



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Estero WAS Minor CPD

Request: Rezone from: MPD To: CPD

Type: Major PD Minor PD DRI w/Rezoning PRFPD
 Major PD Amendment Minor PD Amendment

Summary of Project:

Proposed is a rezoning of 1.36 acres from MPD to CPD to allow 15,000 square feet of retail

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: Estero WAS Partners LP
Address: 15970 Triple Crown Ct.
City, State, Zip: Fort Myers, FL 33912
Phone Number: _____
E-mail Address: _____

- B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:**
- Applicant is the sole owner of the property. [34-201(a)(1)a.1.]
 - Applicant has been authorized by the owner(s) to represent them for this action. [34-202(b)(1)b. & c.]
 - Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.]

1. Company Name: Banks Engineering
Contact Person: Stacy Ellis Hewitt, AICP
Address: 10511 Six Mile Cypress Parkway
City, State, Zip: Fort Myers, FL 33966
Phone Number: (239) 770-2527 Email: shewitt@bankseng.com

2. **Additional Agent(s):** Provide the names of other agents that the County may contact concerning this application. [34-202(b)(1)c.]

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

**PART 2
PROPERTY OWNERSHIP**

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]

Name: Same as applicant

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

B. Disclosure of Interest [34-201; 34-204]:

Attach Disclosure of Interest Form. [34-201; 34-204]

C. Multiple parcels:

Property owners list. [34-202(a)(5)]

Property owners map. [34-202(a)(5)]

D. Certification of Title and Encumbrances [34-202(a)(3)]

1. Title certification document, no greater than 90 days old. [34-202(a)(3)]

2. Date property was acquired by present owner(s): 03/17/2015

**PART 3
PROPERTY INFORMATION**

A. STRAP Number(s): [Attach extra sheets if additional space is needed.]

33-46-25-E3-28001.0000

(formerly 33-46-25-28-00001.0000)

B. Street Address of Property: 21700 S. Tamiami Trail, Estero, FL 33928

C. Legal Description (must submit) [34-202(a)(1)]:

Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(2); 34-373(a)(4)a.]:

A Boundary survey, tied to the state plane coordinate system.

OR

Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. List of surrounding property owners. [34-202(a)(6)]

2. Map of surrounding property owners. [34-202(a)(7)]

3. One set of mailing labels. [34-202(a)(6)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: MPD

Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. [34-202(a)(8)]

F. Use(s) of Property [34-202(a)(8)]:

1. Current uses of property are: Vacant

2. Intended uses of property are: Commercial

G. Future Land Use Classification (Lee Plan) [34-202(a)(8)]:

Suburban	<u>1.36</u>	Acres	<u>100</u>	% of Total
_____	_____	Acres	_____	% of Total
_____	_____	Acres	_____	% of Total

H. Property Dimensions [34-202(a)(8)]:

1. Width (average if irregular parcel):	<u>212±</u>	Feet		
2. Depth (average if irregular parcel):	<u>290±</u>	Feet		
3. Total area:	<u>1.36 ac</u>	Acres or square feet		
4. Frontage on road or street:	<u>221.57</u>	Feet on	<u>US 41</u>	Street
2 nd Frontage on road or street:	<u>290.87</u>	Feet on	<u>Pelican Sound Dr.</u>	Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session. [34-202(a)(10)]

- Not Applicable
- Estero Planning Community. [33-54(a)&(b); Lee Plan Policy 19.5.3]
- Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- North (Upper) Captiva Community Plan area. [33-1711]
- Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- North Fort Myers Planning Community. [33-1532(a)&(b)]

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-202(a)]

