

Special Exception Narrative

Proposed Bocilla Islands Conservancy Center
130 Gasparilla Way, Placida, Florida 33946

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1. Executive Summary

Bocilla Islands Conservancy, Inc. (the "Applicant" or "Conservancy") respectfully requests approval of a special exception for a Community Meeting Hall within the existing residential structure at 130 Gasparilla Way, Placida, Florida. The proposed Community Meeting Hall would be a small accessory component of a nonprofit park within the BBI zoning district.

The nonprofit park and proposed outdoor shade structure along with the Community Meeting Hall will provide a modest space to support the Conservancy's established nonprofit mission, educational programs, and limited community gatherings.

The Conservancy and Its Mission. Founded in 2016 and operated entirely by volunteers, the Conservancy works to preserve the natural habitat of the Bocilla Islands Chain while fostering community engagement and environmental education. It currently owns nine conservation properties, manages four conservation easements, and manages seven properties owned by the West Coast Inland Navigation District. Three Conservancy-owned properties provide public access. The proposed Center would give the organization a permanent location for functions that are now conducted at volunteers' homes, borrowed properties, temporary sites, and other dispersed locations across the islands.

Property and Site Plan. The subject property is approximately 11,200 square feet. Including existing decks, the structure occupies less than 10 percent of the property. The Conservancy proposes to adaptively reuse the house without constructing a new principal building or substantially enlarging it, and the property will retain its residential appearance and scale. The remaining grounds would support native plant and habitat gardens, a modest walking path, limited seating, bicycle parking, and a shaded outdoor educational area. Mature vegetation would be retained where reasonably practical, and existing and supplemental fencing would help define the site and separate it from adjoining properties.

Proposed Uses.

- The grounds would ordinarily function as a quiet, non-profit park with self-guided conservation and educational spaces.
- The building would offer an office space and storage of mission-related materials similar to a small home office.
- The Center would support scheduled meetings, events, and educational programs by the Conservancy and the community
- A portion of the house may be used for overnight stays by approved researchers, educators, and mission-aligned conservation partners.

Operating Framework and Neighborhood Protections. Most days are expected to involve no organized activity and few or no visitors. Park visitors are generally expected to remain for approximately five to 20 minutes. The building will remain locked except during scheduled or otherwise authorized use. Most meetings and programs will involve small groups, occur during daytime or early evening hours, and conclude by approximately 8:00 p.m. Evening programs will

generally operate from approximately 5:00 to 8:00 p.m.; and the property will be cleaned, closed, and vacated no later than 10:00 p.m. The property will not offer unrestricted public booking, regular late-night activity, a continuously staffed visitor center, or unsupervised access to the building.

Transportation and Neighborhood Context. The property is located on a bridgeless barrier island. Most participants are expected to be residents, property owners, renters, and guests who are already on the island and who commonly travel by golf cart, bicycle, or on foot. The private ferry's cost and operating schedule naturally limit casual off-island traffic and late-evening activity. The long driveway can accommodate 14 golf carts, with even more parking in the front, which will be more than sufficient for most meetings and activities. Limited larger events will include additional parking planning.

The immediate area itself includes seasonal residences, short-term vacation rentals, second homes, vacant parcels, and properties offered for sale. Both adjoining homes and several nearby homes are publicly advertised as vacation rentals, demonstrating that changing occupancy, arrivals and departures, and outdoor activity already form part of the surrounding residential context.

Community Engagement and Support. The Conservancy has conducted donor briefings, property tours, public presentations and walkthroughs, and a community listening session. It also distributed more than a dozen emails, published numerous social media posts, posted large public signage, and invited questions through its website and email.

As of July 25, 2026, the Conservancy had raised over \$150,000 toward the proposed acquisition and establishment of the Center from island residents.

Basis for Approval. The proposal adaptively reuses a small existing residential structure. The property is designated Coastal Residential on the Future Land Use Map and currently zoned Bridgeless Barrier Island (BBI) which allows for a special exception for a community meeting hall. The proposal is consistent with that designation because it retains the residential scale of the property while incorporating the passive recreational, conservation, and community uses contemplated within the category.

It will strengthen an established nonprofit organization's ability to conserve natural lands, protect endangered wildlife and habitat, provide environmental education, while fostering a healthy and engaged community.

For the reasons detailed in this narrative, the requested Special Exception is consistent with the Charlotte County Comprehensive Plan, compatible with existing and permitted uses, and capable of being established, maintained, and operated without detriment to the public health, safety, or general welfare.

What is Not Being Proposed. To be clear, we are not proposing a corporate compound, public lodging operation, institutional facility of any kind, commercial meeting facility, entertainment venue, or retail business. Because the island has no mail service or UPS, FedEx, or other delivery services, there will be no regular delivery trucks. Additionally, since our programs and

activities are already occurring on the island, we do not anticipate additional impacts on island infrastructure.

The Applicant therefore respectfully requests approval of the Special Exception for a Community Meeting Hall at 130 Gasparilla Way.

2. Approval Criteria

Bocilla Islands Conservancy, Inc. ("Applicant") respectfully requests approval of a **Special Exception for a Community Meeting Hall** at the existing residence located at **130 Gasparilla Way, Placida, Florida**. The requested Community Meeting Hall will operate as one component of the proposed **Bocilla Islands Conservancy Center**, which will serve as the permanent operational headquarters for the Applicant's established nonprofit conservation, education, and community stewardship mission. The requested Community Meeting Hall is not proposed as a commercial meeting facility, banquet hall, or other commercial use.

Founded in 2016, the Bocilla Islands Conservancy is a Florida nonprofit corporation that currently owns and manages nine conservation properties throughout the islands. The Conservancy is dedicated to preserving and protecting the natural resources of the Bocilla Islands through land conservation, habitat restoration, environmental education, citizen science, and community stewardship. The Conservancy is a 100% volunteer-run organization, with a board made up entirely of island residents.

The subject property contains an existing single-family residence that will remain substantially unchanged and continue to maintain its residential appearance and scale. The proposed Conservancy Center will provide a consistent location for conservancy events, a location for board and committee meetings, a centralized office space and secure storage of conservation equipment, educational materials, records, and operational supplies. Additionally, the Center will be available to island organizations and clubs which will help foster an engaged and healthy community.

Visitors are anticipated to arrive primarily by golf cart, bicycle, or on foot, reflecting the customary transportation methods used throughout the bridgeless barrier island community. Activities will generally occur during daytime and early evening hours. Since our programs and activities are already occurring on the island, we do not anticipate additional impacts on island infrastructure.

No commercial retail activity, restaurant, lodging establishment, entertainment venue, or other commercial use is proposed.

Approval Criterion 1

The proposed Special Exception is consistent with the Comprehensive Plan.

The proposed Special Exception supports the establishment of the Bocilla Islands Conservancy Center and Community Meeting Hall, which is consistent with the goals, objectives, and policies of the Charlotte County Comprehensive Plan by promoting environmental conservation, protection of natural resources, protecting and educating about endangered wildlife and habitats, in addition to providing recreation and meeting spaces for the community.

The proposed use is consistent with the **Coastal Residential Future Land Use Map designation**, which includes recreational facilities and public services and facilities within its general range of uses. The proposed Conservancy Center will provide low-intensity recreational and environmental education uses through its walking path, native and habitat gardens, limited seating, interpretive features, and covered outdoor educational area. The Community Meeting Hall will also provide a public service by creating a noncommercial space where island organizations, community groups and clubs can meet. Together, these uses provide recreational opportunities and public-serving community space consistent with the Coastal Residential designation, while retaining the residential scale and character of the property.

