VILLAGE OF ESTERO, FLORIDA
REQUEST FOR QUALIFICATIONS
FOR GENERAL PLANNING SERVICES
FOR THE VILLAGE’S
COMMUNITY DEVELOPMENT DEPARTMENT
RFQ #2015-01
INVITATION

IN ACCORDANCE WITH SECTION §287.055 OF FLORIDA STATUTES “CONSULTANTS’ COMPETITIVE NEGOTIATIONS ACT” (CCNA), THE VILLAGE OF ESTERO HEREBY INVITES INTERESTED AND QUALIFIED FIRMS WITH FLORIDA LICENSED PROFESSIONAL ARCHITECTS, ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS AND / OR SURVEYORS TO PRESENT THEIR QUALIFICATIONS FOR PROVIDING GENERAL PLANNING SERVICES TO THE TO-BE-FORMED COMMUNITY DEVELOPMENT DEPARTMENT OF THE VILLAGE OF ESTERO IN ACCORDANCE WITH THE FOLLOWING TERMS AND CONDITIONS:

1. Services. The services shall include the following on a continuing contract basis:

   • Code enforcement and contractor licensing;
   • Development review, including site plans;
   • Environmental review and enforcement;
   • Zoning;
   • Planning;
   • Transportation review and planning as it relates to land approvals;
   • Housing and Historical Preservation;
   • Administration, including support functions such as IT and GIS;
   • Board of Adjustment and appeal;
   • Building Permitting and plan review (including floodplain review);
   • Building Inspections;
   • Assistance with Village Land Use Boards, as needed.
2. **Information Package.** Qualified parties interested in responding to this Request for qualifications request a general information package containing details relevant to this RFQ from Peter G. Lombardi, Village Manager, by emailing lombardi@estero-fl.gov or calling 239-390-8000.

3. **Responses.** Written responses shall be due on or before Wednesday, August 5, 2015 at 2:00 p.m. at the Village’s address set forth above. Responses by email in PDF format will be accepted. If the responder is unable or unwilling to provide any of the listed services, this must be stated in the response.

4. **Questions.** Questions concerning this RFQ should be directed by email to Peter G. Lombardi, Village Manager, at Lombardi@estero-fl.gov, with a copy to Vice-Mayor Howard Levitan, Levitan@estero-fl.gov.

5. **Ranking of Qualifications; Negotiation.** Firms will be qualified and ranked by the Village Council pursuant to the terms and requirements of the CCNA. Among the factors to be considered will be the capabilities, adequacy of personnel, past record, and experience of the firms, and the individuals within such firms to be performing professional services for the Village. Rankings of respondents shall be done as soon as possible after the date for responses, and all responders notified. Negotiations will commence with the most qualified firm upon such notification.

6. **Right to Reject.** The Village of Estero reserves the right to reject any or all responses, waive any informality or irregularity on any response if considered non-substantial to the Village, or to cancel this invitation at will. Responses received after the date and time stipulates herein will be considered late therefore disqualified.

By: Peter G. Lombardi, Village Manager
July 13, 2015

VILLAGE OF ESTERO, FLORIDA
REQUEST FOR QUALIFICATIONS
FOR GENERAL PLANNING SERVICES
FOR THE VILLAGE'S
COMMUNITY DEVELOPMENT DEPARTMENT

GENERAL INFORMATION

1. Commencement of Service: The services to be provided as listed in the RFQ are to be phased in over the following schedule:

   Code Enforcement and contractor licensing, development review, environmental review and enforcement, zoning, planning, transportation review, housing and historic preservation, and administration (including IT, GIS, and assistance to Land Use Boards) shall commence on October 1, 2015;

   Board of adjustment and appeal, building permitting and plan review (including floodplain review), and building inspections shall commence on January 1, 2016.

