF DESCRIPTION

METRON
SURVEYING & MAPPING, LLC

10970 S. CLEVELAND AVE.
SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

LAND SURVEYORS PLANNERS
LB# 7071

www.metronfl.com

FILE NAME: 15473SK.DWG	FIELD BOOK/PAGE: 754/3	PROJECT NO.: 15473	SHEET: 2 OF 2
SURVEY DATE: 7/22/24	DRAWN BY: BUD	SCALE: 1" = 40'	CHECKED BY: TLM
			FILE NO. (S-T-R) 5-45-21

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY
P.B. = PLAT BOOK
O.R. = OFFICIAL RECORDS BOOK
PG = PAGE
N: = NORTHING
E: = EASTING
D&UE = DRAINAGE & UTILITY EASEMENT
GOVT = GOVERNMENT
CONC = CONCRETE

REVIEWED
DCI2024-00040
Rick Burris, Principal
Planner
Lee County DCD/Planning
11/12/2024

NOTICE OF CODE VIOLATION

Permitted Uses

Case # VIO2024-06999 Date 09/25/2024

LEE COUNTY ELECTRIC COOPERATIVE
PO BOX 3455
NORTH FORT MYERS, FL 33918



DEPT. OF COMMUNITY DEVELOPMENT
CODE ENFORCEMENT OFFICE
PO BOX 398
FORT MYERS, FL 33902-0398
239-533-8895

Re: Code Violation: Permitted Uses - This is a RS-1 Zoned property and It is prohibited to store/keep/park anything on the property. Must remove everything from the property or have the property re-zoned.

at 0 ACCESS UNDETERMINED, CAPTIVA, FL 33924
Parcel Number: 05-45-21-10-00000.028A
(Located in Lee County, Florida)

Dear Property Owner/Tenant:

An inspection of the above referenced property on 9/19/2024 revealed a violation of:

Lee County Land Development Code Chapter 34-692/694/695

As the property owner(s) you must correct this violation within 15 days of the receipt of this notice by

Remove all items from the property or have the property re-Zoned

If the violation is not corrected within the time frame specified above -

- You may be issued a citation to appear in County Court, OR
- You may be scheduled to appear at a hearing before a Hearing Examiner and subject to a fine of up to \$250.00 for each day the violation continues, plus prosecution costs.

When you have corrected the violation, arrange for an inspection by calling the Code Enforcement Officer at the number indicated below. To avoid the hearing, fines, and costs, Lee County Code Enforcement must verify the violation is corrected through an on-site inspection.

NOTE: If the violation is corrected after the deadline, but before the scheduled hearing, the case may still be presented to the Hearing Examiner for a finding that a violation did exist. Once there has been a Finding of Violation, the next time is cited for violating the same Lee County regulation it may be treated as a Repeat Violation. Repeat Violations may result in fines up to \$500.00 per day from the date the repeat violation is discovered by a code officer.

Please contact Lee County Code Enforcement at 239-357-7436 or email HDriemeier@leegov.com with respect to any question you may have regarding this notice.

Harold Driemeier

PRINTED NAME of Accepting Party

Code Enforcement Officer

SIGNATURE of Accepting Party

DATE

Acceptance of this document does not constitute an admission of responsibility, but does fulfill the statutory notice requirement of Florida Statute 162.12.

I swear or affirm the above statements are true and correct to the best of my knowledge and belief and, if accepted, the person accepting the document was informed of the contents at the time of delivery.

92148901012582000540911578

Certified Mail

INSPECTOR/AFFIANT

DATE

Attachment J

NOTICE OF CODE VIOLATION

DO (work without)

Case # VIO2024-07000 Date 10/24/2024

LEE COUNTY ELECTRIC COOPERATIVE
PO BOX 3455
NORTH FORT MYERS, FL 33918



DEPT. OF COMMUNITY DEVELOPMENT
CODE ENFORCEMENT OFFICE
PO BOX 398
FORT MYERS, FL 33902-0398
239-533-8895

Re: Code Violation: Development Order (work without) - Must obtain a Development Order to store/keep/park and have open storage on the property.

at 0 ACCESS UNDETERMINED, CAPTIVA, FL 33924
Parcel Number: 05-45-21-10-00000.028A
(Located in Lee County, Florida)

Dear Property Owner/Tenant:

An inspection of the above referenced property on 9/19/2024 revealed a violation of:

Lee County Land Development Code Sections 10-7 & 10-101(a) for failing to obtain a development order for work completed.