The proposed use directly supports **Future Land Use Objective 2.1 – Protect Natural Lands** by providing permanent operational facilities for an organization dedicated to conserving environmentally sensitive properties, restoring native habitats, and educating the public about the natural resources of the Bocilla Islands.

The proposed use is also consistent with **Recreation and Open Space Policy 1.1.3**, which encourages the preservation of waterfront resources, expansion of public access, and protection of coastal and marine resources. The Applicant's mission includes acquiring, restoring, and managing conservation properties that protect coastal habitats while providing passive public access and environmental education.

The proposed use further advances **Recreation and Open Space Policy 1.1.5 – Coordination of Efforts**, which encourages coordination among governmental agencies, nonprofit organizations, neighborhood groups, and private organizations to provide parks, open space, and recreational opportunities. As a nonprofit conservation organization, the Applicant directly supports these objectives by acquiring and maintaining conservation lands, creating public-access parks, preserving open space, providing environmental education and recreational programming, and working with the community to expand conservation and stewardship opportunities throughout the Bocilla Islands.

The proposed use is also consistent with **Coastal Planning Goal 1 – Coastal Resource Protection** and **Coastal Planning Objective 1.1 – Coastal Resource Protection**, which promote the long-term protection and enhancement of barrier islands, coastal habitats, wildlife communities, and coastal ecosystems. The Conservancy Center will strengthen the Applicant's

ability to coordinate habitat restoration, volunteer stewardship, environmental education, and citizen science activities that directly support these objectives.

The proposed use is also consistent with the **Green Landscaping and Low Impact Techniques 1.1.4**, which promotes landscaping techniques that reduce water and fertilizer usage, require low maintenance, and eliminate or reduce the need for herbicide and pesticide. The Conservancy Center will not only implement these practices on this property, it will also educate island residents on how to do the same on their property as well.

The proposed use is also consistent with the **Environmental Objective 2.3: Protect Listed Flora and Fauna** which aims to protect wildlife and plant species and conserve the habitats upon which they depend. We are dedicating spaces at this property to the endangered gopher tortoise and other protected flora and fauna. Additionally, we are teaching island residents which plants and landscaping options support these habitats.

The proposed use is also consistent with the **Environmental Policy 2.3.8: Environmental Education** which states the County shall support efforts to increase the public's understanding and stewardship of wildlife, natural communities and other natural resources through partnerships with non-profit organizations. As a nonprofit organization dedicated specifically to conservation, environmental education, and community stewardship, the Applicant's mission and proposed use directly advance the purpose of this policy.

Accordingly, the requested Special Exception is consistent with the Charlotte County Comprehensive Plan.

Approval Criterion 2

The proposed Special Exception is compatible with existing and permitted uses surrounding the property.

Charlotte County has expressly identified Community Meeting Halls as a use that may be approved by Special Exception within this zoning district. The proposed use is compatible with the surrounding residential neighborhood because it will retain the property's existing residential appearance, scale, and character. No commercial redevelopment or substantial alteration of the site is proposed.

Use of the property will be limited, scheduled, and primarily reservation-based rather than operating as a continuously open public facility. Activities will consist primarily of environmental education programs, board and organizational meetings, community meetings, and small club or group gatherings. The property will not operate as a retail establishment, restaurant, event venue, or staffed visitor center, and it will not generate the continuous daily traffic.

The proposed operational characteristics are designed specifically to preserve compatibility with the surrounding neighborhood. Programs and meetings will occur periodically rather than

continuously, and traffic, parking demand, lighting, and noise are expected to remain modest. Visitors are anticipated to arrive primarily by golf cart, bicycle, or on foot, consistent with customary transportation patterns within the Bocilla Islands community.

Taken together, the limited frequency and duration of activities, residential scale of the property, absence of commercial operations, and managed nature of the proposed use will allow the Conservancy Center and Community Meeting Hall to function as a community resource without materially changing the residential character of the surrounding area.

Approval Criterion 3

The establishment, maintenance, and operation of the proposed use will not be detrimental to the public health, safety, or general welfare.

The proposed Conservancy Center will promote the public health, safety, and general welfare by providing permanent facilities that strengthen environmental awareness and education and foster connection and a healthy community.

The proposed use is expected to generate minimal impacts while providing substantial public benefit through continued protection of environmentally sensitive lands, expanded educational opportunities, improved coordination of conservation initiatives, and providing a central location for the community to connect.

Accordingly, the establishment, maintenance, and operation of the proposed use will not be detrimental to the public health, safety, or general welfare and will provide lasting public benefits consistent with the Applicant's nonprofit conservation mission.

Approval of the requested Special Exception will allow the Applicant to establish the **Bocilla Islands Conservancy Center** as the permanent operational headquarters supporting its existing conservation, education, stewardship, and volunteer programs. The requested Community Meeting Hall is an integral component of that mission by providing a space for community engagement. The proposed use is consistent with the Charlotte County Comprehensive Plan, compatible with surrounding land uses, and will promote public health, safety, and general welfare. Accordingly, the Applicant respectfully requests approval of the requested Special Exception.

3. Detailed Description of the Proposed Use

3.1 Purpose and Scope of the Requested Approval

Bocilla Islands Conservancy, Inc. is requesting approval of a Special Exception for a Community Meeting Hall within the existing structure at 130 Gasparilla Way. The Community Meeting Hall would serve as one component of the proposed Bocilla Islands Conservancy Center and would provide indoor space for Conservancy meetings and educational programs as well as use by community groups and clubs.

The Conservancy Center would also include passive outdoor conservation and educational uses, limited nonprofit administrative and storage functions, occasional outdoor programming, and the supporting activities described in this narrative.

Because the County's determination regarding some supporting activities may still be pending when this application is submitted, the Conservancy has described the full anticipated operation of the property. Inclusion in this narrative is intended to provide a complete account of the proposal and does not presume how the County will classify any particular use. No activity requiring separate approval would begin until the required approval has been obtained.

3.2 Bocilla Islands Conservancy and Existing Properties

3.2.1 Organizational Background and Mission

Bocilla Islands Conservancy, Inc. is a Florida 501(c)3 nonprofit corporation founded in 2016 and operated entirely by volunteers all of whom currently live on the island. Its mission is to preserve the natural habitat of the Bocilla Islands Chain while fostering community engagement and environmental education to ensure a balanced coexistence between the ecosystem and local residents.

The Conservancy carries out this mission through land acquisition, habitat preservation and restoration, environmental education, volunteer stewardship, and the management of conservation properties throughout the Bocilla Islands Chain. The proposed Conservancy Center would provide a permanent location to support these established activities.

3.2.2 Conservation Properties and Public Access

The Conservancy currently owns nine properties within the Bocilla Islands Chain. It also manages four conservation easements and seven properties owned by the West Coast Inland Navigation District (WCIND).

Three Conservancy-owned properties embedded within residential neighborhoods are open for public access:

Marine Life and Pollinator Park

This lagoon-front property provides dock access and showcases vertical oyster gardens, Mini-Reef structures, native vegetation, and limited seating. This park is commonly known as Driftwood Park.