2. Levels of Service. For the purposes of information and comparison only, the Levels of Service relating to Community Development proposed to the Village by Lee County are shown in the attached “Exhibit A.” These are the levels of service that Lee County has stated are currently being performed for the unincorporated areas of the County, which previously included the Village of Estero. The proposed cost of the overall Community Development services proposed for FY 2015-2016 by Lee County are shown in the attached “Exhibit B,” which is also provided for information and comparison purposes only. The figures shown in Exhibit A are shown net of revenue. The most recent revenue figures from Lee County are shown in Exhibit C attached hereto from Lee County for the calendar period 1/1/2014 to 12/31/2014 and relate to the Estero Fire District, which has similar (but not the same) borders as the Village of Estero, and is again provided for information and comparison purposes only.
3. **Reports:** More information regarding current activities by Lee County Community Development with respect to properties in the Village of Estero may be found on the Lee County Community Development Website through the “econnect” system. Attached as Exhibit D are a variety of reports for the month of June, which are provided for information purposes only.
Service Levels

Community Development

Development review:
The Development Order (DO), Limited Review Development Order (LDO), and Plat processes are strictly administrative and not subject to public input. Staff reviews and approves/rejects applications based upon compliance with the Lee Plan, the Land Development Code, Administrative Codes and applicable Florida State Statutes. Target review/inspection timeframes are as follows:

Large DO Applications:
- Initial review.......................... 15 business days
- Resubmittal review....................... 7 business days/revision
- Minor change........................................ 5 business days/revision
- Amendment.................................................. 8 business days/revision
- CC Inspection................................................. 1 business day

Small DO Applications:
- Initial Review................................................. 10 business days
- Resubmittal review....................... 7 business days/revision
- Minor change................................................. 5 business days/revision
- Amendment.................................................. 8 business days/revision
- CC Inspection................................................. 1 business day

LDO Applications:
- Type A.................................................. 5 business days/revision
- Type B.................................................. 10 business days/revision
- Type C.................................................. 10 business days/revision
- Type D.................................................. 10 business days/revision
- Type E.................................................. 10 business days/revision
- CC Inspection................................................. 1 business day

Plat Applications:
- Preliminary review.......................... 21 business days/revision
- Final review............................................... 21 business days/revision
(Legal Sufficiency reviews by the Village Attorney)

Petitions to Vacate Easements, Rights-of-Way and Plats (VAC) is a process that includes a public hearing with approval/denial action by the Village Council. Staff conducts an application review for compliance with the applicable Administrative Code(s) and Florida State statutes, and prepares a summary staff report with a recommendation for action (Blue Sheet for BoCC) presented by the Village Attorney.

VAC Applications
- Preliminary review.......................... 21 business days/revision
- Final review............................................... 21 business days/revision
Planning and Historic Preservation:

The following are administrative processes not subject to public input:

<table>
<thead>
<tr>
<th>Application:</th>
<th>Typical Review time:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Boundary Determinations</td>
<td>7 business days/review</td>
</tr>
<tr>
<td>Wetland Determinations</td>
<td>7 business days/review</td>
</tr>
<tr>
<td>Regular Certificates of Appropriateness (Historic)</td>
<td>7 business days/review</td>
</tr>
<tr>
<td>Certificates to Dig</td>
<td>20 business days/review</td>
</tr>
</tbody>
</table>

The following applications are required to go to the Historic Preservation Board (HPB):

