



Lehigh Acres Fire Control and Rescue District

Life Safety Division

636 Thomas Sherwin Ave S.
Lehigh Acres FL
239-303-5335
LifeSafety@Lehighfd.com

Mailing Address:
11 Homestead Rd S
Lehigh Acres FL 33936
www.Lehighfd.com

May 2, 2024

Stacy Ellis Hewitt, AICP
Atwell, LLC
10511 Six Mile Cypress Pkwy, Suite 101
Fort Myers FL 33966

Reference: Ibis Landing – Proposed T-Intersection
Copperhead Ct N, Lehigh Acres FL

Dear Ms. Hewitt,

Pursuant to your request, I have reviewed the proposal to provide a t-intersection to allow normal access to residential lots 9-16 of block 9 and for the emergency vehicle access as well (see attached sheets). The fire district does not have any objections to the t-intersection being constructed to allow for the emergency vehicle access and turn around from Copperhead Ct N, as specified.

To ensure that the fire apparatus are able to safely navigate the t-intersection, the fire district would like to stipulate that residential parking not be permitted within the road right-of-way on the east/west portion of the intersection, or the road pavement in front of the lots 9-16 of block 9.

Please advise if you have any questions or need further assistance.

Sincerely,


Ken Bennett
Fire Marshal

Attachments: Stacy Hewitt Email (dated 4/29/2024 at 1:17 PM)
MCP.pdf
Engineering Plans T-Turnaround sheet.pdf
Stacy Hewitt Email (dated 4/29/2024 at 3:16 PM)

Ken Bennett

From: Stacy Hewitt <shewitt@atwell-group.com>
Sent: Monday, April 29, 2024 1:17 PM
To: Rachel Reith
Cc: Rob Dilallo; Ken Bennett
Subject: Ibis Landing (f/k/a Copperhead) - Request for letter of no objection
Attachments: MCP.pdf; Engineering Plans-T-turnaround sheet.pdf

Good afternoon 😊 I hope all is well.

We are working on a zoning amendment and development order for Ibis Landing and Lee County staff has requested that we obtain and provide a Letter of No Objection to allow the below deviation to allow a t-turnaround as shown in the attached plans. Please forward the letter or email to my attention and don't hesitate to contact me via cell or email if you have any questions or need further information.

Deviation (11): seeks relief from LDC Section 10-296(k) which requires dead-end streets to provide a circular turnaround, as show in 10-714(b); to allow T-turnarounds where shown on the MCP.

Justification: The requested deviation is included in LDC Section 10-104(a)(9) list of provisions where the Development Services Director is authorized to grant administrative deviations. This deviation is requested to allow T-turnarounds less than 150' in length in the areas identified on the MCP. These short joint driveway configurations do not require a turn-around per NFPA standards. These short joint driveways only serve four units each side for a total of eight units and should not be held to the dimensional requirements for a roadway. These joint driveways provide adequate access to the units. The intent of this regulation to protect the health, safety and welfare of the public will be served and the planned development will be enhanced by approval of this deviation. The request is also consistent with the applicable criteria for administrative deviations contained in LDC Section 10-104(b): (1) The alternative proposed to the standards contained herein is based on sound engineering practices (2) The alternative is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested; (3) not applicable; (4) The granting of the deviation is not inconsistent with any specific policy directive of the Board of County Commissioners, any other ordinance or any Lee Plan provision; and (5) not applicable; and (6) not applicable.