Under the dock are mini-reef habitats.

Hammock Trail

This limited walking trail follows the public right-of-way along the edge of two Conservancy-owned properties, allowing visitors to observe a coastal hammock with mature hardwood trees without entering the properties.



The Coastal Hammock is likely the oldest part of the island with mature hardwood trees.

Eco-Educational and Island Conservancy Park (EPIC)

Commonly known as the Gnome Garden. This park is designed in part to engage children and includes gnome figurines, a small children's lending library, sandboxes with toys, and related features.



One of the many gnomes in the park is dedicated to Bob Butcher, the original owner and builder of 130 Gasparilla Way.

These properties are passive, self-guided conservation spaces intended for quiet observation, walking, environmental education, and appreciation of the islands' natural habitat. They are not continuously staffed or programmed and do not include athletic fields, concession stands, gift shops, staffed visitor centers, or other intensive facilities.

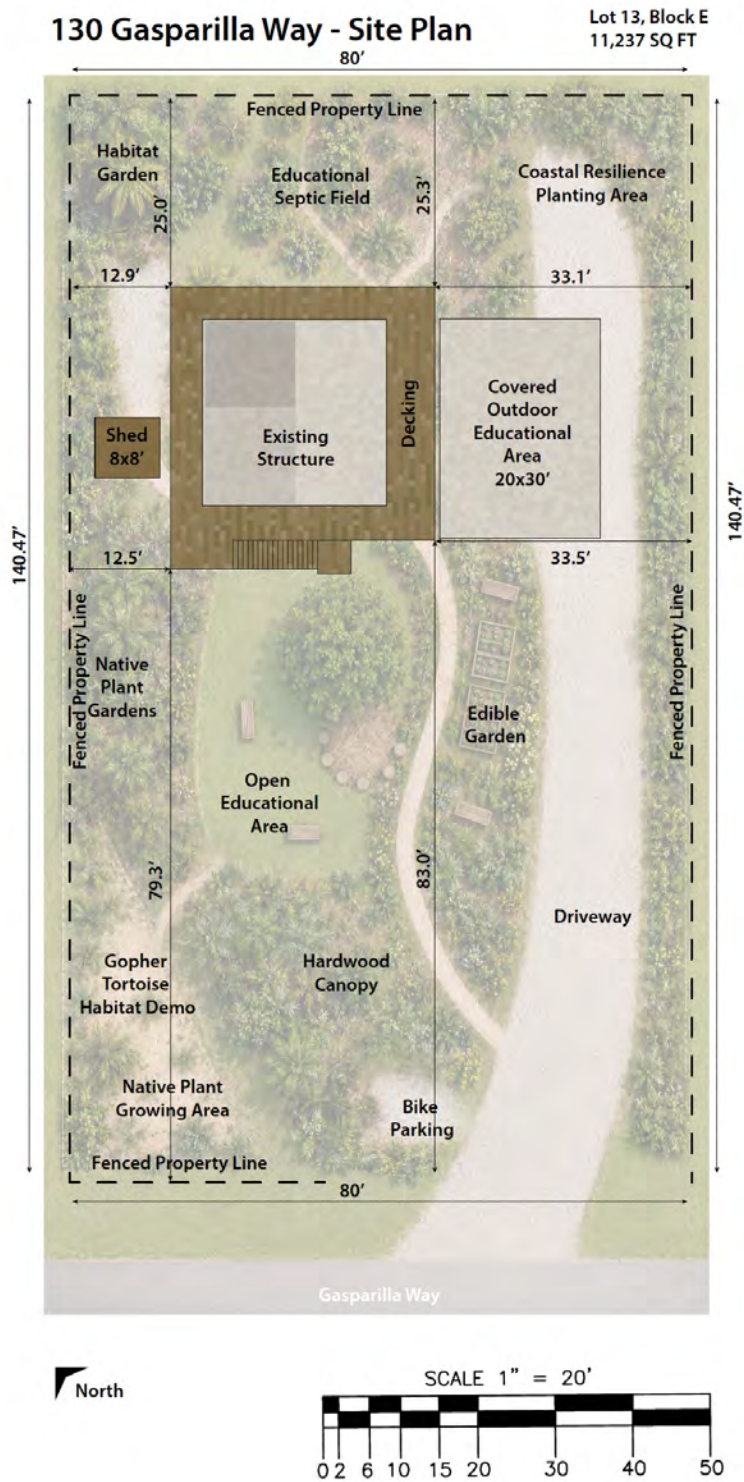
Typical visitation ranges from zero to ten people per day, with most visits lasting approximately five to 20 minutes. Visitors are generally island residents, property owners, renters, or guests who are already on the island. To the best of the Conservancy's knowledge, it has not received complaints regarding traffic, parking, noise, or neighborhood disruption associated with these properties.

3.2.3 Closest Comparable Property

Marine Life and Pollinator Park provides the closest comparison to the passive outdoor grounds proposed at 130 Gasparilla Way. There are residential properties on both sides of the park. It is a quiet, self-guided property with native vegetation, limited educational features, and two benches. Visitors generally walk through briefly and continue with their day. The proposed grounds at 130 Gasparilla Way would follow a similar passive model, supplemented by scheduled educational and stewardship activities described later in this narrative.



3.3 Property and Proposed Site Plan



3.3.1 Property Dimensions and Existing Conditions

The subject property is a rectangular parcel measuring approximately 80 feet by 140 feet, for a total area of approximately 11,200 square feet. It contains an existing residential structure, a shed, a gravel driveway, mature vegetation, and open yard areas.

The enclosed portion of the house measures approximately 24 feet by 24 feet, providing approximately 720 square feet of interior space (which includes a 12x12 upstairs area). Including the existing decks, the structure measures approximately 32 feet by 34 feet and occupies approximately 1,088 square feet, or less than 10 percent of the total property.

The Conservancy proposes to adaptively reuse the existing house while retaining its residential appearance and scale. No new principal building or substantial enlargement of the house is proposed. Existing equipment, stored materials, and other items unrelated to the future Conservancy Center will be removed.



These photos show the view from the street and driveway.





3.3.2 Proposed Outdoor Improvements

The proposed site plan shows how the property would be organized to support passive conservation, environmental education, and limited nonprofit programming. Any changes required through applicable County permitting or review will be incorporated before related improvements are constructed.

Proposed outdoor features include:

- A walking path connecting the front of the property, the existing structure, and the outdoor educational areas
- Habitat gardens and native plant demonstration gardens
- An open education area with seating
- An outdoor edible garden and hardwood canopy area
- A gopher tortoise habitat demonstration area recognizing the gopher tortoise as both a state-designated threatened species and a keystone species
- A native plant growing and demonstration area
- An educational planting area associated with the existing septic field
- A coastal resilience planting area
- A small bicycle parking area near the front of the property
- A covered outdoor educational area providing shade for community gatherings as well as Conservancy run lectures, environmental programs, and fundraising events. Its design and construction would comply with applicable County requirements and Florida Building Code standards.







3.3.3 Property Boundaries, Vegetation, and Proposed Fencing

Existing fencing is located along most of the property, including the front. Where there is no fence, there are many mature trees and vegetation.

The Conservancy proposes adding fencing where appropriate to strengthen the physical definition of the site. Existing mature vegetation would be retained where reasonably practicable. Together, the fencing, trees, vegetation, and site layout would provide visual separation and help prevent visitors from inadvertently entering neighboring property.