<table>
<thead>
<tr>
<th>Application:</th>
<th>Review/Notice Type:</th>
<th>Typical Review Time:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Certificate of Appropriateness</td>
<td>Initial review</td>
<td>30 calendar days</td>
</tr>
<tr>
<td></td>
<td>Resubmittal review</td>
<td>15 calendar days/review</td>
</tr>
<tr>
<td></td>
<td>Public hearing notice (newspaper)</td>
<td>5 calendar days</td>
</tr>
<tr>
<td></td>
<td>Historic preservation board meeting and final action</td>
<td>70 calendar days from application being found complete</td>
</tr>
<tr>
<td></td>
<td>Suspend action for technical advice</td>
<td>35 calendar days</td>
</tr>
<tr>
<td></td>
<td>Historic preservation board meeting and final action</td>
<td>105 calendar days from application being found complete (if technical advice is required)</td>
</tr>
<tr>
<td>Historic Designation</td>
<td>Initial review</td>
<td>30 calendar days</td>
</tr>
<tr>
<td></td>
<td>Resubmittal review</td>
<td>15 calendar days/review</td>
</tr>
<tr>
<td></td>
<td>Preparation of designation report</td>
<td>20 calendar days</td>
</tr>
<tr>
<td></td>
<td>Notice to owner</td>
<td>20 calendar days prior to public hearing</td>
</tr>
<tr>
<td></td>
<td>Public hearing notice (newspaper)</td>
<td>5 calendar days</td>
</tr>
<tr>
<td></td>
<td>Historic preservation board public hearing</td>
<td>70 calendar days from designation report being filed with HPB</td>
</tr>
<tr>
<td></td>
<td>Historic preservation board decision</td>
<td>14 calendar days after date of public hearing</td>
</tr>
<tr>
<td></td>
<td>Recording of designation</td>
<td>25 calendar days after date of decision rendered</td>
</tr>
</tbody>
</table>

The following is the process for comprehensive plan amendments which requires three public hearings:

<table>
<thead>
<tr>
<th>Review/Notice Type:</th>
<th>Typical Review Time:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial review</td>
<td>30 calendar days</td>
</tr>
<tr>
<td>Resubmittal review</td>
<td>30 calendar days/review</td>
</tr>
<tr>
<td>Public hearing notice (ad due to News Press)</td>
<td>21 calendar days prior to LPA public hearing</td>
</tr>
<tr>
<td>Staff report distributed</td>
<td>14 calendar days prior to LPA public hearing</td>
</tr>
<tr>
<td>LPA meeting</td>
<td>30± calendar days from date application is complete</td>
</tr>
<tr>
<td>Transmittal staff report prepared</td>
<td>14 calendar days from LPA meeting</td>
</tr>
<tr>
<td>Public hearing notice (ad due to News Press)</td>
<td>14 calendar days prior to BOCC transmittal hearing (notice prepared and paid for by CAO)</td>
</tr>
</tbody>
</table>
Environmental Review and Enforcement:

- Environmental review of comprehensive plan amendments, rezoning applications, special exceptions, and development orders, including reviewing protected species surveys and management plans associated with large projects. Also includes Certificate of Compliance reviews for landscaping, preserved vegetation, stormwater pond plantings, invasive exotic plant removal, management plans, and open space requirements related to development orders.
- Review and approval of Vegetation Permits.
  - Vegetation Removal Permits for existing trees in common areas of developments that are deemed to pose a safety hazard to pedestrian or vehicular traffic or existing buildings or structures; diseased trees which are a hazard; or trees weakened by natural causes as specified in the LDC. To be completed in 7-10 business days.
  - Notices of Clearing – staff conducts a survey for protected species, prepares a document to send to the Clerk of Courts for recording, as required by the LDC and Administrative Code. To be completed within 30-45 days.
  - Exotic Removal – inspection and provision of courtesy letter confirming the presence of exotic species on property and recommending methods of removal to avoid damaging existing native vegetation.
- Compliance and Enforcement – inspections of development sites to ensure ongoing compliance with environmental regulations and development approvals and identify environmentally-related code violations. Initial inspection 1-2 days from receipt of complaint, Notice of Violation sent within 8 business days of inspection, participation in Enforcement Hearing.
- Dock and Shoreline Structures Permitting and Inspection. Initial review/revision review within 1 business day of submittal, final inspection within 1 business day of notification.
- Staffing of Eagle Technical Advisory Committee, maintenance of Bald Eagle data.