As the property owner(s), you must correct this violation within 30 day(s) of receipt of this notice by:

obtaining a Development Order for work completed OR removing the work completed.

For information on acquiring the necessary development order, please contact Lee County Zoning Information Line at 239-533-8329 M-F 9:00am-4:00pm.

If the violation is not corrected within the time frame specified above -

- You may be issued a citation to appear in County Court, OR
- You may be scheduled to appear at a hearing before a Hearing Examiner and subject to a fine of up to \$250.00 for each day the violation continues, plus prosecution costs.

When you have corrected the violation, arrange for an inspection by calling the Code Enforcement Officer at the number indicated below. To avoid the hearing, fines, and costs, Lee County Code Enforcement must verify the violation is corrected through an on-site inspection.

NOTE: If the violation is corrected after the deadline, but before the scheduled hearing, the case may still be presented to the Hearing Examiner for a finding that a violation did exist. Once there has been a Finding of Violation, the next time is cited for violating the same Lee County regulation it may be treated as a Repeat Violation. Repeat Violations may result in fines up to \$500.00 per day from the date the repeat violation is discovered by a code officer.

Please contact Lee County Code Enforcement at 239-357-7436 or email HDriemeier@leegov.com with respect to any question you may have regarding this notice.

Harold Driemeier

PRINTED NAME of Accepting Party

Code Enforcement Officer

SIGNATURE of Accepting Party

DATE

Acceptance of this document does not constitute an admission of responsibility, but does fulfill the statutory notice requirement of Florida Statute 162.12.

I swear or affirm the above statements are true and correct to the best of my knowledge and belief and, if accepted, the person accepting the document was informed of the contents at the time of delivery.

92148901012582000540911585

Certified Mail

INSPECTOR/AFFIANT

DATE



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)

Zoning Waiver Requests:

- ☐ 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))
☐ Administrative Action Application Requirements [34-203]
State the Type of Administrative Application: _____

Development Services Waiver Requests:

- ☒ Development Order - Submittal Requirements (10-154)
☐ Limited Review Development Order - Submittal Requirements (10-175)

If this request is related to another record, please provide the Related Record Number:

A Lee County Development Order application will be submitted in a separate submittal.

PLEASE PRINT OR TYPE:

STRAP Number: 05-45-21-10-00000.028A
Name of Project: North Captiva LCEC Electric Service Facility

Name of Agent: Avalon Engineering, Inc. - Mark Aral, P.E.
Street Address: 2503 Del Prado Boulevard South, Suite 200
City, State, Zip: Cape Coral, Florida 33904
Phone Number: 239-573-2077 Email Address: mark@avaloneng.com

Name of Applicant*: Lee County Electric Cooperative, Inc./ Sarah Bullock
Street Address: PO Box 3455
City, State, Zip: North Fort Myers, Florida 33918
Phone Number: 239-656-2109 Email Address: raymond.boss@lcec.net

*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 10-154(10)	Traffic Impact Statement
#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.)

LCEC is constructing an essential service facility to provide office, temporary housing, and equipment and material storage to better serve the residents of North Captiva. The facility will consist of a 2-story building with garage storage on the bottom level and office and housing areas on the second floor. North Captiva is an area that has limited automotive traffic. A traffic impact statement is not necessary.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true. I have full authority to secure the approval(s) requested as a result of any action approved by the County in accordance with this application and the Land Development Code.

Sarah Bullock
Signature of Applicant

9/6/2024
Date

.....
FOR STAFF USE ONLY
.....

DIRECTOR'S DECISION:

- ☐ Request Denied
☒ Request Approved
☐ Request Approved Per Attached Comments

Electronically signed on 4/17/2025
Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Lee County Department of Community Development

Director Signature

Date