3.4 Overall Operating Framework and Neighborhood Protections

The Conservancy Center is intended to operate at a scale appropriate for the surrounding residential neighborhood and limited-access island community. Most use will consist of passive outdoor visitation, small scheduled meetings, environmental education, and volunteer coordination. The property will not be continuously staffed, and many days are expected to involve few visitors and no organized activity.

The following operating commitments may apply:

- Meetings, programs, and events will be scheduled and managed by the Conservancy rather than occurring on an unrestricted or unsupervised basis.
- The building will remain locked except during scheduled or otherwise authorized use.
- Most scheduled activities will occur during daytime or early evening hours. Occasional larger events will follow the separate hours and limitations stated in Section 3.7.3.
- The property will not include a store, gift shop, retail sales, restaurant, concession stand, visitor counter, staffed walk-in service, or continuously staffed educational facility.
- The Community Meeting Hall and covered outdoor educational area will be used only for Conservancy activities and approved nonprofit, educational, conservation, civic, or community purposes.
- The property will not be advertised or operated as an Airbnb, VRBO, hotel, bed and breakfast, or vacation rental. Any overnight accommodations will be limited to approved mission-related guests as described in Section 3.8.
- No athletic fields, playground equipment, grills, or intensive recreational facilities are proposed.
- No regular visits by full school classes, school buses, passenger buses, or other large organized youth groups are proposed.
- Heavy equipment will not be stored or routinely operated on the property.
- Attendance, occupancy, hours, construction, fire safety, environmental review, access, and parking will remain subject to applicable County requirements.

Exterior lighting will be limited to what is reasonably necessary for safe access and use. Lighting will be positioned and directed to minimize illumination of adjoining properties. Large illuminated signs, sports lighting, and continuous nighttime lighting of the grounds are not proposed.

Visitors will be directed to remain within the subject property and use the identified paths and activity areas. Fencing, vegetation, and the planned layout will clearly define the property boundaries and provide separation from adjoining land.

3.5 Normal Day-to-Day Operations

On a typical day, the property will function primarily as a quiet, passive conservation and educational space. The outdoor grounds are anticipated to be available for self-guided use during customary daytime hours, generally from approximately 9:00 a.m. until sundown.

Typical daily visitation is expected to range from zero to ten people, with many days involving few or no visitors. Individual visits will generally last approximately five to 20 minutes. Most visitors are expected to be people already on the island who arrive on foot, bicycle, or golf cart.

The building will not be open for unscheduled public access. Routine maintenance may include watering, planting, pruning, weeding, litter removal, path upkeep, and care of educational features, generally performed by volunteers using ordinary hand tools and small landscaping equipment.

3.6 Passive Conservation Grounds and Outdoor Educational Features

The outdoor portion of the property will function primarily as a passive conservation and environmental education space. A modest walking path will guide visitors through the gardens, habitat areas, interpretive features, existing house, and covered outdoor educational area shown on the site plan.

Plant labels, interpretive signs, and similar features may provide information about native species, wildlife habitat, coastal resilience, water quality, pollinators, septic-field planting practices, and other conservation topics. These features are intended to allow visitors to learn independently without requiring a guide or employee to be stationed at the property.

Outside scheduled activities, the grounds will remain quiet, self-guided, and primarily observational. The Conservancy will prioritize native vegetation suited to the site and retain mature trees and vegetation where reasonably practicable.

3.7 Programs, Meetings, and Events

In addition to passive daily use of the grounds, the Conservancy Center will support scheduled educational programs, board meetings, volunteer activities, meetings of community groups and clubs, and occasional fundraising events. Most organized activities will involve small groups and occur during daytime or early evening hours.

The frequency, attendance, and duration estimates below are planning assumptions intended to help the County evaluate the proposal. Except where a maximum or prohibition is expressly stated, these figures describe anticipated operating ranges rather than fixed guarantees. *In*

practice, the property is expected to remain unoccupied or limited to passive visitation far more often than it is used for an organized activity.

To the best of the Conservancy's knowledge, it has not received formal complaints regarding attendance, noise, parking, traffic, or similar impacts associated with its prior events.



This rendering is conceptual only.

3.7.1 Current and Proposed Conservancy Educational Programs

Environmental education and community engagement are established components of the Conservancy's mission. The Conservancy currently organizes lectures, demonstrations, and other opportunities that help residents and visitors understand and protect the natural resources of the Bocilla Islands. These activities currently occur at private, island homes.

The Living Lecture Series

The Conservancy's most frequently offered educational program was held five times in 2025 and three times so far in 2026. It generally begins at approximately 5:30 p.m. to accommodate working residents. Attendees arrive for light refreshments, participate in an approximately 30-minute presentation, ask questions, and, when appropriate, complete a related hands-on activity. Programs are generally completed and cleaned up by approximately 8:00 p.m.

Recent examples of hands-on activities include a Charlotte Harbor Environmental Center program in which participants learned about oysters and constructed vertical oyster gardens for use at their docks, and a mangrove program presented by Armando Ubeda, Florida Sea Grant Extension Agent for Sarasota County. Participants planted mangrove propagules to care for at home, with the longer-term goal of supporting future living shoreline restoration activities.

All Recent Living Lecture Topics:

Date	Program
May 21, 2026	Vertical Oyster Gardens Workshop 2 (daytime)
May 7, 2026	Adopt a Mangrove: Understanding Mangroves and Coastal Ecosystems
March 19, 2026	Vertical Oyster Gardens Workshop 1
December 11, 2025	The Dark Sky Initiative
October 30, 2025	What's the Buzz About Bees?
May 6, 2025	Sea Turtle Time
April 8, 2025	Sensational Seagrass
February 10, 2025	Shorebird Bonanza

Most educational programs occur during daytime or early evening hours. However, some programs may occasionally require darkness or another later condition, as was the case with the Dark Sky program, which featured a visiting astronomer. Such programming is expected to be rare and carefully scheduled.

Living Lecture: Vertical Oyster Gardens



Living Lecture: Sea Turtle Time



Living Lecture: Adopt a Mangrove



Stewardship and volunteer programs. The Conservancy also conducts hands-on work throughout the islands. Its Nifty 90s program brings volunteers together for a focused stewardship project lasting approximately 90 minutes. In one recent event, approximately 30 volunteers planted 250 muhly grasses. The Conservancy has also organized seven Clean Islands events, in conjunction with Keep Charlotte Beautiful, generally involving 40 to 60 volunteers who receive assignments and then disperse to work at locations throughout the islands.

Larger fieldwork projects would not necessarily occur at 130 Gasparilla Way. The Conservancy Center may support them through planning, volunteer orientation, training, storage, and distribution of supplies, while the fieldwork continues at appropriate locations.

Nifty 90 - Muhly Grass Planting





Clean Islands Program







Future programming. Topics may include native plants and Florida-friendly landscaping, wildlife and pollinator habitat, water quality, coastal resilience, living shoreline restoration, gopher tortoises, citizen science, habitat restoration, conservation-oriented yard practices, and the natural and conservation history of the Bocilla Islands. Programs may take the form of lectures, workshops, guided walks, demonstrations, small-group discussions, volunteer training, or hands-on activities.

3.7.2 Small Conservancy Events and Programs

Outdoor: Small outdoor programs may occur in the nonprofit park or under the covered outdoor educational area. Examples include Living Lectures, volunteer orientations, or native plant or habitat demonstrations.