Zoning:

- Conventional Rezonings, Variances, Special Exceptions and Administrative Actions
  - Sufficiency review and comment within 15 working days of receipt of application and sufficiency responses.
  - Once sufficient, hearing date to be scheduled within 60 days (by Village), during which time staff prepares agendas, notices, and staff reports. Staff reports issued 2 weeks prior to hearing date.
- Planned Development Rezoning and Amendments
  - Sufficiency review and comment within 15 working days of receipt of application and sufficiency responses.
  - Once sufficient, hearing date to be scheduled within 60 days (by Village), during which time staff prepares agendas, notices, and staff reports. Staff reports issued 2 weeks prior to hearing date.
- Zoning Verification Letters
  - Reviewed/issued by staff within 10 working days
Building Department Turn Around Times

Permitting: The permitting process operates on target times as outlined below. The actual review times (inclusive of floodplain review, zoning review, and structural plan review) vary based on the department workload. The current review times are published daily on the department website, with both the target times and actual turnaround based on current department workload.

- Residential new-target time is 7 days
- Residential resubmittal and revision-target time is 3 days
- Commercial (new)-target time is 21 days
- Commercial resubmittal and revision-target time is 7 days
- Commercial Interior Remodel-target time is 16 days

Building Inspections: inspections are conducted with a 1 day turnaround, with contractors/owners having until 5:30 am to make an inspection request for the business day.

Board of Adjustments and Appeals: applicants have thirty days from the date a decision is rendered to file an appeal to the Board. Hearings will be conducted within 15 days of the appeal request being filed.

Code Enforcement Activities
- Code complaints-initial inspection due within three days of complaint
- Fence permit inspections-one day turnaround
- Sign permit inspections-one day turnaround
<table>
<thead>
<tr>
<th>Natural Resources</th>
<th>FY14-15 Adopted Budget</th>
<th>FY15-16 Proposed Budget</th>
<th>8.2% of Total</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Water Bgmt</td>
<td>$1,456,519</td>
<td>$1,487,864</td>
<td>$121,998</td>
<td></td>
</tr>
<tr>
<td>Provide project management services for surface water projects</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Respond to requests for action regarding flooding and water quality complaints</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Review plans for development that affect surface water management</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Participate in and review regional water management studies</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monitor and report hydrologic data (rainfall, river stage and groundwater levels)</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Manage mandated NPDES MS4 permit</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Track TMDL compliance for impaired waters</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Major Maintenance</td>
<td>$1,180,000</td>
<td>$1,180,000</td>
<td>$96,780</td>
<td></td>
</tr>
<tr>
<td>(Estero River, 10 Mile Canal, Surface Water Mgt Plan, Neighborhood Imp Plan, Filter Marsh &amp; BMP Maintenance, Clean &amp; Snag Program)</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Appeal 2015 Preliminary Flood Insurance Rate Maps FIRM (2 year task estimated cost)</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Total Natural Resources</td>
<td></td>
<td></td>
<td></td>
<td>$318,748</td>
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</table>