**PART 4
TYPES OF LAND AREA ON PROPERTY**

A. Gross Acres (total area within described parcel)	<u>1.36</u>	Acres
1. Submerged land subject to tidal influence	_____	Acres
2. a. Preserved freshwater wetlands	_____	Acres
b. Impacted wetlands	_____	Acres
c. Preserved saltwater wetlands	_____	Acres
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)	_____	Acres
3. R-O-W providing access to non-residential uses	_____	Acres
4. Non-residential use areas ⁽¹⁾⁽²⁾	_____	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).	<u>1.36</u>	Acres
C. Gross residential acres. (A minus B) ⁽³⁾	<u>0</u>	Acres
D. Gross residential acres (by Land Use Category)		
1. a. Intensive Development – upland	_____	Acres
b. Intensive Development – preserved freshwater wetlands	_____	Acres
c. Intensive Development – impacted wetlands	_____	Acres
2. a. Central Urban – upland	_____	Acres
b. Central Urban – preserved freshwater wetlands	_____	Acres
c. Central Urban – impacted wetlands	_____	Acres
3. a. Urban Community or Suburban – upland	_____	Acres
b. Urban Community or Suburban – preserved freshwater wetlands	_____	Acres
c. Urban Community or Suburban – impacted wetlands	_____	Acres

4.	a.	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	a.	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres
TOTAL (should equal "C" above)			0	Acres

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay (see Note (2) below).
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations (see Lee Plan Objective 4.3).
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

**PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS**

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: _____

		Lee Plan Table 1(a)		
		Max. standard density		Units
1. Standard Units				
a.	Total upland acres (from Part 4, D.)	_____	x _____ equals	_____
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	_____	x _____ equals	_____
c.	Total impacted wetlands acres (from Part 4, D.)	_____	x _____ equals	_____
d.	Total Allowed Standard Units ⁽¹⁾			_____
2. Bonus Units ^{(2) (3)}				
a.	Low-moderate-housing density			_____
b.	TDR units			_____
c.	Sub-total			_____
3. Total Permitted Units ⁽¹⁾				_____

(see notes on next page)

Notes:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
- (2) If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.
- (3) In Intensive Development, Central Urban, and Urban Community categories only.

**PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS**

A. Commercial		Height	Total Floor Area (Square Feet)
1. Medical		45'	*
2. General Office		45'	*
3. Retail		45'	*
4. Other: _____		_____	_____
5. TOTAL FLOOR AREA		_____	*Not to Exceed 15,000
B. Industrial		Height	Total Floor Area (Square Feet)
1. Under Roof		_____	_____
2. Not Under Roof		_____	_____
3. TOTAL FLOOR AREA		_____	_____
C. Mining		Depth	Total Acres
1. Area to be excavated		_____	_____
D. Assisted Living Facilities		Height	Total Beds/Units
1. Dependent Living Units		_____	_____
2. Independent Living Units		_____	_____
3. TOTAL BEDS/UNITS		_____	_____
E. Hotels/Motels (Room Size)		Height	Total Rental Units
1. < 425 sq. ft.		_____	_____
2. 426-725 sq. ft.		_____	_____
3. 725 < sq. ft.		_____	_____
4. TOTAL UNITS		_____	_____

**PART 7
ACTION REQUESTED**

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan and the Land Development code. This narrative may be utilized by the board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
 - 1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**

2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. [34-373(a)(8)]
3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. [34-373(a)(9)]

**PART 8
ENVIRONMENTAL REQUIREMENTS**

- A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)d.iv.]
N/A

- B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473].
N/A

- C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
N/A

- D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
N/A

- E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]
- F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.]
- G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.]
- H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.]

**PART 9
SANITARY SEWER & POTABLE WATER FACILITIES**

- A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
N/A

- B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
 1. Method and degree of treatment:
N/A

 2. Quality of the effluent:

 3. Expected life of the facility:

4. Who will operate and maintain the internal collection and treatment facilities:

5. Receiving bodies or other means of effluent disposal:

C. **Spray Irrigation:** If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:

N/A

2. Current water table conditions:

3. Proposed rate of application:

4. Back-up system capacity:

PART 10 ADDITIONAL REQUIREMENTS

A. **Major Planned Developments:**

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. **Amendments to Built Planned Developments:** The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

C. **Development of Regional Impact:** Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(2)]**

D. **Private Recreational Facility Planned Developments (PRFPDs):**

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**
5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**

