



APPLICATION FOR A TYPE D LIMITED REVIEW DEVELOPMENT ORDER IN UNINCORPORATED AREAS ONLY

Project Name: Ibis Landing - Model Home Parking Lot

Request: Addition of a parking lot on Lot 2, Blk 2 to serve the model home sales office located on Lot 3, Blk 2.

CIP Project: ☒ No ☐ Yes

☒ This application will be processed electronically. I acknowledge that final plans and documents will only be available through Lee County's [ePlan](#) system.

1. Name of Applicant: Aquabella Development Group, LLC

Address: 10481 Six Mile Cypress Parkway

City, State, Zip: Fort Myers, FL 33966

Phone Number: (239) 278-1177

E-mail: Scott.Edwards@lennar.com

2. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form [10-107; 10-153(1)]:

☒ Applicant is the sole owner of the property.

☐ Applicant has been authorized by the owner(s) to represent them for this action.

3. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [10-153(a); 10-153(2)]

a. Company Name: Banks Engineering

Contact Person: Jennifer M. Sheppard

Address: 10511 Six Mile Cypress Parkway

City, State, Zip: Fort Myers, FL 33966

Phone Number: (239) 939-5490

E-mail: jsheppard@bankeng.com

b. Additional Agent(s): Provide the names and contact information of other agents that the County may contact concerning this application. **[10-153(2)f.]**

4. Single owner (if different than applicant): [10-153(2)d.]

Name: N/A

Address: _____

City, State, Zip: _____

Phone Number: _____

E-mail: _____

5. STRAP Number(s): [Attach extra sheets if additional space is needed.] **[10-153(3)a.]**

06-45-27-10-00002.0020

6. Street Address of Property: 20810 Copperhead Drive

7. Planning Community or Community Plan Area*: Lehigh Acres

*Note: Additional requirements may apply. See LDC Chapter 33 for additional information.

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

8. **Improvements in County Rights-of-Way.** Is the proposed development solely for improvements within County owned rights-of-way?
☐ **YES** – If **YES**, application items #10 through 17, 19 & 20 do not apply.
☒ **NO**
9. **Utility Installations. Is the proposed development solely an installation of utilities?**
☐ **YES** – If **YES**, application items #10 through 17, 19 & 20 do not apply.
☒ **NO**
10. **Legal Description: [10-154(1)]**
☐ Legal description (on 8½" x 11" paper) and sealed sketch of the legal description
OR
☒ The property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records (or Plat Books) of Lee County.
11. **Boundary Survey: [10-154(3)]**
☐ A Boundary survey, tied to the state plane coordinate system.
OR
☒ A copy of the subdivision plat if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records (or Plat Books) of Lee County
12. **Use(s) of Property:**
a. Current uses of property are: Vacant
b. Intended uses of property are: Residential
13. **Lee Plan (Future Land Use) Designation:** Central Urban
14. **Current Zoning of Property:** MPD
15. **Property Dimensions [10-153(3)(c)]:**
a. Width (average if irregular parcel): 80.7± Feet
b. Depth (average if irregular parcel): 133.7± Feet
c. Total area: 0.24± Acres or square feet
16. **Zoning Approval(s).** List the case number or resolution number of any variance, special exception, rezoning, or other zoning actions that have been granted or requested on the property. **[10-153(4)]**
Z-99-079 & ADD2006-00187
17. **DO/LDO Approval(s).** List the case number of any development order or development standards exemptions that have been approved or filed on the property. **[10-153(4)]**
DOS2006-00112 & DOS99-12-034.00D
18. **Site Plan.** Site plan (36"x24"), to scale, illustrating at a minimum: existing and proposed lot lines; buildings and uses; streets; accessways; off-street parking; water management facilities; buffering; open space; and any structures on adjacent property which may be affected by the requested development. **[10-175(2)]**
19. **Commercial Building Design.** Is the proposed development within a commercial zoning district? **[10-600]**
☐ **YES** – If **YES**, Commercial Architectural Design Standards apply (see LDC Section 10-600)
☒ **NO** – If **NO**, application items #20 through 22 do not apply.
20. **Commercial Architectural Design Applicability:** Which category best describes the proposed development? If the answer is anything other than "None of the above," then Commercial Architectural Compliance is required (see architectural review requirements in LDC Section 10-600, et al.). **[10-602]**
☐ New Building
☐ Building Addition (>50% of square footage of existing building)
☐ Renovation (>50% of square footage of existing building)
☐ Redevelopment (>50% of square footage of existing building)
☐ Discontinuance (use of building was discontinued for one year or more)
☐ None of the above (If none of the above, application items #21 & 22 do not apply)

21. **Architect Name:** _____ **Phone #:** _____

22. **Architectural Design Style:** Indicate the architectural design style proposed for this project. {Note: If the proposed development is within an individual Planning Community/Community Plan area (see application item #7), then refer to the specific Architectural style requirements outlined in LDC Chapter 33.}

- | | | |
|---|---------------------------------------|---|
| ☐ Mediterranean | ☐ Key West | ☐ Spanish |
| ☐ Old Florida | ☐ Colonial | ☐ Vernacular |
| ☐ Modern International | ☐ Contemporary | ☐ Florida Vernacular |
| ☐ Main Street | ☐ Caribbean | ☐ Other _____ |

23. **Other documentation:** Other relevant documentation such as copies of permit applications or other approvals applicable to the requested development. **[10-175(7)]**

SUBMITTAL REQUIREMENTS	
<i>Clearly label your attachments as noted in bold below.</i>	
	SUBMITTAL ITEMS
☒	Completed application [10-175(1)]
☒	Filing Fee - [10-108(a)]
☒	Affidavit of Authorization [10-153] <i>Prior to approval, one signed & notarized original must be submitted</i>
☐	Additional Agents [10-153(2)(f)]
☐	List of STRAP Numbers (if additional sheet is required) [10-153(3)a]
☒	Legal description and sealed sketch of legal description or copy of plat [10-154(1)] (if applicable)
☒	Boundary Survey or plat [10-154(3)] (if applicable)
☐	Title Certification [10-154(2)] (if applicable)
☐	Traffic Impact Statement [10-154(10)] (if applicable)
☐	Protected Species Survey [10-154(14)] (if applicable)
☐	Protected Species Management Plan [10-154(15)] (if applicable)
☐	Certificate to Dig [10-154(16)] (if applicable)
☐	Historical Impact Assessment [10-154(17)] (if applicable)
☐	Exotic Vegetation Removal Plan [10-154(18)] (if applicable)
☐	State/Federal Permit Applications [10-154(22)] (if applicable)
☐	Port Facility Permits (i.e. Tall Structures Permit) [10-154(13)] (if applicable)
☐	Operation & Maintenance Covenants [10-154(23)] (if applicable)
☐	Assignment of Maintenance [10-154(24)] (if applicable)
☐	Cost Opinion [10-154(25)] (if applicable)
☐	Surety/Cash Bond [10-154(26)] (if applicable)
☐	Drainage Discharge Agreement [10-154(28)] (if applicable)
	PLAN SETS
☒	Existing Conditions Drawings [10-154(6)]
☒	Site Plan [10-175(2)]
☐	Utility Plans [10-154(6)(h); 10-154(7)(j)]
☐	Drainage Plans [10-154(7)(k)]
☒	Landscaping Plans [10-154(7)(l)]
☐	Exterior Lighting Plan [10-154(8)] (if applicable)
☐	Architectural Elevations [10-604] (if applicable)