Indoor: The Community Meeting Hall will support similar activities inside the existing house when weather, presentation needs, or the nature of the activity makes an indoor setting more appropriate. Additional examples might include board and committee meetings.

Parameter	Outdoor Programs	Indoor Programs
Frequency	Approximately zero to six per month	
Attendance	Approximately five to 40 participants, usually toward the lower end	Approximately five to 30 participants, with most board, committee, and planning meetings under 10; all use subject to occupancy and life-safety limits
Duration	Approximately 20 minutes to two hours	
Hours	Primarily daytime. Activities for working residents may begin around 5:30 p.m. and generally conclude by approximately 8:00 p.m.	
Management	Scheduled and managed by the Conservancy within designated outdoor areas	
Setup and cleanup	Temporary chairs, tables, materials, and supplies removed or stored after the activity	

Small Conservancy programs will be educational, conservation-related, administrative, or stewardship-focused. Programs occurring after dark will be infrequent and limited to activities for which nighttime conditions are necessary or materially relevant.

3.7.3 Occasional Larger Outdoor Conservancy Fundraisers and Programs

The Conservancy anticipates holding approximately two to six larger outdoor programs or fundraising events per year. These are established activities that support land conservation, habitat restoration, environmental education, and stewardship. They are generally held on weekends and attended primarily by island residents, property owners, and their guests.

The detached covered outdoor educational area would serve as a central location for seating, presentations, refreshments, educational displays, auction or raffle activities, and other organized functions.

The Conservancy has organized several larger island events every year since 2016, using borrowed or temporary locations such as residential driveways, open lots, and areas beneath elevated homes.

Representative examples include:

Event	Date	Location	Relevant Operating Experience
Eco Festival	April 15, 2026 4-7pm	Private residential driveway	Educational displays and demonstrations. Approximately 100 cumulative attendees over the event, with substantially fewer present at any one time. Because the event followed an open-house format rather than a centralized program, attendees arrived and departed throughout the three-hour event. The event ended around 7:00 p.m.; materials were removed by approximately 9:00 p.m. No music or food.
5th Annual Casino Night	November 8, 2025 5-8pm	61 Kettle Harbor Drive, approximately four properties from 130 Gasparilla	Fundraiser held beneath an elevated residence in each of the previous two years with gaming tables, catered refreshments, silent auction, and raffle. No live music. Cleanup completed by 10pm.
Shake Your Shamrocks	March 13, 2025 5-8pm	7600 Palm Island Drive	Fundraiser with a live Irish band, chef, and live auction. Cleanup completed by approximately 9:00 p.m.

Parameter	Anticipated Operating Range or Commitment
Frequency	Approximately two to six larger programs or fundraising events per year.
Days	Generally weekends, most commonly Saturdays
Attendance	Public attendance limited to no more than 100 guests present at one time, with total occupancy subject to any lower County, site, fire, or life-safety limit
Duration	Fundraisers will typically last approximately three hours, excluding setup and cleanup.
Hours	Daytime events will generally conclude before evening. Evening events will generally run from approximately 5:00 to 8:00 p.m. The property will be cleaned, closed, and vacated no later than 10:00 p.m.
Management	Board members and volunteers will manage attendance, designated activity areas, setup, cleanup, arrivals, parking, and departure
Transportation	Most guests are expected to be people already on the island. Off-island guests will be advised of ferry access, cost, and operating limitations.

To the best of the Conservancy's knowledge, its prior larger events have not generated complaints regarding noise, traffic, parking, or neighborhood disruption.

Casino Night 2025



Eco Festival 2025



3.7.4 Limited Community Use for Small Meetings

The Community Meeting Hall and covered outdoor educational area would be available for small meetings and programs held by community organizations, clubs, and groups. These activities are currently held at private homes or in the apparatus bay of the fire station, which can be difficult to use for presentations during warm weather because of limited airflow and excess fan noise.

Potential community users may include Palm Island Estates Association (PIE), homeowners' associations, other island organizations, and community groups such as book clubs, card and game clubs, crafting groups, study groups, and similar activities.

The vast majority of community use would consist of small meetings and programs with fewer than 15 people. On an occasional basis, approved island organizations may also hold larger daytime civic, informational, or membership meetings. Examples could include community information programs concerning beach renourishment, public safety, or other island issues. These larger gatherings would be infrequent and would generally occur on weekends during daytime hours, typically in the late morning.

Each use must be requested in advance and approved by the Conservancy, which will retain control over the schedule, permitted activities, attendance, hours, and use of the property.

Parameter	Anticipated Operating Range or Commitment
Frequency	Approximately zero to ten small meetings or programs per month, with some months having none. Larger community meetings would occur only occasionally, as needed, approximately zero to two per month.
Attendance	Most meetings will have approximately five to 15 participants. Occasional approved daytime civic, informational, or membership meetings may be open to the community.
Duration	Approximately 30 minutes to two hours
Hours	Small meetings may occur during daytime or early evening hours and will generally conclude by approximately 8:00 p.m. Larger community meetings typically occur on weekends and often late morning or early afternoon hours.
Supervision	Scheduled through the Conservancy, with an authorized person responsible for opening, monitoring, and securing the property
Location	Inside the Community Meeting Hall or within the covered outdoor educational area, depending on the group, weather, and format
Setup and cleanup	Temporary furniture, presentation equipment, refreshments, and materials limited to what is reasonably necessary and removed or stored afterward

3.8 Limited Mission-Related Overnight Occupancy

A limited portion of the existing house may be used for temporary overnight occupancy by approved researchers, educators, interns, and similarly qualified individuals participating in a defined Conservancy program or project. This use would be incidental and subordinate to the primary functions of the Conservancy Center.

The Conservancy cannot predict the exact number of future occupancy requests because they will depend on educational programming, research opportunities, funding, scheduling, and case-by-case approval. *Overnight use is expected to be infrequent, with many months having no overnight occupants and substantially more nights when the property is unoccupied than nights when it is used for overnight occupancy.*

Anticipated Types of Occupancy

A short-term occupancy may involve a visiting speaker, educator, scientist, or conservation professional participating in a scheduled lecture, workshop, or mission-aligned Conservancy activity for whom a day trip is not feasible. These visits would generally last one to four nights and would be directly associated with a defined educational or conservation purpose.

A longer seasonal occupancy may involve one or two college-level interns assisting with conservation fieldwork, monitoring, research, or environmental education. Eligible interns would be pursuing study or training in a directly related field such as marine biology, wildlife ecology, environmental science, conservation, coastal resource management, or a similar discipline. The property would not be used for a general youth or high-school internship program.

Temporary accommodations may be particularly beneficial when fieldwork must occur during early-morning or otherwise limited-access hours. For example, seasonal wildlife monitoring may require participants to reach project locations before or near the time of the first ferry, making daily travel difficult for qualified interns who do not live nearby.

A rare extended occupancy may involve qualified international visiting researchers conducting a defined scientific or conservation project that requires sustained observation, monitoring, or data collection. Such an occupancy may last several weeks and, when reasonably necessary for the approved project, up to 60 consecutive nights.

These categories illustrate the anticipated range of mission-related occupancy and do not establish a routine lodging schedule or create an entitlement to use the property.

