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Lee County Hearing Examiner
1500 Monroe Street
Fort Myers, FL 33905
Sent via e-mail

June 23, 2025

**RE: LCEC CFPD
DCI2024-00040**

Dear Madam Hearing Examiner,

On behalf of Lee County Electric Cooperative, Inc. ("LCEC"), the applicant for DCI2024-00040, I am pleased to submit the information required in the 48-Hour Notice and Exhibit List. The following is a list of applicant witnesses who we expect to be present and/or testify as well as the list of Exhibits that we intend to bring. The Applicant has the following proposed change to the staff report and proposed Conditions.

Attachment C, Section B Deviations. The first paragraph should read as follows (change in strike through/underline):

Deviation #1 seeks relief from LDC Sec. 34-2192(a), which requires a 25-foot street setback, to allow a 5-foot setback for the mechanical ~~pan~~ pad 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.

Otherwise, the Applicant is in agreement with the staff report and conditions. As discussed with staff, the Applicant will also provide an updated Master Concept Plan and updated Landscaping Master Plan at the hearing.

A. APPLICANT WITNESSES:

- *Linda Miller, AICP, Land Use Planner, Avalon Engineering*
- *Paul Owen, Ecologist, Owen Environmental*
- *Brendan Sloan, Civil Engineer, Avalon Engineering*
- *Thomas A. Mayo, Harvard Jolly Architects*
- *Cesarina Candelier, Harvard Jolly Architects*
- *David Kulsveen, Landesco*
- *Tricia Dorn, Key Account Representative, Lee County Electric Cooperative, Inc.*
- *Ray Boss, Manager, Facilities and Security, Lee County Electric Cooperative, Inc.*

Henderson, Franklin, Starnes & Holt, P.A.

In addition to the above witnesses, I will also be present.

B. APPLICANT EXHIBITS:

- Applicant's PowerPoint Presentation
- Full size MCP
- 11x17 MCP
- Full size Landscaping Master Plan
- 11 x 17 Landscaping Master Plan

Sincerely,

Richard Akin

Richard Akin

Cc: Linda Miller, AICP, Avalon Engineering
Chahram Badamtchian, Lee County Community Development
Anthony Rodriguez, Lee County Community Development
Joe Adams, Esq., Lee County Attorney's Office

P:\CAD\2024\24-104\CONSTRUCTION\104_MCP.dwg, 6 SITE, 6/23/2025 10:45:50 AM, 2025 Avalon Engineering Inc., 2025 Avalon Engineering Inc.



SITE ADDRESS: STRAP: SITE AREA: EXISTING ZONING: PROPOSED ZONING: FUTURE LAND USE: DEVELOPMENT TYPE:	Highbridge Lane & Spanish Gold Lane Capitex, FL 32934 05-05-21-10-0000-0228A 10,500 SF (21.24 AC) PS-1 (Single Family Residential) CPD/Cumulative Family Planned Development Outer Islands Essential Service Facility
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DEVELOPMENT SITE AREAS

	10,500 SF	100.0%
PROPOSED CONCRETE AREA (2.24 AC PERKINS)	1,682 SF	15.3%
PROPOSED BULKHEAD AREA	2,688 SF	24.8%
PROPOSED TOTAL PERKINS AREA	4,371 SF	40.1%
PROPOSED ORN GREEN AREA	4,738 SF	45.1%
PROPOSED DRY DETENTION AREA	1,481 SF	14.0%
PROPOSED TOTAL PERKINS AREA	6,289 SF	59.9%

(Per Lee County, FL - Land Development Code / Chapter 10 - DEVELOPMENT STANDARDS / ARTICLE III. - DESIGN STANDARDS AND REQUIREMENTS / SECTION 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

South Property Boundary: CDM <==> ROW (Hedgepole Lane) 5' Enhanced Type V Buffer (4 Times / 100 LF) ▶ RD LF = 4 Times + 30 Shrubs 80 / 100 = .80 x 4 = 3.20 Trees	4	20
	NA	30
East Property Boundary: CDM <==> ROW (Shannon Gold Lane) 5' Enhanced Type V Buffer (4 Times / 100 LF) ▶ 105 LF = 4 Times + 50 Shrubs 105 LF = 4 Times + 4.2 Trees	5	6
	NA	50
West Property Boundary: CDM <==> RS-1 5' Enhanced Type V Buffer (4 Times / 100 LF) ▶ 105 LF = 4 Times + 50 Shrubs 105 / 100 = 1.05 x 4 = 4.2 Trees	5	6
	NA	50
	TREES SHRUBS	21 170

KEY	SYMBOL	QTY	SPECIES	PLANT TYPE	CATEGORY	NATIVE STATUS
PROPOSED TREES						
+		19	BUFFER TREES	CANOPY	---	YES
+		12	BUFFER PALMS (1:3:1)	PALM	---	YES
+		3	GENERAL TREES	CANOPY	---	YES
TOTAL TREES		34	NEWLY PURPOSE ONLY: 26 = 12 Proposed(2) + 14(1)			
PROPOSED SHRUBS						
+		170	BUFFER SHRUBS	SHRUB	----	YES
TOTAL SHRUBS						
+		1	FLORIBUNDA GRASS, <i>Stenotaphrum secundatum</i> 'Purpurea'	LAWN	THROUGHOUT	YES

CRAPE MYRTLE
DAHOON HOLLY
JATROPHA
EAST PALATKA HOLLY

South - 5' Enhanced Type 'A' Buffer (100 LF)
 4 Canopy Trees (per 100 LF)
 = 4 Canopy Trees (Required)
 = *6 Canopy Trees & 30 Shrubs (Provided)
 *(3 Palms @ 3:1 & 5 Canopy Trees @1:1)