Thank you in advance for your help and please take care,

Stacy

Stacy Ellis Hewitt, AICP

Planner

ATWELL, LLC

239.770.2527 Cell

239.939.5490 Office

Banks Engineering has merged with Atwell, LLC

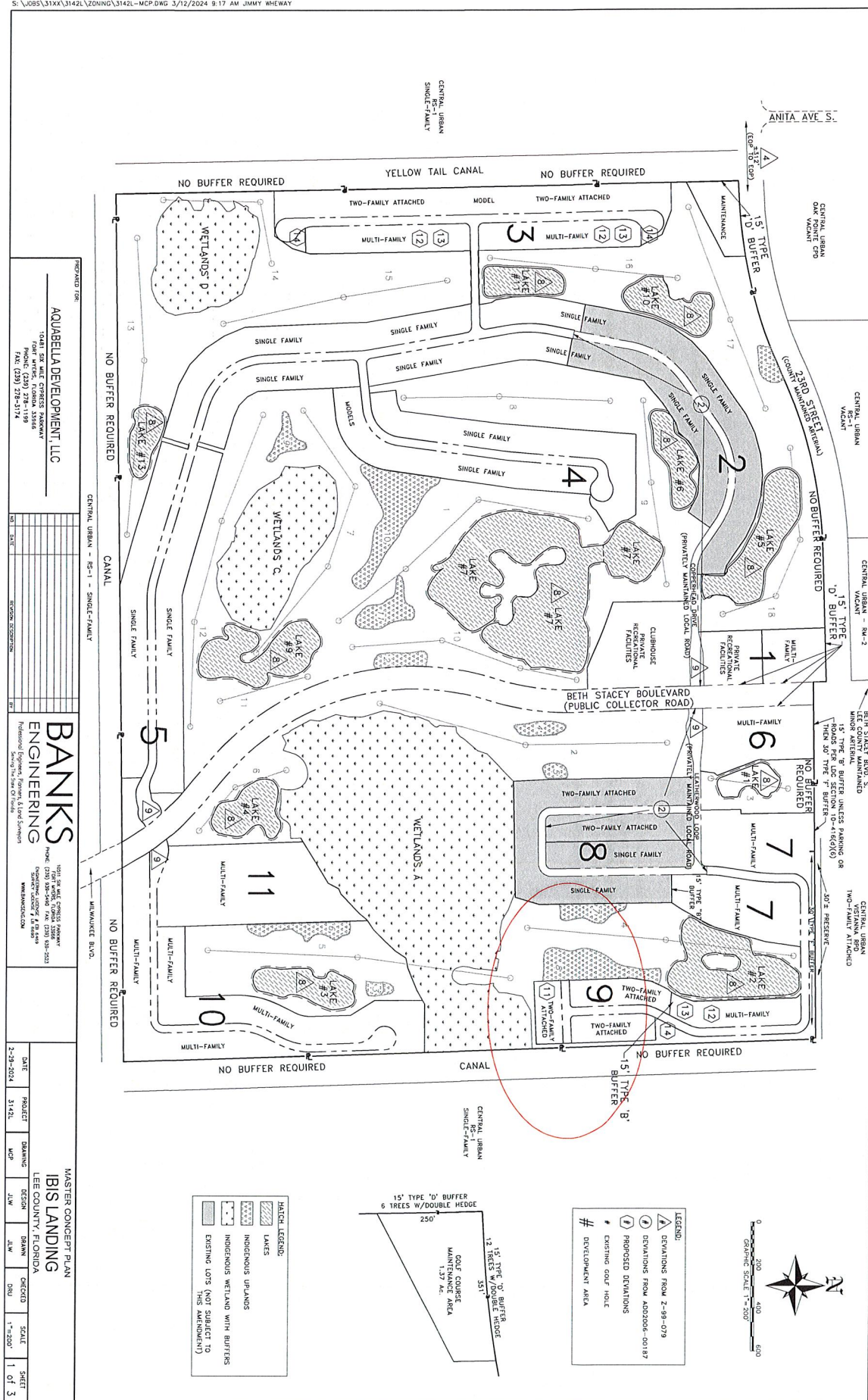
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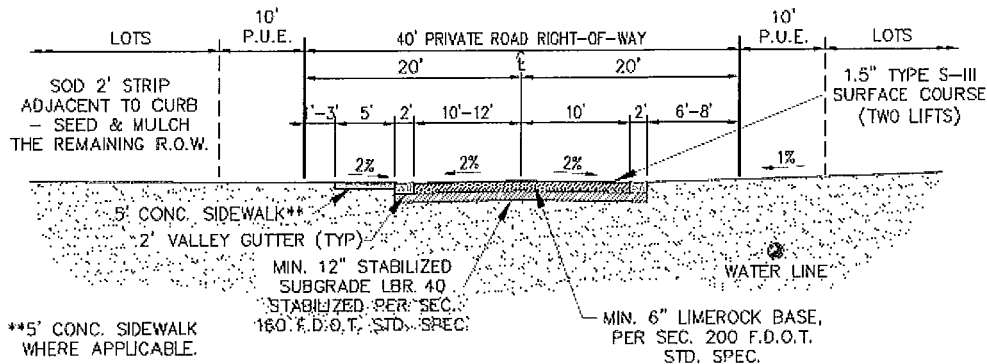
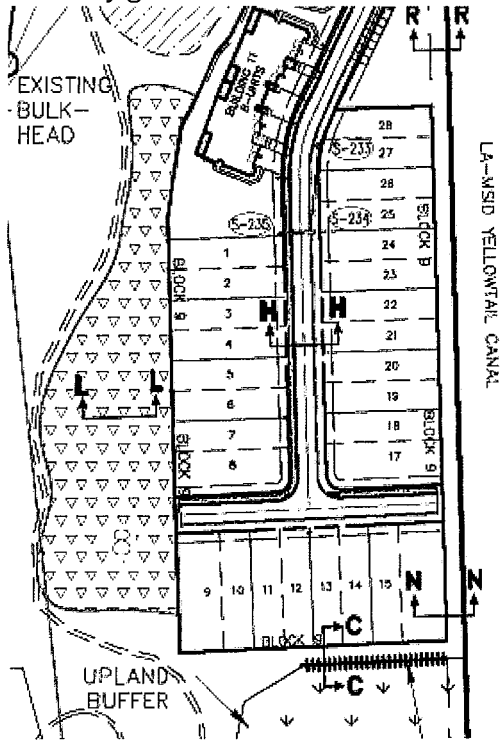
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Ken Bennett

