

# Community Development e-Newsletter

February 2008

## In This Issue

- FEMA flood maps
- Renew Competency Certificates by March 31
- DR/GR presentation can be viewed online
- Meeting calendar
- Recycling ordinance workshop
- January permit report

## Helpful Links

### DCD Web Page

*Applications, Documents, Studies, Reports, Maps and more!*

### The Lee Plan

*As amended through November 2006*

### Land Development Code

*Codified through Ord. No. 06-25, adopted Nov. 28, 2006. (Supplement No. 8)*

### What's New

*Information on recent zoning applications received for larger projects*

## Contact Us

[jlguardia@leegov.com](mailto:jlguardia@leegov.com)

## New FEMA flood maps require changes

In the next several weeks, Lee County will begin preparing for new Flood Insurance Rate Maps mandated by the Federal Emergency Management Agency for all of Lee County and its cities and towns. The maps will become effective in September. Changes for area surveyors, engineers, developers and builders include:

- New flood maps are based on the North American Vertical Datum standard adopted in 1988 (NAVD88). Surveys and other documents for sites in flood hazard areas must be converted from NGDV29 or created in NAVD88. For details, go to [http://www.fema.gov/pdf/fhm/frm\\_gsab.pdf](http://www.fema.gov/pdf/fhm/frm_gsab.pdf).
- There are new floodways throughout Lee County, especially in North Fort Myers, along the Six Mile Cypress Slough, and along the Estero River and its tributaries. Construction within floodways is restricted. Immediate attention is needed to any applications in process or projects planned for floodways. View the proposed map panels at <http://www.lee-county.com/dcd/fema.htm>
- FEMA has concluded its appeal process on a map-panel level. However, property owners may still alter the flood zone assigned to their parcel through a Letter of Map Amendment. For details, go to [http://www.fema.gov/plan/prevent/fhm/ot\\_lmreq.shtm](http://www.fema.gov/plan/prevent/fhm/ot_lmreq.shtm).

Additional information is planned on these flood-map related topics. If you would like to receive additional e-mails or be invited to an educational meeting, please contact [jlguardia@lee-gov.com](mailto:jlguardia@lee-gov.com).

## Final month to renew competency certificates

Contractors doing business in Lee County must renew certificates of competency by March 31, 2008. As of March 1, the fee for renewal will increase \$5 to \$130 for all trade and journeyman certificates. It will increase \$5 to \$140 for general, building and residential contractors. Please make checks payable to the Lee County Board of County Commissioners.

Renewals can be done easily online at <http://www.lee-county.com/dcd/ContractorLicensing.htm>. After payment and insurance verification, you will receive your Competency Certificate by mail.

You will need current certificates of insurance for general liability and for Workers Compensation or exemption.

If your certificate of competency is not renewed or placed on voluntary

inactive status by March 31, 2008, it will expire. All expired certificates require re-filing and approval of the Contractor Licensing Board to renew.

## Victor Dover addresses DR/GR committee

Dover, Kohl & Partners discussed its process for studying Lee County's Southeast Density Reduction/Groundwater Resource land at the Feb. 20 joint meeting of the DR/GR Steering Committee and the Smart Growth Advisory Committee.

Dover Kohl is a globally recognized planning firm based in Coral Gables. To see an online recording of the meeting, go to [http://lee-county.com/dcd/CommunityPlans/SELC\\_DRGR/MeetingInfo.htm](http://lee-county.com/dcd/CommunityPlans/SELC_DRGR/MeetingInfo.htm).

Lee County hired Dover, Kohl & Partners to evaluate current land use planning in Lee County's DR/GR, an 83,000-acre area generally south of SR 82 and east of I-75 in southeast Lee County. The DR/GR Steering Committee is a 15-member panel appointed by Lee County Commissioners as an advisory board during its evaluation of the DR/GR.

## Upcoming meetings and hearings

- The Eagle Technical Advisory Committee is tentatively scheduled to meet Tuesday, March 11 at 3 p.m. in Conference Room 4C in the Community Development/Public Works Center at 1500 Monroe St., Fort Myers.
- The DR/GR Steering Committee will meet Wednesday, March 12, and again on Wednesday, March 26, both at 1:30 p.m. in the First-Floor Conference Room in the Community Development/Public Works Center.
- The Executive Regulatory Oversight Committee (EROC) will meet Wednesday, March 19, at 2 p.m. in the First-Floor Conference Room in the Community Development/Public Works Center.
- The Local Planning Agency will meet Monday, March 24 at 8:30 a.m. in Lee Commission Chambers, 2120 Main St., Fort Myers.

## Recycling ordinance workshop planned

The Solid Waste Division will be hosting a Construction and Demolition Debris Recycling Workshop on March 19, from 1 to 3 p.m. at the Lakes Regional Library, 15290 Bass Rd., at Gladiolus Dr. The event will include a brief summary of the Mandatory Business Recycling Ordinance (Ord. 07-25) as it relates to construction and demolition projects, followed by a question and answer period with Solid Waste division staff. A follow-up event will be held in April or May prior to start-up of the Ordinance on June 1.

Projects in unincorporated Lee County that pull permits after Jan. 1, 2008 and are not completed until after June 1, 2008 are subject to the recently adopted Mandatory Business Recycling Ordinance (Ord. 07-25). This Ordinance requires that at least 50% of construction and demolition debris be recycled or diverted (reduced, reused, etc.) from disposal.

See the Solid Waste Division's website at <http://www.lee->

[county.com/solidwaste/Autopage\\_T1\\_R123.htm](http://www.lee-county.com/solidwaste/Autopage_T1_R123.htm) for more information on this Ordinance as well as required forms and lists of approved recycling facilities. You can also contact the Solid Waste Division at 338-3302.

## January permit report

During January, Lee County Community Development issued 54 permits for single-family homes to be built in unincorporated Lee County, Bonita Springs and Fort Myers Beach. Residential permits were valued at \$16.9 million in January. There were 35 permits issued the previous month and 305 issued in January 2007.

There were 20 multi-family units permitted in January, compared to 10 in the previous month and 224 in January 2007.

Permits were issued for 15 new commercial buildings valued at \$18.3 million, up from \$12.4 million the previous month and \$12 million in January 2007.

Get details at <http://lee-county.com/dcd/Reports/ReportsMain.htm>.

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*This monthly update is published by the Lee County Department of Community Development to highlight news and trends in planning and development for unincorporated Lee County. For details on these topics and the department, visit our Web site at <http://www.lee-county.com/dcd>. To be dropped from or added to this distribution, contact Joan D. LaGuardia, Communications Manager, [jla Guardia@leegov.com](mailto:jla Guardia@leegov.com) or call (239) 533-8705.*

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