<table>
<thead>
<tr>
<th>Community Development</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Codes enforcement and contractor licensing</td>
<td>2,403,073</td>
<td>2,356,100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development review</td>
<td>1,390,917</td>
<td>1,373,200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Environmental review and enforcement</td>
<td>757,470</td>
<td>728,303</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoning</td>
<td>1,073,302</td>
<td>1,128,615</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planning</td>
<td>1,404,043</td>
<td>1,697,060</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Administration</td>
<td>1,455,733</td>
<td>1,505,312</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Board of adjustments and appeal</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permitting and plan review (and floodplain review)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building inspections</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Community Development</td>
<td></td>
<td></td>
<td></td>
<td>$713,284</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Transportation</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Canal Maintenance</td>
<td>2,014,231</td>
<td>1,960,292</td>
<td>160,744</td>
<td></td>
</tr>
<tr>
<td>Ditch/Canal cleaning to maintain hydraulic flow, including cleaning/repositioning drainage pipes, catch basins and weirs</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation Trust</td>
<td>10,238,232</td>
<td>10,147,193</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roadway maintenance:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintain pavement condition, patching potholes, sweep curbed roads, bike paths, sidewalks</td>
<td>3,843,093</td>
<td>3,928,598</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscape maintenance, including irrigation systems, roadbed median mowing</td>
<td>1,357,057</td>
<td>1,345,632</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintain bridges, handrails and guardrails</td>
<td>2,607,453</td>
<td>2,713,744</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintain roadway signage and striping</td>
<td>4,500,809</td>
<td>4,781,481</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintain traffic signals, flashers, ITS devices and streetlights; Traffic Operations Center</td>
<td>1,006,371</td>
<td>1,060,253</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Administration</td>
<td>503,398</td>
<td>581,914</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Long range transportation planning, zoning &amp; development review &amp; road maintenance acceptance/assignment activities, right-of-way inventory</td>
<td>1,781,591</td>
<td>1,603,166</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Engineering and general traffic analysis &amp; Right-of-way permitting (mostly driveways)</td>
<td>26,106,022</td>
<td>25,359,881</td>
<td>2,161,510</td>
<td></td>
</tr>
<tr>
<td>Total Transportation</td>
<td>28,120,253</td>
<td>28,320,173</td>
<td></td>
<td>$2,322,254</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Animal Services</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal Control and Shelter</td>
<td>2,367,486</td>
<td>2,362,382</td>
<td>193,715</td>
<td></td>
</tr>
<tr>
<td>Total Animal Services</td>
<td></td>
<td></td>
<td></td>
<td>$193,715</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Estero Election 03/03/2015</td>
<td></td>
<td></td>
<td></td>
<td>$78,624</td>
</tr>
<tr>
<td>Vehicle Replacement Fund</td>
<td>1,699,887</td>
<td>1,699,887</td>
<td>139,391</td>
<td></td>
</tr>
<tr>
<td>Employee Pay Increase for FY15-16 (not yet included in budget)</td>
<td></td>
<td></td>
<td>513,631</td>
<td>$42,134</td>
</tr>
<tr>
<td>Total Estero Proposal</td>
<td>42,308,683</td>
<td>44,282,527</td>
<td>3,808,350</td>
<td></td>
</tr>
</tbody>
</table>
## Revenues For: Estero Fire District  From: 1/1/2014 To: 12/31/2014

### Account String | Activity | Count | Revenue |
---|---|---|---|
LC5240015501.322000.9006 | Air Conditioning | 1,734 | $157,501.11 |
LC5240015501.322000.9011 | Building Move Permit Fees | 1 | $500.00 |
LC5240015501.322000.9001 | Building Permits | 1,707 | $729,749.34 |
LC5240015501.322000.9015 | Demolition | 16 | $2,550.00 |
LC5240015501.322000.9005 | Electric | 5 | $375.00 |
LC5240015501.322000.9005 | Electric / Low Voltage Trade | 1,099 | $87,180.00 |
LC5240015501.322000.9019 | Fire Alarms | 44 | $3,712.00 |
LC5240015501.322000.9023 | Fire Suppression | 69 | $8,186.25 |
LC5240015501.322000.9023 | Fire Tank and Lines | 17 | $2,125.00 |
LC5240015501.322000.9014 | Gas | 114 | $11,400.00 |
LC5240015501.322000.9005 | Low Voltage Sub Permits | 30 | $3,150.00 |
LC5240015501.322000.9009 | Occupancy | 55 | $3,810.00 |
LC5240015501.322000.9004 | Plumbing | 438 | $65,668.39 |
LC5240015501.322000.9003 | Roofing | 35 | $50,660.00 |
LC5240015501.322000.9010 | Sewer | 305 | $22,875.00 |
LC5240015501.322000.9008 | Sign | 148 | $11,350.05 |
LC5240015501.322000.9004 | Solar | 102 | $7,725.00 |

