



Writer's Direct Dial Number: 239-533-8805

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June 16, 2023

Jennifer Sheppard
Banks Engineering
10511 Six Mile Cypress Parkway
Suite 101
Fort Myers, 33966

RE: Ibis Landing - Model Home Parking Lot
LDO2023-00215
Type D Limited Review

Dear Jennifer Sheppard:

The Development Services Section has reviewed the information provided from the above-referenced Development Order application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied.

See attached checklist.

In accordance with Section 10-110 of the Land Development Code, you may redraft and submit the required documents (showing the corrections for specified deficiencies) to the Director of the Development Services Division within thirty (30) days of the date hereon or the application will be deemed withdrawn unless the applicant requests an extension and waives in writing the statutory development order review deadlines in F.S. 125.022, as it may be amended. A Request for Waiver of Statutory Development Order Review Deadlines is enclosed for your convenience. If deemed withdrawn, a new application along with appropriate fees will be required; or you have thirty (30) calendar days from the date hereon to file an appeal of this decision to the Hearing Examiner's office. Applications are available from the Development Services Division. Please notify development services staff to schedule a meeting to attempt to resolve outstanding issues.

PLEASE INDICATE THE ABOVE DEVELOPMENT ORDER NUMBER ON ANY FUTURE CORRESPONDENCE.

PLEASE RESUBMIT 1 COMPLETE SET OF REVISED PLANS ALONG WITH APPLICABLE RESUBMITTAL FEES. IF THIS APPLICATION WAS SUBMITTED DIRECTLY THROUGH EPLAN, NOTIFY ECONNECT@LEE.GOV WHEN YOU ARE READY TO RESUBMIT SO WE MAY OPEN THE PROJECT FOR YOUR UPLOAD. REMEMBER TO KEEP THE ORDER AND NUMBER OF DOCUMENTS THE SAME IN EACH FILE. THE FILE NAME MUST BE THE SAME AS THE FILE IT IS REPLACING.

If you have any questions concerning this matter, please contact this office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Section

Electronically signed on 6/16/2023 by
Aixa Cruz, Plan Reviewer
Lee County

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REQUEST FOR WAIVER OF STATUTORY DEVELOPMENT ORDER REVIEW DEADLINES

Please email application to Bodom@leegov.com or submit to the Zoning counter at 1500 Monroe St. Fort Myers, FL 33901. Call 239-533-8585 with questions.

*Please provide the required information below.

*Project Case Number: _____

*Project Name: _____

*Applicant Name: _____

*Phone Number: _____

*Email: _____

In accordance with § 10-110(b) of the Lee County Land Development Code, Applicant hereby requests a waiver of the statutory development order review deadlines found in § 125.022, Florida Statutes, for the application identified above. This waiver will allow additional time for Applicant to submit, and for Lee County to review, any supplemental or corrected materials which have been deemed necessary by the Director of Development Review to substantiate compliance with Chapter 10 of the Lee County Land Development Code. Applicant acknowledges that the maximum response time, notwithstanding this waiver request, is 180 days from receipt of the notice of insufficiency. Failure to respond to Lee County's requests for supplemental or corrected materials for a period of 180 days from receipt of the notice of insufficiency will result in the application being deemed withdrawn.

*Signature

*Date

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Approval is subject to the following stipulation(s) and/or comment(s):

Development Services Comments:

Prior to the issuance of this development order permit, please submit the required opinion of probable construction costs for the removal of the model home and or sales center parking lot improvements. The opinion must include all anticipated costs and an estimated date for completion of work for the removal of all parking lot improvements per LDC Section LDC 10-154(25)(a).

Per LDC 34-2017 - all high turnover parking lots must be a paved, dustfree, all-weather surface. Crushed rock is not approved for high turn over parking areas, please revise material.

STIPULATION: Prior to commencing on or off-site development, as provided by §10-154(26)a. of the LDC, or issuance of a Vegetation Removal Permit, security in the form of a surety or cash performance bond must be posted with the board and made payable to the county in an amount equal to 110 percent of the full cost of removal of the model home parking lot approved by the county. Prior to acceptance, bonds must be reviewed and approved by the county attorney's office.

Please contact Aixa Cruz at acruz2@leegov.com or by calling 239-533-8805 with any questions regarding the above review comments.

Environmental Comments:

STIPULATION: LDC 10-421--Prior to issuance of a Certificate of Compliance (CC), all code required plants must be installed outside of any easements unless permitted on the approved plans.

Please contact Aixa Cruz at acruz2@leegov.com or by calling 239-533-8805 with any questions regarding the above review comments.