For planning purposes, the Conservancy anticipates less than 50% nightly occupancy made up of both short term and long stays, expected to remain substantially below normal residential or short-term rental usage.

Approval and Documentation

Each proposed occupancy must be approved in writing by the Conservancy before arrival. The Conservancy will maintain records of approved overnight occupancy, including:

- Each approved occupant
- The occupant's organizational, professional, or educational affiliation
- The defined mission-related purpose of the occupancy
- The approved arrival and departure dates
- The Conservancy representative responsible for overseeing the occupancy

Each request will be evaluated based on the qualifications of the proposed occupants, the purpose and duration of the proposed occupancy, the relationship to the Conservancy's mission, the benefit to the approved program or project, the property's availability, and compliance with applicable County requirements.

Prohibited Uses

Overnight occupancy will not be advertised or offered to the public, listed on a rental or lodging platform, or made available through unrestricted booking. It will not be offered as a benefit to donors or sponsors nor will it be used for vacations, personal visits, private getaways, or general guest accommodations.

Approved occupants may not:

- Transfer their approval to another person
- Invite unapproved overnight occupants
- Extend their occupancy without written approval
- Sublet or separately occupy any portion of the property

The property will not provide front-desk service, housekeeping service, or other services associated with a hotel, bed and breakfast, vacation rental, or lodging establishment.

Operational and Regulatory Requirements

Approved occupants will receive access only for the authorized occupancy period and must return all keys or access credentials at its conclusion. The Conservancy will retain possession, control, and responsibility for the property at all times.

All fieldwork, wildlife monitoring, specimen handling, data collection, and similar activities will be conducted only under any required governmental permits, authorizations, professional protocols, and supervision.

3.9 Office Space, Storage, and Volunteer Support

A small portion of the existing house may be used for limited nonprofit administration. The anticipated office area may consist of a single desk, chair, printer, and basic supplies used for recordkeeping, document preparation, program planning, and Conservancy communications.

The office will not include full-time employees, multiple workstations, a reception area, walk-in services, regular public office hours, sales, customer appointments, or corporate signage. Administrative use will typically involve one person at a time during daytime hours once a week.

The property may also provide centralized storage for Conservancy records, educational materials, volunteer and event supplies. It will not function as a warehouse, contractor yard, or storage location for heavy equipment, bulk inventory, or unrelated personal property.

Volunteers may meet briefly to receive instructions, collect supplies, or organize before traveling to another conservation property. Office and storage access is expected to occur as needed, generally zero to three times per week. There will be no deliveries as there is no mail service on the island.

3.10 Ferry Access, Transportation, and Parking

Most people attending Conservancy activities are expected to be island residents, property owners, renters, or guests who are already on the island. Travel within the community commonly occurs by golf cart, bicycle, or on foot.

Since the property is located on a bridgeless barrier island, it is accessible by vehicle only through the privately operated ferry. As of July 2026, the general public round-trip fare is \$10 for a pedestrian, including a pedestrian with a bicycle, and \$55 for a standard passenger vehicle. The cost of bringing a vehicle onto the island, together with the ferry's operating schedule (6:30 a.m. to 10:00 p.m. most days), naturally limits casual off-island traffic and late-evening activity.

The infrequent off-island attendees will park at a friend's or relative's house or park on the mainland and cross as pedestrians rather than bringing a vehicle onto the island. First-come, first-served public parallel parking is available in designated areas on the north side of Panama Boulevard near the mainland, ferry landing. Attendees will be advised of the ferry schedule and the need to depart with sufficient time to reach the ferry before service ends.

The house is set well back from Gasparilla Way, with an approximately 80-foot driveway that can realistically accommodate about 14 golf carts in two single-file rows, one along each side of the driveway. There is also additional space in front of the property for several more carts. The proposed site plan also includes bicycle parking near the front of the property. This will easily accommodate the proposed small-group use.

For occasional larger events, the Conservancy will plan transportation and parking in advance. Attendees may be encouraged to walk, bicycle, share golf carts, carpool, or cross the ferry as pedestrians. It is standard island practice to utilize permitted parking in the public rights-of-way.

Conservancy representatives may assist with arrivals and parking and will instruct attendees not to block private driveways, obstruct travel lanes, or enter private property without permission. School buses, passenger buses, and similar large-group transportation are not anticipated.

Please see Supplement Folder 3.10 for screenshots of the Palm Island Transit website or visit <https://palmislandtransit.com/rates/> and <https://palmislandtransit.com/parking/>

Example of parking in the right of way



3.11 Existing Neighborhood Context and Firehouse History

The compatibility of the proposed Conservancy Center should be considered in the context of both the existing uses surrounding 130 Gasparilla Way and the community's prior support for a larger conservation and community facility directly across the street. The following sections summarize those circumstances.



3.11.1 Existing Surrounding Uses

The area surrounding 130 Gasparilla Way includes seasonal residences, short-term vacation rentals, vacant parcels, second homes, and properties currently offered for sale. The compatibility analysis should reflect this actual mix of uses in the immediate area, including home businesses and offices.

As of July 25, 2026, the 10 closest parcels on Gasparilla Way reflect the following pattern:

- Two are vacant parcels, including the Conservancy's EPIC Park.
- Four are publicly advertised as short-term vacation rentals.
- Three are currently listed for sale.
- At least two are used as second homes.

Some properties fall into more than one category. Based on publicly available rental and sales listings and the Conservancy's local knowledge, none of the 10 closest properties are known to be occupied as a full-time primary residence. Furthermore, of the 19 properties located on Gasparilla Way, only one is known to be occupied by a full-time resident, and that resident has expressed clear support for the proposed Conservancy Center.

Both homes directly adjoining the subject property, as well as several other nearby homes, are publicly advertised as vacation rentals. These include 120, 140, 150, and 161 Gasparilla Way. Each is advertised as a three-bedroom home. Three advertise accommodations for up to eight

guests, through combinations of conventional beds, sofa beds, futons, or multiple beds within a room.

The listing for 150 Gasparilla Way illustrates the type of activity already associated with nearby residential use. It permits stays as short as three nights and advertises outdoor amenities including a downstairs bar area, a sand volleyball court, a ping-pong table, and more. The listing showcases the adjacent Conservancy property, EPIC Park, as part of the property grounds, indicating that the existing park is viewed as a positive feature of the surrounding area. Guest-submitted reviews describe the property as a ‘Great family party house’ and showcase photographs of EPIC Park gnomes and plants.

10/10 Excellent

Great family party house. Lots to do, they have beach chairs, umbrellas, towels etc. Very clean and attention to detail. Must bring all food, drink and toiletries. We loved it!



Liked: cleanliness, check-in, communication, location, listing accuracy, value for money

Anneliese U.

Traveled with group
Stayed 3 nights in Apr 2026

Verified review 

Short-term rental use involves changing groups of occupants, arrivals and departures, luggage and supply loading, golf-cart and vehicle activity, and outdoor recreation. The listings are included as supporting exhibits to document the existing neighborhood context, not to in any way criticize property owners or lawful residential use.

Please see Supplement Folder 3.11.1 for screenshots of nearby VRBO and Airbnb Rental Map and Listing pages.

Additionally, directly behind the property is a staging area for the island water utility and beyond that is a private community tennis court and pool. Additionally, nearby there are several home businesses, including two golf cart rentals.

