



Writer's Direct Dial # (239) 533-8322

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Brian Hamman  
District Four

Frank Mann  
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County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
Hearing Examiner

February 9, 2021

VIA E-MAIL ONLY

Susana Muchacho  
10726 NW 58 St  
Doral, FL 33178

RE: 966 Jaguar Blvd  
STRAP # 23-45-27-10-00000.30H0  
Case No. ZVL2021-00003

Dear Ms. Muchacho:

In response to your letter dated January 11, 2021, please be advised that the above-referenced property is zoned Commercial (C-2) and is located in the Urban Community Category according to the Future Land Use Map of the Lee County Comprehensive Plan (Lee Plan).

Sections 34-841 through 34-845 of the Lee County Land Development Code (LDC) establish use and property development regulations for conventionally-zoned commercial properties. The subject property is also located within the Lehigh Acres Planning Community and is subject to the regulations set forth in LDC Sections 33-1400 through 33-1434. Copies of these Sections have been included with the response.

Convenience food and beverage store is a permitted use in the C-2 Zoning District in compliance with LDC Section 34-1353. A copy of this section has been attached for your reference. LDC Section 34-844 notes that convenience food and beverage stores with gas pumps are limited to eight pumps unless a greater number is approved as part of a special exception or through the planned development rezoning process.

Vehicle and Equipment Dealers Groups I through IV are permitted uses in the C-2 Zoning District. Supplemental regulations for vehicle and equipment dealers set forth in LDC Section 34-1352, which has been attached for your reference.

Please be advised that the warehouse use referenced in your request is delineated into three separate groups: Mini-warehouse, Warehouse, private, or Warehouse, public. All three warehouse classifications are permitted uses in the C-2 Zoning District and are individually defined in LDC Section 34-2; a condensed copy of this section including these definitions has been included with this letter.

Assisted Living Facility is listed as a permitted use in the zoning district. Assisted Living Facility regulations are set forth in LDC Sections 34-1411 through 34-1415. An Assisted Living Facility is further defined by LDC Section 34-2 as:

A residential land use, licensed under chapter 58A-5, Florida Administrative Code, that may be any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, whether operated for profit or not, that undertakes through its ownership or management to provide housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator.

Multiple-family building is listed as a permitted use in the zoning district. Multiple-family building is defined in LDC Section 34-2 as:

A group of three or more dwelling units within a single conventional building, attached side by side, or one above another, or both, and wherein each dwelling unit may be individually owned or leased but the land on which the building is located is under common or single ownership. Dwelling units, other than caretaker's quarters, which are included in a building that also contains permitted commercial uses will also be deemed to be multiple-family dwelling units.

There are currently no active Code Enforcement Violations on this property.

The subject property is shown to be outside of a FEMA regulatory floodway. The property is not located within the Coastal High Hazard Area. The property is within Flood Insurance Rate Map Zone X assigned by FEMA on Flood Insurance Rate Map Panel 12071C0490F. You can obtain more information from the All Hazards Guide, which can be found at: <https://www.leegov.com/publicsafety/emergencymanagement/plan/ahg>.

Please be advised that the information provided herein is based on current regulations and may be subject to change as ordinances are enacted or amended.

Should you have further questions, please do not hesitate to contact our office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning

**Electronically signed on 2/9/2021  
by Sarahi Santos, Technician I  
Lee County Community Development**