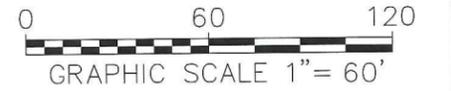
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**
- E. Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
 YES (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(b)(8)]**
 NO (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(b)(8)]**
- F. Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(b)(7)]**
- G. Flood Hazard: [34-202(a)(8)]**
 Not applicable
 The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
 The minimum elevation required for the first habitable floor is _____ NAVD (MSL)
- H. Excavations/Blasting: [34-202(b)(6)]**
 No blasting will be used in the excavation of lakes or other site elements.
 If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. Bonus Density: [34-202(b)(5)]**
 Not Applicable
 Bonus density will be used. Provide a copy of the Bonus Density application showing calculations.
- J. Hazardous Materials Emergency Plan for Port Facilities: [34-202(b)(4)]**
 Not Applicable
 Provide a Hazardous materials emergency plan.
- K. Mobile Home Park: [34-203(d)]**
 Not Applicable
 Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- L. Airport Zones & Lee County Port Authority (LCPA) Requirements:**
 Not Applicable
 Property is located within _____ Airport Noise Zone: **[34-1004]**
 Property is located within Airport Protection Zone. Indicate which Zone below. **[34-1005]**
 Property is located within Airport Runway Clear Zone: **[34-1006]**
 Property is located within Airport School Protection Zone: **[34-1007]**
 Property is located within Airport Residential Protection Zone: **[34-1009]**
 Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1009]**
 A Tall Structures Permit is required. **[34-1010]**

**PART 5
SUBMITTAL REQUIREMENT CHECKLIST**

Clearly label your attachments as noted in bold below

Copies Required	SUBMITTAL ITEMS
13	<input checked="" type="checkbox"/> Completed application for Public Hearing [34-201(b)]
1	<input checked="" type="checkbox"/> Filing Fee - [34-202(a)(9)]
3	<input checked="" type="checkbox"/> Notarized Affidavit of Authorization Form [34-202(b)(1)c]
3	<input checked="" type="checkbox"/> Additional Agents [34-202(b)(1)c.]
3	<input type="checkbox"/> Multiple Owners List (if applicable) [34-201; 34-204]
3	<input checked="" type="checkbox"/> Disclosure of Interest Form (multiple owners) [34-201(b)(2)a]
5	<input checked="" type="checkbox"/> Legal description (must submit) [34-202(a)(1)]
	<input type="checkbox"/> Legal description (metes and bounds) and sealed sketch of legal description
	OR
	<input checked="" type="checkbox"/> Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
5	<input type="checkbox"/> Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(2); 34-373(a)(4)a.]
3	<input type="checkbox"/> Property Owners list (if applicable) [34-202(a)(5)]
3	<input type="checkbox"/> Property Owners map (if applicable) [34-202(a)(5)]
3	<input checked="" type="checkbox"/> Confirmation of Ownership/Title Certification [34-202(a)(3)]
3	<input type="checkbox"/> STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
1	<input checked="" type="checkbox"/> List of Surrounding Property Owners [34-202(a)(6)]
1	<input checked="" type="checkbox"/> Map of Surrounding Property Owners [34-202(a)(7)]
1	<input checked="" type="checkbox"/> Mailing labels [34-202(a)(6)]
13	<input checked="" type="checkbox"/> List of Zoning Resolutions and Approvals [34-202(a)(8)]
13	<input type="checkbox"/> Summary of Public Informational Session (if applicable) [34-202(a)(10)]
13	<input checked="" type="checkbox"/> Waivers from Application Submission Requirements (if applicable)
13	<input type="checkbox"/> Preliminary Density Calculations (if applicable)
13	<input checked="" type="checkbox"/> Request Statement
5	<input checked="" type="checkbox"/> Traffic Impact Statement (TIS) (not required for existing development) [34-341(b)(2)d.1.]
13	<input checked="" type="checkbox"/> Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
13	<input checked="" type="checkbox"/> Schedule of Uses [34-373(a)(8)]
13	<input type="checkbox"/> Schedule of Deviations and Written Justification [34-373(a)(9)]
4	<input type="checkbox"/> Topography (if available) [34-373(a)(4)d.iv.]
4	<input type="checkbox"/> Soils Map [34-373(a)(4)b.v.]
4	<input type="checkbox"/> FLUCCS Map [34-373(a)(4)c.]
4	<input type="checkbox"/> Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.]
4	<input type="checkbox"/> Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.]
4	<input type="checkbox"/> Surface Water Management Plan (if applicable) [34-373(b)(1)]
13	<input type="checkbox"/> Phasing Program (if applicable) [34-373(b)(3)]
4	<input type="checkbox"/> Protected Species Survey (if applicable) [34-373(b)(2)]
13	<input type="checkbox"/> Proof of Notice (if applicable) [34-373(c)]
13	<input type="checkbox"/> Binding Letter from DCA (if applicable) [34-373(d)(2)]