3.11.2 Prior Firehouse Proposal

In 2023, the Conservancy attempted to acquire the former island firehouse at 101 Gasparilla Way, directly across the street from the proposed Conservancy Center at 130 Gasparilla Way, when the property was offered at public auction.

The proposal received substantial community support, with approximately \$175,000 raised through donations and pledges from island residents and property owners. The Conservancy was ultimately outbid and did not acquire the property.

The fundraising campaign described the firehouse as a publicly accessible community park and center. Proposed uses included lending libraries, educational classes, children's activities, fundraisers, volunteer training, meetings with County officials, community and civic meetings, and conservation gardens.

The firehouse was a larger structure with a greater footprint and a more prominent position near the roadway. By comparison, the current proposal involves a much smaller residential structure set well back from Gasparilla Way, with controlled building access, predominantly small-group use, and proposed guidelines on attendance, frequency, and operating hours.

To the best of the Conservancy's knowledge, no documented opposition from neighboring property owners was raised regarding the 2023 proposal. This history provides relevant community context for the current application, which proposes a smaller, more limited facility in the same immediate area, together with proposed operating guidelines intended to maintain compatibility with the surrounding residential neighborhood.

Please see Supplement Folder 3.11.2 for screenshots of the Firehouse GoFundMe page. Note that not all funding was collected from this online channel.

Save Palm Island Fire House for a Community Park



Ember Harker for Bocilla Islands Conservancy Inc.

[Tax deductible](#)

Update: We've had several more donations in the last few days! Everything helps... thank you so much for your kindness and generosity.

Do you love Palm Island? Help Bocilla Islands Conservancy Inc (BICI) turn Old Fire Station #10 into a Community Park for all island residents and visitors to enjoy.

For over 30 years, this space and building were used as a community park for activities, meetings and events. After the building was damaged by Hurricane Ian, the property was declared surplus by Charlotte County and no longer available for our use. The county has now put the property out for bid. We'd like to return this space to the community for generations of residents and visitors to come!

Here are just a few of the activities and uses that used to happen on this property:

- Lending Libraries - for books and medical equipment such as crutches
- Classes & Events - dance, karate, educational, fishing club, painting, etc
- Children's Activities and Groups
- Fundraisers to benefit the island
- Volunteer training - Gopher Tortoises, Conservation, Fire Training, etc.
- Public meetings with Charlotte county officials
- Community meetings - civic and clubs
- Shed - with items such as tables and chairs that can be borrowed
- The location is already home to two gardens - a Florida-friendly with several memorial plants and resident gopher tortoises and a pollinator garden of wildflowers

\$1,825 raised of \$25K
11 donations

[Donate now](#)

[Share](#)

- B Buzz Mallett
\$500 - 3 yrs
- E Ember Harker
\$400 - 3 yrs
- A Amy McCully
\$250 - 3 yrs
- I Isabel Gross
\$200 - 3 yrs
- C Caron Bellestrin
\$100 - 3 yrs

[See all](#)

[See top](#)



3.12 Community Engagement and Support

The Conservancy has engaged the community in several ways regarding the proposed acquisition and use of 130 Gasparilla Way. This process has included donor briefings, property tours, public presentations, listening sessions, written follow-up, email communications, large printed signage, and social media outreach.

Date and Time	Engagement	Purpose and Scope
June 26, 2026 5:00 to 7:00 p.m.	Major Donor Briefing	Briefing for major Conservancy supporters and individuals who contributed at least \$1,000 toward the 2023 firehouse effort. Approximately 100 people were invited to learn about the proposal, ask questions, and provide initial feedback.
June 27, 2026 10:00 a.m.	Property Open House	Open house at 130 Gasparilla Way for major donors and supporters to view the house and grounds and understand the scale of the proposal.
July 1, 2026 5:30 p.m.	Public Presentation and Property Tour	Public presentation followed by a walkthrough of the property. The invitation was distributed to the Conservancy's full email list of just under 400 subscribers and promoted through multiple social media posts and public signage.
July 12, 2026 5:00 p.m.	Donor Update and Listening Session	Update for individuals who had contributed toward the current acquisition, including discussion of community concerns, the Conservancy's response, and the project's direction.
July 16, 2026 6:00 p.m.	Public Community Meeting	An approximately 90-minute meeting that explained the proposed acquisition, the purpose of a zoning determination request, and the uses being considered, and addressed questions raised publicly. Attendees were then given an opportunity to speak and receive responses or clarification.

Following the July 16 meeting, the Conservancy prepared and distributed a comprehensive written summary to its full email list describing the topics discussed, questions raised, and additional clarifications provided by the Board.

In addition to these meetings and tours, the Conservancy has distributed more than a dozen emails and published numerous social media posts about the acquisition, fundraising campaign, and public meetings while also addressing related questions and misinformation.

Residents and property owners have repeatedly been invited to attend meetings, tour the property, review information, submit questions, and contact the Conservancy through its website or by emailing feedback@bocillaislandsconservancy.org.

Please see Supplement Folder 3.12 for screenshots of emails and social media posts.

Demonstrated Support through Financial Donations

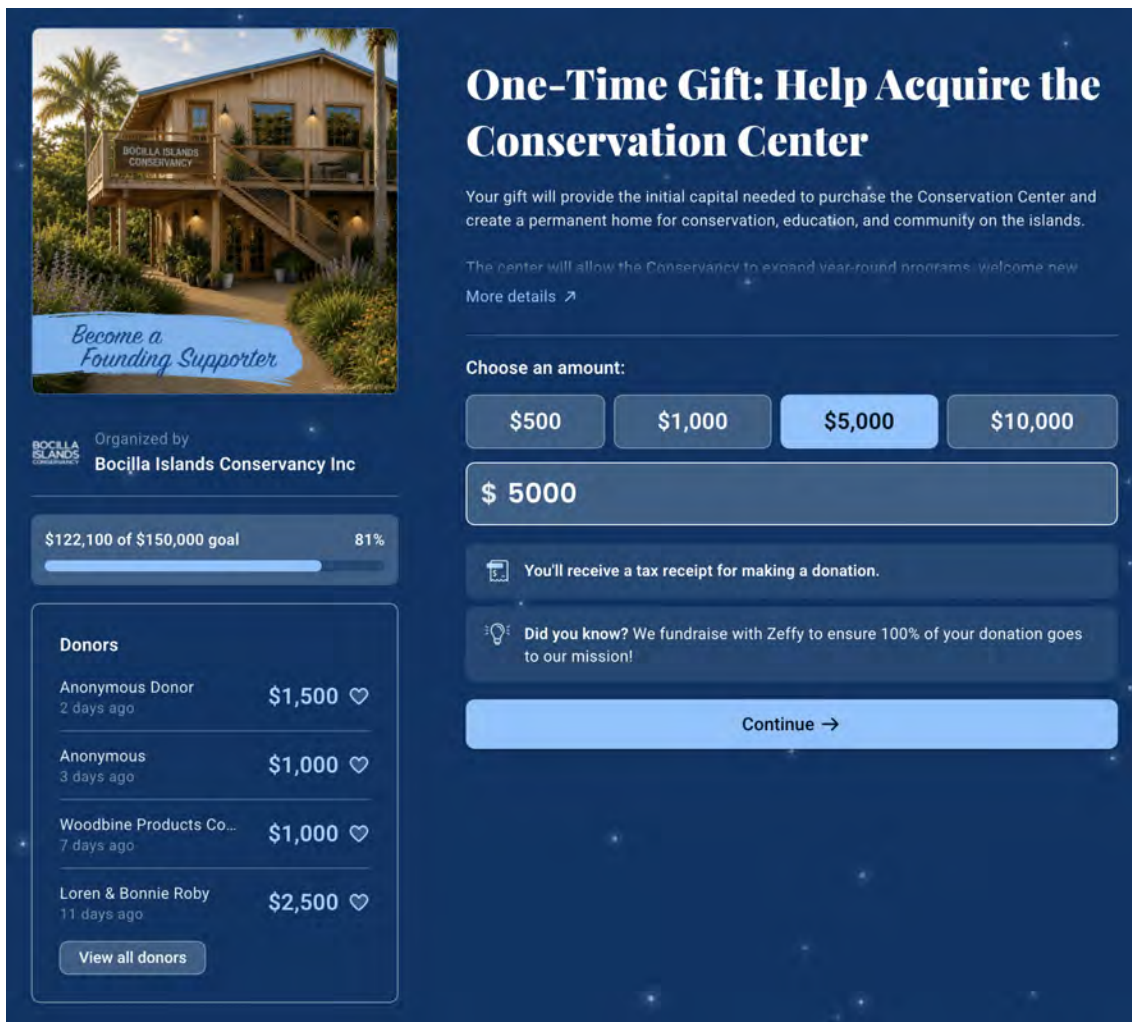
As of July 25, 2026, the Conservancy had raised over \$150,000 plus received monthly subscriptions to help cover ongoing costs.

