

DEBI PENDLEBURY

Development Review Standards Specialist



Education/Training

Florida Career Institute

Edison Community College

University of South Florida

Professional Affiliations

American Planning Association

Florida Planning & Zoning
Association

Economic Development
Coalition of Lee County

Debi joined Johnson Engineering in 1996, and currently works as the development project coordinator and project manager within the firm's development group, providing a wide range of development and planning services. Prior to joining Johnson Engineering, Debi worked for the Lee County Zoning Department as a Planning Assistant. Her responsibilities included superior knowledge of the various zoning and land use codes, including how to apply and interpret regulations for various situations in conjunction with the general public, consulting firms, land use attorneys and county staff inquiries. She was able to establish a strong working relationship county staff and the development community.

Debi's responsibilities include preparing feasibility studies to determine the highest and best use of specific parcels of land for the end use intended, including uncovering specific site features that may cause the expenditure of excessive time and money in obtaining the permits necessary for development. The studies include, but are not limited to, environmental issues, availability of utilities, flood elevations and fill requirements, zoning issues, comprehensive plan compliance and transportation related issues.

She also provides interpretation of ordinances regarding zoning and development standards and administrative procedures, providing services in the form of site development, planning, rezoning, comprehensive plan amendments, assistance in the re-evaluation of previously approved development projects affected by changing or newly enacted governmental land use regulations and attendance with presentation at public hearings before local governmental boards and quasi-judicial examiners. Her involvement with projects also begins with the preliminary stages of researching public records, existing conditions, utility services, land ownership and existing permits.

Debi's experience includes participation in projects within Lee, Charlotte and Collier Counties and the Cities of Fort Myers, Cape Coral and Sanibel, the Village of Estero and the Town of Fort Myers Beach.

Relevant Experience

- Lee Health Medical Village - Assisted with pre-development research and planning for proposed project in accordance with current code regulations, approved zoning resolutions and DRI Development Orders. Assisted with infrastructure Design Review Board permitting.
- Lee Health - Debi currently assists Lee Health staff with multiple permitting and land use and planning exercises as needed.
- Lee Memorial Hospital - Assisted with development permitting for multiple projects within the Cleveland Avenue Campus.
- HealthPark Florida - Responsible for the management and technical work associated with development permitting, rezoning, amendments and deviations for this 400-acre mixed use medical campus, including: 122 bed expansion of main facility, Cypress Cove, commercial shopping center, emergency department expansion, Ronald McDonald House Expansion, HealthPark Commons, Physicians Primary Care OB/GYN facility, medical office facility, Medical Plaza One and the Golisano Children's Hospital.
- West Bay Club - Assisted with zoning, amendments and deviations for this 866-acre residential development.
- Courtyards at Estero - Assisted with development permitting associated with the vertical construction of the project in accordance with approved zoning conditions/deviations.
- Corkscrew Woodlands - Assisted with planning and permitting of facility expansion.
- Stoneybrook Estero - Assists with on-going project permitting efforts as needed.
- Boston Red Sox Spring Training Facility - Responsible for deviations and justifications for the new facility in Lee County.
- Florida Southwestern State College - Assists with various agency permitting.
- Florida Gulf Coast University - Assist with campus research and overall development permitting.