



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 - #01494

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://accelaaca.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.

Press and Hold the Ctrl key on your keyboard, then click this link to log into Lee County ePlan
<https://accelaaca.leegov.com/aca/urlrouting.ashx?type=1000&Module=Permitting&ALTID=RES2023-00688>