One of those fundraising initiatives was a capital fund for the property. This initiative has raised over \$120,000 from 31 donor accounts toward the proposed acquisition and establishment of the Conservancy Center. Note that a “donor” often represents a couple or an entire household, so these contributions represent significantly more than 31 individual supporters.

The amount raised demonstrates that members of the island community are willing to make a substantial personal financial commitment to the proposed Conservancy Center and community use.

Please visit this site for up to date fundraising information:

<https://www.zeffy.com/en-US/donation-form/donate-to-the-conservation-center>



One-Time Gift: Help Acquire the Conservation Center

Your gift will provide the initial capital needed to purchase the Conservation Center and create a permanent home for conservation, education, and community on the islands.

The center will allow the Conservancy to expand year-round programs. Welcome new

[More details](#)

Choose an amount:

\$500 \$1,000 **\$5,000** \$10,000

\$ 5000

You'll receive a tax receipt for making a donation.

Did you know? We fundraise with Zeffy to ensure 100% of your donation goes to our mission!

[Continue →](#)

Donors

Anonymous Donor 2 days ago	\$1,500	♡
Anonymous 3 days ago	\$1,000	♡
Woodbine Products Co... 7 days ago	\$1,000	♡
Loren & Bonnie Roby 11 days ago	\$2,500	♡

[View all donors](#)

4. Conclusion

Bocilla Islands Conservancy, Inc. respectfully requests approval of a Special Exception for a Community Meeting Hall within the existing structure at 130 Gasparilla Way. The requested approval would allow the Conservancy to establish a permanent, small-scale center supporting its existing conservation mission and local community activities while retaining the residential appearance and scale of the property.

4.1 Proposal at a Glance

The following table summarizes the proposed uses and principal operating controls. It is intended as a concise overview and should be read together with the detailed attendance, frequency, duration, access, and approval requirements described in Section 3.

The Conservancy Is Proposing	The Conservancy Is Not Proposing
Adaptive reuse of the existing residential structure while retaining its residential appearance and scale.	A new institutional building, substantial enlargement of the house, or commercial redevelopment of the site.
A Community Meeting Hall for scheduled Conservancy board meetings, educational programs, and approved meetings by community organizations, groups and clubs.	A commercial meeting facility, banquet hall, entertainment venue, or unrestricted assembly space.
Passive, self-guided conservation and educational grounds with a walking path, native gardens, interpretive features, limited seating, and a covered outdoor educational area.	Athletic fields, playground equipment, concessions, retail services, intensive recreation, or a continuously staffed public attraction.
Scheduled indoor and outdoor educational, conservation and community meetings, generally during daytime or early evening hours.	Continuous programming, unscheduled group gatherings, or unrestricted public access to the building.
Limited use by approved island-based nonprofit, civic, educational, neighborhood, and community groups, subject to advance approval and Conservancy oversight.	Unrestricted public booking, receptions, unrelated celebrations, family gatherings, or use by groups without prior approval.
Occasional larger outdoor programs and fundraising events, with guidelines for attendance, hours, amplification, supervision, parking, and cleanup requirements.	Frequent large events, continuous music or amplification, late-night entertainment, or use of the property as a regular event venue.
Limited nonprofit administration, volunteer coordination, records management, and storage of program materials.	A staffed corporate office, customer-service location, retail business, warehouse, contractor yard, or storage of heavy equipment, bulk inventory, or unrelated personal property.

Limited mission-related overnight occupancy by approved researchers, educators, and conservation partners.	An Airbnb, VRBO, hotel, bed and breakfast, vacation rental, public lodging operation, donor benefit, private getaway, or unrelated personal accommodation.
A building that remains locked except during scheduled or otherwise authorized use, with passive daytime access limited to the outdoor grounds.	A continuously staffed visitor center, front desk, walk-in service, or unsupervised access to the building.
Exterior lighting limited to what is reasonably necessary for safe access. Most scheduled activities would conclude by approximately 8:00 p.m., with only occasional evening events.	Large illuminated signs, sports lighting, continuous nighttime lighting, or routine late-night activity.
Transportation primarily by island residents, property owners, renters, and guests who are already on the island and commonly travel by golf cart, bicycle, or on foot, with advance transportation and parking planning for larger events.	School buses, passenger buses, or similar large-group transportation serving the property.
Scheduled, supervised, and controlled use subject to applicable County occupancy, building, fire-safety, and other requirements.	Unrestricted and unsupervised use of the property.

4.2 Basis for Approval and Requested Action

The requested Special Exception is narrowly tailored to the adaptive reuse of an existing residential structure. No new principal building or substantial enlargement of the house is proposed. The site will retain its residential scale while the majority of the property remains available as a nonprofit park and outdoor education space.

The proposed Conservancy Center will provide a location for established conservation and community activities that currently occur at temporary, borrowed, or dispersed locations.

The ordinary operation of the property is expected to be modest. Many days will involve no organized activity and few or no visitors. The building will remain locked except during scheduled or authorized use. Most meetings and programs will involve small groups, and most scheduled activities will occur during daytime or early evening hours. Larger events will be infrequent and subject to additional guidelines. There will be limited mission-related overnight occupancy.

The Conservancy anticipates physical and operational protections intended to preserve compatibility with adjoining properties. These include retention of mature vegetation, supplemental fencing where appropriate, defined paths and activity areas, limited exterior lighting, advance scheduling, Conservancy supervision, controlled building access, and continued compliance with applicable County requirements.

For the reasons described in this narrative, the requested Special Exception is consistent with the BBI zoning, Charlotte County Comprehensive Plan, compatible with the existing and permitted uses surrounding the property, and capable of being established, maintained, and operated without detriment to the public health, safety, or general welfare. The Applicant

therefore respectfully requests approval of the Special Exception for a Community Meeting Hall at 130 Gasparilla Way.