From: Stacy Hewitt <shewitt@atwell-group.com>
Sent: Monday, April 29, 2024 2:10 PM
To: Ken Bennett
Cc: Rob Dilallo
Subject: RE: Ibis Landing (f/k/a Copperhead) - Request for letter of no objection

Thanks for getting back to me so quickly! Please see below excerpt from the plans. 10' travel lanes with 2' valley gutter on each side.



SECTION H-H TYPICAL 40' RIGHT OF WAY ROAD

NTS

Stacy Ellis Hewitt, AICP

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From: Ken Bennett <KenB@lehighfd.com>

Sent: Monday, April 29, 2024 1:58 PM

To: Stacy Hewitt <shewitt@atwell-group.com>

Cc: Rob Dilallo <robertd@lehighfd.com>

Subject: RE: Ibis Landing (f/k/a Copperhead) - Request for letter of no objection

Stacey,

Can you identify what the road width is for the hammerhead intersection? Specifically, the width for Copperhead Ct N at the intersection and the east/west road pavement in front of units 9-16. Thank you for identifying the lengths.

Ken Bennett

Assistant Chief of Life Safety Division / Fire Marshal

Lehigh Acres Fire Control and Rescue District

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Lehigh Acres Fire Control and Rescue District
Excellence, Safety, Valor, Integrity, Dedication

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From: Stacy Hewitt <shewitt@atwell-group.com>
Sent: Monday, April 29, 2024 1:17 PM
To: Rachel Reith <Rachel.Reith@lehighfd.com>
Cc: Rob Dilallo <robertd@lehighfd.com>; Ken Bennett <KenB@lehighfd.com>
Subject: Ibis Landing (f/k/a Copperhead) - Request for letter of no objection

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