**Permits**

**Subtotal**

| Account String | Activity | Count | Revenue |
---|---|---|---|
LC5240015501.322000.9021 | Building Reinspection Fees | 397 | $29,500.00 |
LC5240015501.322000.9001 | Change of Contractor | 20 | $1,050.00 |
LD5120315500.366900.9001 | Copies | 30 | $870.66 |
LC5240015501.322000.9002 | Permit Extensions | 5 | $500.00 |
LC5240015501.322000.9020 | Plan Review | 1,958 | $280,296.60 |
LC5240015501.322000.9001 | Reprint Permit Board | 6 | $35.00 |
LC5240015501.322000.9020 | Res Zoning Fee | 1,080 | $33,235.00 |
LC5240015501.322000.9001 | Revision Fees | 174 | $7,066.23 |
LC5240015501.322000.9001 | Temporary Co | 7 | $950.00 |

**Permitting-Other**

**Subtotal**

| Account String | Activity | Count | Revenue |
---|---|---|---|
.C5241115500.343900.9024 | Abandoned Property Registration | 1 | $3,600.00 |
.C5241115500.343900.9016 | Hearing Exam Cost | 8 | $985.00 |
.C5241115500.343900.9015 | Hearing Examiner Fine | 2 | $3,711.71 |
.C5241115500.343900.9005 | Lot Mowing * | 8 | $2,579.95 |
.C5241115500.343900.9021 | Nuisance Abatement * | 3 | $724.75 |
.C5241115500.343900.9016 | Release of Lien | 3 | $855.00 |

**Code Enforcement/Cont. Licensing**

**Subtotal**

**Total Revenue:** $1,168,517.14
### Planning
- Comp. Plan Fees: $8,660.00
- Dock Permits: $3,845.00
- Plan Review: $1,494.00
- Reinspection Fees: $750.00
- Vegetation Permit: $848.00

**SUBTOTAL:** $15,597.00

### Development Review
- DO Applications: 16, $63,680.40
- DO Minor Changes: 13, $2,300.00
- DO Resubmittals & Amends: 11, $10,920.00
- DO Variances & ADDs: 1, $400.00
- LDO Applications & Amends Plats: 63, $20,850.00
- Reinspection Fee: 13, $17,803.00
- Vacations & RDM: 1, $50.00
- Vacations: 1, $800.00

**SUBTOTAL:** $116,903.40

### Zoning
- Administrative Applications: 26, $35,450.00
- DCI & PD Rezoning: 4, $43,564.00
- Home Occ Lic & MUD,ZVL: 18, $3,600.00
- Special Exceptions & COPs: 2, $2,000.00

**SUBTOTAL:** $84,614.00

**Total Community Development Revenues:** $1,751,590
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Project Name</th>
<th>Application Type</th>
<th>Received Date</th>
<th>Target Date</th>
<th>Completed Date</th>
<th>Calendar Days</th>
<th>Disp.</th>
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<tbody>
<tr>
<td>ADD2015-00096</td>
<td>LEGACY CHURCH</td>
<td>PDZ Application (PD Admin)</td>
<td>06/12/2015</td>
<td>07/13/2015</td>
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<tr>
<td></td>
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<td>Total Cases for: Alvin Block, AICP</td>
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<tr>
<td>PLT2015-00017</td>
<td>UNIVERSITY HIGHLAND TRACT 3 R</td>
<td>CAO Preliminary Review</td>
<td>06/05/2015</td>
<td>07/07/2015</td>
<td>06/29/2015</td>
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<tr>
<td>LDO2015-00256</td>
<td>DISCOVERY DAY ACADEMY</td>
<td>LR1 Application (LDO Resub) A</td>
<td>06/17/2015</td>
<td>06/24/2015</td>
<td>06/30/2015</td>
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<td>Total Cases for: Gary W Rashford</td>
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<td>DOS2015-00048</td>
<td>ESTERO 4.2</td>
<td>RO1 Application (Resubmittal) A</td>
<td>06/16/2015</td>
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<td>Total Cases for: Ohdet Hanna</td>
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<tr>
<td>LDO2015-00356</td>
<td>MCDONALD'S CORKSCREW SBS</td>
<td>APPL A (trnsmtl, pond-RES/AG)</td>
<td>06/25/2015</td>
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<td>LDO2015-00388</td>
<td>CYPRESS HAMMOCK</td>
<td>APPL A (trnsmtl, pond-RES/AG)</td>
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<td>07/07/2015</td>
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<td>Total Cases for: Rebecca Whitney</td>
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<tr>
<td>DOS2015-00056</td>
<td>SHOPPES OF COCONUT TRACE</td>
<td>DO2 Application (Small DO) A</td>
<td>06/03/2015</td>
<td>06/17/2015</td>
<td>06/22/2015</td>
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<td>DOS2015-00047</td>
<td>HIGHLAND OAKS DRIVE</td>
<td>RO1 Application (Resubmittal) A</td>
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<td>06/19/2015</td>
<td>06/23/2015</td>
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<td>LDO2015-00248</td>
<td>CVS 3281 RETAIL HEALTH CENTER</td>
<td>LR1 Application (LDO Resub) A</td>
<td>06/18/2015</td>
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<tr>
<td>LDO2015-00373</td>
<td>THE VILLAS AT TIMBERLAKE</td>
<td>APPL A (trnsmtl, pond-RES/AG)</td>
<td>06/29/2015</td>
<td>07/07/2015</td>
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<td>LDO2015-00369</td>
<td>TURNBERRY II @ PELICAN SOUND</td>
<td>APPL A (trnsmtl, pond-RES/AG)</td>
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<td>07/07/2015</td>
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<td>Total Cases for: Robert D. Hutcherson</td>
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# Development Review Applications Received

