



Lee County

Community Development

Notice of Rejection or Denial

Record / Case #: RES2023-00396

Date: 02/23/2023

Department of Community Development
Permitting Section
P.O. Box 398
Fort Myers, FL 33902

Contractor: CGC059267 ELIAS BROTHERS GENERAL CONTRACTOR I **Email:** permitting@elias-brothers.com

Applicant(s): Liz Rodriguez **Email:** PERMITTING@ELIAS-BROTHERS.COM

Owner: BARKER JOSEPH H TR

Project Name: Hurricane Damage - HURRICANE IAN DRYWALL REPAIRS

Address: 17641 CAPTIVA ISLAND LN, FORT MYERS, FL 33908

Application Type: Residential Alteration to Primary Structure (excludes additional square footage)

Application Description: REPLACING DRYWALL FROM HURRICANE REPAIRS 2,160 SQFT

The drawings submitted for the referenced project have been reviewed in accordance with the 7th edition (2020) Florida Building Codes, 7th Edition Florida Fire Prevention Code, 2017 NFPA70 (N.E.C.), Lee County Land Development Code (L.D.C.), and Florida Statutes (F.S.) as well as other codes and ordinances as adopted by Lee County, Florida. For the reasons listed below, we are unable to approve your plans at this time.

Plan Review Comments:

1. 50% flood statement per LDC Sec. 6-119 - Substantial Improvement.

This is located in an 11 flood zone with a 1 foot required freeboard of 12. A review cannot be done until FEMA compliance is achieved. If house currently is not in compliance FEMA allows up to 50% Substantial Improvement of the value of the structure without the structure being brought into flood compliance.

Property Appraiser's Office lists the value of this structure at \$ 146,871 which would allow \$ 73,435 worth of work. We calculate additions at \$112 a square foot for enclosed area and \$60 a square foot for roofed areas, that would make construction at \$ 99,780 , this application would exceed 50%.

A current appraisal (less than 1 year old) may be submitted and the depreciated value of the structure would be used to calculate the 50% (however dollar amount of house per square feet will be used to calculate new) OR

A Substantial Improvement Cost Breakdown Packet can be submitted proving that the work will cost less than how we calculate OR

If there is a possibility this structure is in compliance to 11 N.A.V.D. an elevation certificate can be submitted. Finished floor of house and outside equipment must meet 12 (includes freeboard), garage must meet 11, or if garage is below FEMA then hydrostatic relief openings must be present or proposed to be in full flood compliance. (A flood zones Florida Building Code, Residential R322.2.1 , V flood zones Florida Building Code, Residential R322.3.2)

A building review cannot be done until the supporting document of the proposed project demonstrates FEMA compliance.

If you have any questions about the Plan Review comments contact Rick Blake at RBlake@leegov.com.

ELIAS - #01228

How to Resubmit

Please provide a **cover letter** showing where each item can be found. The **original file name** is required for all resubmittals and should be made by the originator of the document. Please note that .pdf, .tiff and .jpg file types are now the only file types accepted. The file name cannot be changed. This is required for proper versioning and processing of the file in our system. Log in to your eConnect account (<https://acelaaca.leegov.com>) and upload the corrected files in the Attachment section of the record. For additional information concerning our new eConnect site, please refer to the eServices User Guide, which is available on our website at www.leegov.com/dcd/eserv.

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Notice of Rejection or Denial

Record / Case #: RES2023-00398

Date: 02/23/2023

Department of Community Development
Permitting Section
P.O. Box 398
Fort Myers, FL 33902

Contractor: CGC059267 ELIAS BROTHERS GENERAL CONTRACTOR I **Email:** permitting@elias-brothers.com

Applicant(s): Liz Rodriguez **Email:** PERMITTING@ELIAS-BROTHERS.COM

Owner: BREEN MICHELLE +

Project Name: Hurricane Damage - HURRICANE IAN DRYWALL REPAIRS

Address: 17642 CAPTIVA ISLAND LN, FORT MYERS, FL 33908

Application Type: Residential Alteration to Primary Structure (excludes additional square footage)

Application Description: REPLACING DRYWALL FROM HURRICANE REPAIRS 2,160 SQFT

The drawings submitted for the referenced project have been reviewed in accordance with the 7th edition (2020) Florida Building Codes, 7th Edition Florida Fire Prevention Code, 2017 NFPA70 (N.E.C.), Lee County Land Development Code (L.D.C.), and Florida Statutes (F.S.) as well as other codes and ordinances as adopted by Lee County, Florida. For the reasons listed below, we are unable to approve your plans at this time.