13	<input type="checkbox"/>	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)]
5	<input type="checkbox"/>	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1]]
5	<input type="checkbox"/>	Well Drawdown Information (if applicable) [34-941(d)(3)d.]
5	<input type="checkbox"/>	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.]
5	<input type="checkbox"/>	Environmental Assessment (if applicable) [34-941(g)(2)]
13	<input type="checkbox"/>	Demonstration of Compatibility (if applicable) [34-941(g)(4)]
4	<input checked="" type="checkbox"/>	Potable Water & Sanitary Sewer. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(b)(8)]
4	<input type="checkbox"/>	Existing Agricultural Use Affidavit (if applicable) [34-202(b)(7)]
4	<input type="checkbox"/>	Information Regarding Proposed Blasting (if applicable). [34-202(b)(6)]
4	<input type="checkbox"/>	Bonus Density Application (if applicable) [34-202(b)(5)]
3	<input type="checkbox"/>	Hazardous Materials Emergency Plan (if applicable) [34-202(b)(4)]
3	<input type="checkbox"/>	Mobile Home Park Dislocated Owners Information (if applicable) [34-203(d)]
3	<input type="checkbox"/>	Tall Structures Permit (if applicable) [34-1001]



LEGEND:

= BUFFER

NOTES:

- 1: BUFFER: US 41: A MINIMUM 30-FOOT-WIDE NATIVE LANDSCAPED ARTERIAL ROAD BUFFER MUST BE PROVIDED. IN AREAS WHERE NATIVE VEGETATION DOES NOT EXIST, THE DEVELOPER WILL PLANT FIVE NATIVE TREES AND 15 NATIVE SHRUBS PER 100 LINEAR FEET. THIS BUFFER MUST INCLUDE A 2-FOOT-HIGH UNDULATING BERM (WITH LANDSCAPING ON THE BERM) RUNNING PARALLEL TO U.S. 41. NEW LANDSCAPING WILL BE PLANTED IN A WELL-DESIGNED AND CLUSTERED MANNER.
- 2: LEE TRAN ROUTES 240 AND 140 RUN ALONG THE EAST PROPERTY LINE OF THE PROJECT ALONG U.S. 41. THERE ARE EXISTING BUS STOPS WITHIN 1/4 MILE THAT ARE ACCESSIBLE VIA EXISTING PAVED ROADWAYS AND WALKWAYS.

OPEN SPACE TABLE:

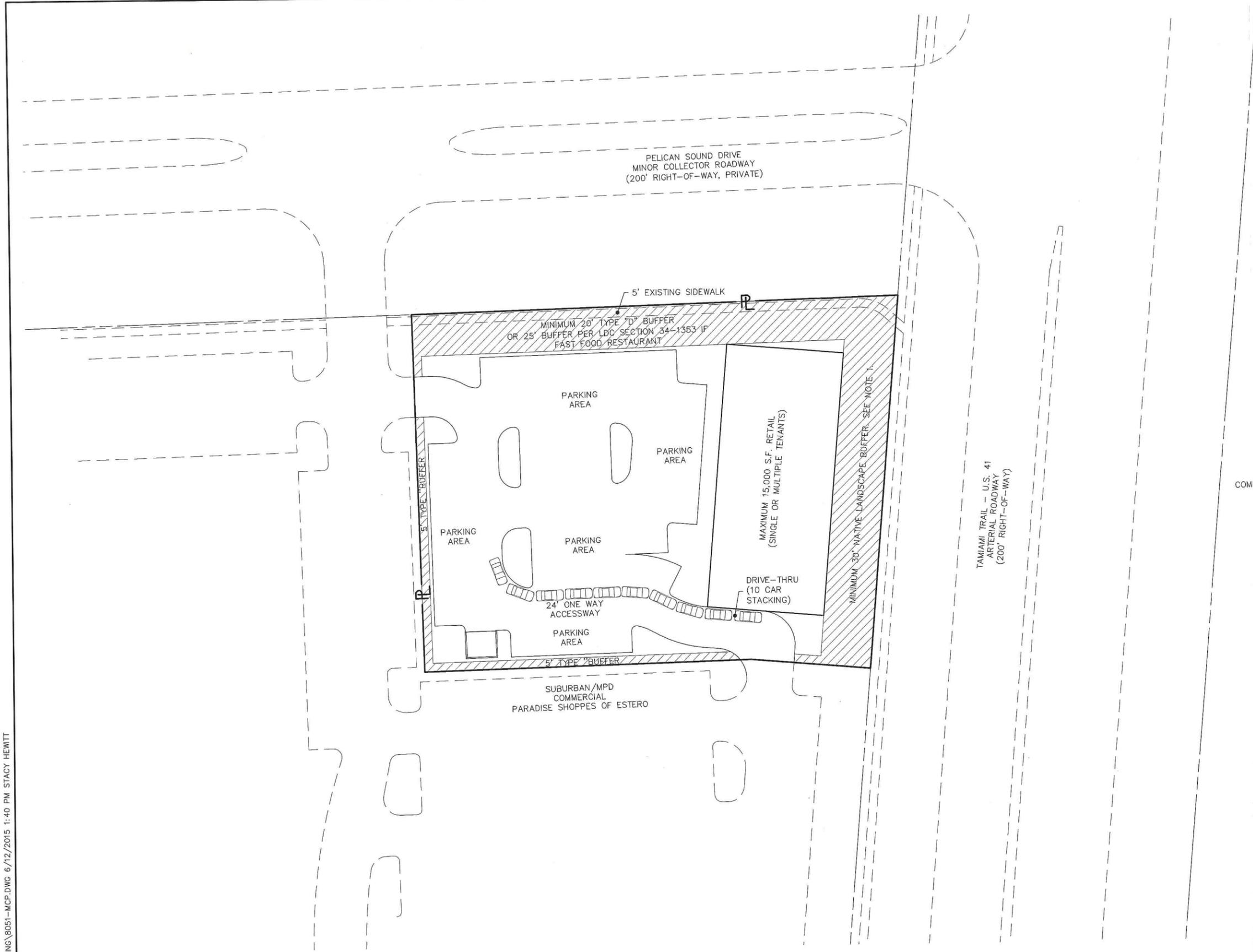
SITE AREA = 1.36± AC.
 OPEN SPACE REQUIRED: 30% x 1.36 = 0.41 ACRE
 OPEN SPACE PROVIDED:
 0.06 ACRE CREDIT FROM LAKE/STORMWATER MANAGEMENT PARCEL PURSUANT TO ADD2006-00224
 MINIMUM OF 0.35 ACRE TO BE PROVIDED ON-SITE
 TOTAL OPEN SPACE PROVIDED: 0.41 ACRE