**Village of Estero Planning Community**

**From: 6/1/2015 To: 6/30/2015**

<table>
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<tr>
<th>Case Number</th>
<th>Project Name</th>
<th>Application Type</th>
<th>Received Date</th>
<th>Target Date</th>
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<tbody>
<tr>
<td>LDO2015-00328</td>
<td>MARSH LANDING COMMUNITY ASSC</td>
<td>APPL A (transml, pond-RES/AG)</td>
<td>06/12/2015</td>
<td>06/19/2015</td>
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Total Cases for: Susan L Hollingsworth

1

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<thead>
<tr>
<th>Staff Name:</th>
<th>Tom Sawtelle</th>
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<tr>
<td>Project Name:</td>
<td>GENOVA SALES CENTER</td>
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<tr>
<td>Application Type:</td>
<td>RO1 Application (Resubmittal)</td>
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Total Cases for: Tom Sawtelle

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<th>Staff Name:</th>
<th>COM2015-01097</th>
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<tr>
<td>Project Name:</td>
<td>ESTERO - 96K ROCK</td>
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<td>Application Type:</td>
<td>Letter of Transmittal Req'd</td>
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<td>Received Date:</td>
<td>06/08/2015</td>
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<td>Target Date:</td>
<td>06/10/2015</td>
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Total Cases for: 1