Plan Review Comments:

1. 50% flood statement per LDC Sec. 6-119 - Substantial Improvement.

This is located in an _11_ flood zone with a 1 foot required freeboard of _12_. A review cannot be done until FEMA compliance is achieved. If house currently is not in compliance FEMA allows up to 50% Substantial Improvement of the value of the structure without the structure being brought into flood compliance.

Property Appraiser's Office lists the value of this structure at \$ 144,614 which would allow \$ 72,307 worth of work. We calculate additions at \$112 a square foot for enclosed area and \$60 a square foot for roofed areas, that would make construction at \$ 86,160 , this application would exceed 50%.

A current appraisal (less than 1 year old) may be submitted and the depreciated value of the structure would be used to calculate the 50% (however dollar amount of house per square feet will be used to calculate new) OR

A Substantial Improvement Cost Breakdown Packet can be submitted proving that the work will cost less than how we calculate OR

If there is a possibility this structure is in compliance to _11_ N.A.V.D. an elevation certificate can be submitted. Finished floor of house and outside equipment must meet _12_ (includes freeboard), garage must meet _11_, or if garage is below FEMA then hydrostatic relief openings must be present or proposed to be in full flood compliance. (A flood zones Florida Building Code, Residential R322.2.1 , V flood zones Florida Building Code, Residential R322.3.2)

A building review cannot be done until the supporting document of the proposed project demonstrates FEMA compliance.

If you have any questions about the Plan Review comments contact Rick Blake at RBlake@leegov.com.

ELIAS - #01230

How to Resubmit

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Notice of Rejection or Denial

Record / Case #: RES2023-00399

Date: 02/23/2023

Department of Community Development
Permitting Section
P.O. Box 398
Fort Myers, FL 33902

Contractor: CGC059267 ELIAS BROTHERS GENERAL CONTRACTOR I **Email:** permitting@elias-brothers.com

Applicant(s): Liz Rodriguez **Email:** PERMITTING@ELIAS-BROTHERS.COM

Owner: CALCAGNO JOSEPH R & ANDREA

Project Name: Hurricane Damage - HURRICANE IAN DRYWALL REPAIRS

Address: 17643 CAPTIVA ISLAND LN, FORT MYERS, FL 33908

Application Type: Residential Alteration to Primary Structure (excludes additional square footage)

Application Description: REPLACING DRYWALL FROM HURRICANE REPAIRS 2,160 SQFT

The drawings submitted for the referenced project have been reviewed in accordance with the 7th edition (2020) Florida Building Codes, 7th Edition Florida Fire Prevention Code, 2017 NFPA70 (N.E.C.), Lee County Land Development Code (L.D.C.), and Florida Statutes (F.S.) as well as other codes and ordinances as adopted by Lee County, Florida. For the reasons listed below, we are unable to approve your plans at this time.

Plan Review Comments:

1. 50% flood statement per LDC Sec. 6-119 - Substantial Improvement.

This is located in an _11_ flood zone with a 1 foot required freeboard of _12_. A review cannot be done until FEMA compliance is achieved. If house currently is not in compliance FEMA allows up to 50% Substantial Improvement of the value of the structure without the structure being brought into flood compliance.

Property Appraiser's Office lists the value of this structure at \$ 143,832 which would allow \$ 71,916 worth of work. We calculate additions at \$112 a square foot for enclosed area and \$60 a square foot for roofed areas, that would make construction at \$ 99,780 , this application would exceed 50%.

A current appraisal (less than 1 year old) may be submitted and the depreciated value of the structure would be used to calculate the 50% (however dollar amount of house per square feet will be used to calculate new) OR

A Substantial Improvement Cost Breakdown Packet can be submitted proving that the work will cost less than how we calculate OR

If there is a possibility this structure is in compliance to _11_ N.A.V.D. an elevation certificate can be submitted. Finished floor of house and outside equipment must meet _12_ (includes freeboard), garage must meet _11_, or if garage is below FEMA then hydrostatic relief openings must be present or proposed to be in full flood compliance. (A flood zones Florida Building Code, Residential R322.2.1 , V flood zones Florida Building Code, Residential R322.3.2)

A building review cannot be done until the supporting document of the proposed project demonstrates FEMA compliance.

