



DOS/LDO Approval Letter

Record Number: DOS2023-00161-M04

Minor Change

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane

District One

Cecil L. Pendergrass

District Two

David Mulicka

District Three

Brian Hamman

District Four

Trish Petrosky

District Five

Dave Harner, II

County Manager

Richard Wesch

County Attorney

Donna Marie Collins

County Hearing Examiner

Report Date: 02/06/2026

Department: DevServices

Record Type: Minor Change

Address: 20920 COPPERHEAD DR, LEHIGH ACRES, FL, 33936

Project Name: Ibis Landing (Phase 2)

Your plans for the above-referenced project have been reviewed and approved for a Minor Change. If any stipulation(s) apply, they will be listed in the "Stipulations" section below. The Minor Change is granted for the following:

M04 Minor Change to the Ibis Landing (Phase 2) Development Order for the addition of street lighting.

This approval does not relieve the development from the responsibility to obtain all other necessary Federal, State and local permits.

If you have any questions concerning this matter, please contact Development Services at 239-533-8585.

Sincerely,

Electronically Signed:
Brian Roberts, Manager, Development Services
Department of Community Development

REVIEWER CONTACT INFORMATION:

<u>Reviewer Name</u>	<u>Reviewer Email</u>	<u>Reviewer Phone</u>
Allyson Hall	ahall@leegov.com	239-533-8553

STIPULATIONS:

<u>Review Stipulations</u>	<u>Reviewer: Department</u>	<u>Comment ID</u>
<u>Development Services Review</u>		
Lead Reviewer INFORMATIONAL COMMENT: All previous conditions of approval and unresolved stipulations remain in full force and effect and are repeated for your use. STIPULATION: Not less than forty-eight (48) hours prior to the start of construction, provide to Development Services Division copy of the Notice of Intent with evidence that it has been filed with FDEP. (JMcpherson@leegov.com or GKusienski@leegov.com). STIPULATION: Prior to commencement of construction of the water/sewer service connections, a copy of the respective utility franchise, Florida Department of Environmental Protection (FDEP) and Florida Department of Health (FDOH)	Allyson Hall : Development Services Review	1

<u>Review Stipulations</u>	<u>Reviewer: Department</u>	<u>Comment ID</u>
potable water/sewer service connection permits must be submitted to Lee County Department of Community Development (LCDCD). INFORMATIONAL: Should exterior lighting be proposed in future, an amendment to this development order is required. Photometric plans, specification, manufacturer's cut sheets and table of illumination values must be provided in accordance with LDC 34-625 STIPULATION: Per zoning resolution Z-99-079 condition 6c.- Prior to model home construction, the lots upon which model homes will be constructed must be shown on a preliminary plat. The preliminary plat must be filed concurrently with the local development order application. The model homes must comply with the setbacks set forth in the property development regulations for Classic Hills STIPULATION: Per zoning resolution Z-99-079 condition 6d. - Dry models are prohibited. STIPULATION: Not less than forty-eight (48) hours prior to the start of construction, provide to Development Services Division copy of the Notice of Intent with evidence that it has been filed with FDEP. (JMcperson@leegov.com or GKusienski@leegov.com). STIPULATION: Prior to commencement of construction of the water/sewer service connections, a copy of the respective utility franchise, Florida Department of Environmental Protection (FDEP) and Florida Department of Health (FDOH) potable water/sewer service connection permits must be submitted to Lee County Department of Community Development (LCDCD). INFORMATIONAL: Should exterior lighting be proposed in future, an amendment to this development order is required. Photometric plans, specification, manufacturer's cut sheets and table of illumination values must be provided in accordance with LDC 34-625 STIPULATION: Per zoning resolution Z-99-079 condition 6c.- Prior to model home construction, the lots upon which model homes will be constructed must be shown on a preliminary plat. The preliminary plat must be filed concurrently with the local development order application. The model homes must comply with the setbacks set forth in the property development regulations for Classic Hills STIPULATION: Per zoning resolution Z-99-079 condition 6d. - Dry models are prohibited. STIPULATION: Prior to final inspection for a certificate of compliance pursuant to §10-183, site verified foot candle readings must be provided demonstrating that the outdoor lighting, as installed, conforms with the proposed photometric and the letter of substantial compliance provided by a registered professional engineer must include a certification that the outdoor lighting is in compliance with this code. Please be reminded that at the time of inspection for issuance of a Certificate of Compliance, initial illumination may not exceed 0.5 foot candles as measured at the property line, or 0.2 foot candles measured at 10 feet from the property line onto adjacent residentially zoned property or use.		