URBAN
COMMUNITY/MPD

RECEIVED
JUN 26 2015

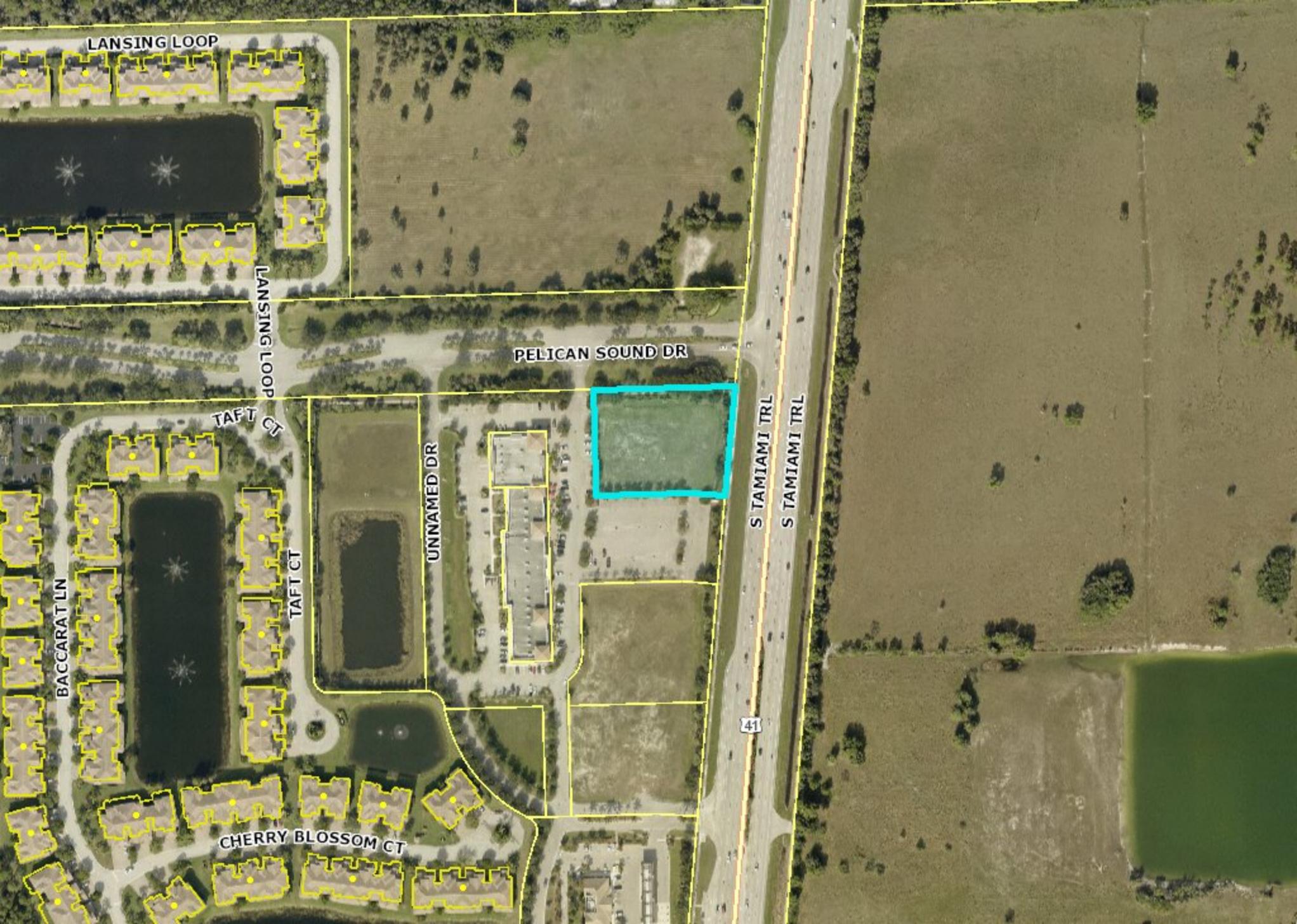
COMMUNITY DEVELOPMENT

DCI 2015-00016



S:\JOBS\BOX\8051\ZONING\B051-MCP.DWG 6/12/2015 1:40 PM STACY HEWITT

PREPARED FOR: ESTERO WAS PARTNERS LP 15970 TRIPLE CROWN CT. FORT MYERS, FL 33912		BANKS ENGINEERING Professional Engineers, Planners, & Land Surveyors Serving The State Of Florida 10511 SIX MILE CYPRESS PARKWAY FORT MYERS, FLORIDA 33966 PHONE: (239) 939-5490 FAX: (239) 939-2523 ENGINEERING LICENSE # EB 6469 SURVEY LICENSE # LB 6690 WWW.BANKSENG.COM		MASTER CONCEPT PLAN ESTERO WAS CPD VILLAGE OF ESTERO, LEE COUNTY, FLORIDA							
NO.	DATE	REVISION DESCRIPTION	BY	DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
				6/12/2015	8051	_MCP	SDJ	SDJ	SEH	1"=60'	1



LANSING LOOP

LANSING LOOP

PELICAN SOUND DR

TAFT CT

UNNAMED DR

BACCARAT LN

TAFT CT

CHERRY BLOSSOM CT

S TAMIAAMI TRL
S TAMIAAMI TRL

41