If you have any questions about the Plan Review comments contact Rick Blake at RBlake@leegov.com.

ELIAS - #01232

How to Resubmit

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Lee County
**Community
Development**

Notice of Rejection or Denial

Record / Case #: RES2023-00688

Date: 02/21/2023

Department of Community Development
Permitting Section
P.O. Box 398
Fort Myers, FL 33902

Contractor: CGC059267 ELIAS BROTHERS GENERAL CONTRACTOR | **Email:** permitting@elias-brothers.com

Applicant(s): Liz Rodriguez **Email:** PERMITTING@ELIAS-BROTHERS.COM

Owner: CASTRO TRUST

Project Name: Hurricane Damage - DRYWALL REPAIRS

Address: 17623 MARCO ISLAND LN, FORT MYERS, FL 33908

Application Type: Residential Alteration to Primary Structure (excludes additional square footage)

Application Description: REPLACING DRYWALL DUE TO HURRICANE DAMAGE

The drawings submitted for the referenced project have been reviewed in accordance with the 7th edition (2020) Florida Building Codes, 7th Edition Florida Fire Prevention Code, 2017 NFPA70 (N.E.C.), Lee County Land Development Code (L.D.C.), and Florida Statutes (F.S.) as well as other codes and ordinances as adopted by Lee County, Florida. For the reasons listed below, we are unable to approve your plans at this time.

Plan Review Comments:

1. 50% flood statement per LDC Sec. 6-119 - Substantial Improvement.

This is located in an 11 flood zone with a 1 foot required freeboard of 12. A review cannot be done until FEMA compliance is achieved. If house currently is not in compliance FEMA allows up to 50% Substantial Improvement of the value of the structure without the structure being brought into flood compliance.

Property Appraiser's Office lists the value of this structure at \$ 143,258 which would allow \$ 71,629 worth of work. We calculate additions at \$112 a square foot for enclosed area and \$60 a square foot for roofed areas, that would make construction at \$ 99,780, this application would exceed 50%. (1663 SF X \$60 = \$99,780.00)

A current appraisal (less than 1 year old) may be submitted and the depreciated value of the structure would be used to calculate the 50% (however dollar amount of house per square feet will be used to calculate new) OR

A Substantial Improvement Cost Breakdown Packet can be submitted proving that the work will cost less than how we calculate OR

If there is a possibility this structure is in compliance to 11 N.A.V.D. an elevation certificate can be submitted. Finished floor of house and outside equipment must meet 12 (includes freeboard), garage must meet 11, or if garage is below FEMA then hydrostatic relief openings must be present or proposed to be in full flood compliance. (A flood zones Florida Building Code, Residential R322.2.1, V flood zones Florida Building Code, Residential R322.3.2)

A building review cannot be done until the supporting document of the proposed project demonstrates FEMA compliance.

If you have any questions about the Plan Review comments contact Rick Blake at RBlake@leegov.com.

ELIAS - #01234

How to Resubmit

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Renee Sloan

From: Renee Sloan
Sent: Friday, February 24, 2023 2:52 PM
To: Robyn Alice; Joe DiRienzi Sr.
Cc: Rami Yitzhak; Brandon Leonard
Subject: RE: Lee County Permits
Attachments: Island Park scanned rejection letters from county 2.23.23.pdf

Hey Robyn,

I scanned over what you put in Joes box, although it looks like there are only (4) permits not (6). In the scan you can see there are a few that were duplicate permits, unless they are for different unit numbers?? The permit number was the same that is why I thought they were duplicated? Let me know if there were any more.

17641 captiva
17642 captiva
17643 captiva
17623 Marco

Is what I am showing on this

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Robyn Alice <robyn.alice@elias-brothers.com>
Sent: Thursday, February 23, 2023 1:24 PM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Cc: Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>
Subject: Lee County Permits

Good afternoon Joe,

As you suspected, Lee County has kicked back (Rejected/Denied) 6 more permits today. Please let me know if you would like those emails forward to you or I can scan and email?

If you have any questions, please do not hesitate to contact me. Thank you and have a wonderful day.

Sincerely,

Robyn Alice



3570 Enterprise Ave, Suite 100

Naples, FL 34104

Direct : 239-280-5242

Office: 239-643-1624 ext. 2026

robyn.alice@elias-brothers.com

www.eliasbrothersgroup.com