Grand Total Cases: 14

Dev Rev Applications Received/rvwc1pc.
## Zoning Applications Received

**Village of Estero Planning Community**

*From: 6/1/2015 To: 6/30/2015*

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Project Name</th>
<th>Application Type</th>
<th>Received Date</th>
<th>Target Date</th>
<th>Completed Date</th>
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<td>07/13/2015</td>
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<td>Total Cases for: Alvin Block, AICP</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Nettie M Richardson</td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td></td>
<td></td>
<td>MUD App(Min Use Determination)</td>
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<td>07/12/2015</td>
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<td>Total Cases for: Nettie M Richardson</td>
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<td>Grand Total Cases: 3</td>
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| Ject Name /
<table>
<thead>
<tr>
<th>14 Number</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1CONUT POINT HONDA</td>
<td>SFVMD ERP NO.36-03930-P must be modified and submitted prior to issuance of a vegetation removal permit.</td>
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<tr>
<td>1S2014-00079</td>
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<tr>
<td>1WNE PLACE SUITES COCONUT</td>
<td></td>
</tr>
<tr>
<td>1S2015-00023</td>
<td></td>
</tr>
<tr>
<td>1NOVA SALES CENTER</td>
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<tr>
<td>1S2015-00037</td>
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<tr>
<td>GHAND OAKS DRIVE</td>
<td>Off-site survey not required SFVMD ERP 36-01871-S-09 SFVMD WJ 36-07482-W</td>
</tr>
<tr>
<td>1S2015-00047</td>
<td></td>
</tr>
<tr>
<td>ITEO 4.2</td>
<td>Off-site survey required</td>
</tr>
<tr>
<td>1S2015-00048</td>
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</tr>
<tr>
<td>1OPPES OF COCONUT TRACE</td>
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</tr>
<tr>
<td>1S2015-00056</td>
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<tr>
<td>RIVEWAY</td>
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<tr>
<td>12015-00087</td>
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<table>
<thead>
<tr>
<th>Date Received</th>
<th>Type of Application</th>
<th>County Reviewer</th>
<th>Project Type/Description</th>
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</thead>
<tbody>
<tr>
<td>05/22/2015</td>
<td>DO Submittal Small</td>
<td></td>
<td>Approved for the construction of a 30,710 square foot automobile dealership with a drive-through service area connection to US 41 via an access on the adjacent property, a new driveway to Atlantic Gulf Boulevard, a new driveway to Galloway Ford Drive, a monument sign, multiple vehicle display pads, vehicle display areas, sidewalk connections to US 41, open parking, overflow grass parking, drainage improvements including connections to a master stormwater management system, water and sewer connections, site lighting, landscaping, and related site improvements. [CNC2014-00079] Denied DO2 04/08/2015. 114 room all suite hotel to be developed on Lot 7 (tract 2F) at coconut point area 2</td>
</tr>
<tr>
<td>03/10/2015</td>
<td>DO Submittal Small</td>
<td></td>
<td>Denied DO2 04/13/2015. A temporary real estate sales office and associated infrastructure</td>
</tr>
<tr>
<td>06/18/2015</td>
<td>DO Submittal Small</td>
<td></td>
<td>Denied DO2 05/14/2015. APPROX .913 LF OF ROADWAY TO SERVICE FUTURE COMMERCIAL OUTPARCEL DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS</td>
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<tr>
<td>06/10/2015</td>
<td>DO Submittal Small</td>
<td></td>
<td>Denied DO1 05/27/2015. Clear and fill approx 4.24 acres of the subject property for future development this includes required landscape buffers as necessary and a right turn lane per FDOT</td>
</tr>
<tr>
<td>06/03/2015</td>
<td>DO Submittal Small</td>
<td></td>
<td>Proposed Construction of a Multi-use Development within the estero points CPD</td>
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<tr>
<td>02/11/2015</td>
<td>Type D Limited Review</td>
<td></td>
<td>Approval for a 2nd driveway from the existing parking lot to Block Lane (privately owned road)</td>
</tr>
<tr>
<td>Project Name / Description</td>
<td>Location</td>
<td>Date Received</td>
<td>Type of Application</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>----------</td>
<td>---------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>VER RIDGE ROUNDBOUGHT</td>
<td></td>
<td>05/19/2015</td>
<td>Type B Limited Review</td>
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<tr>
<td>I2O2015-00109</td>
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<tr>
<td>IE WEST BAY GOLF CLUB</td>
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<td>04/13/2015</td>
<td>Type A Limited Review</td>
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<td>I2O2015-00194</td>
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<tr>
<td>RING RUN BOCCE COURTS</td>
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<td>04/15/2015</td>
<td>Type C Limited Review</td>
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<td>I2O2015-00196</td>
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<td>/S 3281 RETAIL HEALTH CENTER</td>
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<td>06/18/2015</td>
<td>Type B Limited Review</td>
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<tr>
<td>I2O2015-00248</td>
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<td></td>
</tr>
<tr>
<td>CALA TERRA</td>
<td></td>
<td>05/19/2015</td>
<td>Type B Limited Review</td>
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<tr>
<td>I2O2015-00278</td>
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<tr>
<td>ARSH LANDING COMMUNITY</td>
<td>41 South to Coconut Rd, East on Coconut to destination</td>
<td>06/12/2015</td>
<td>Type A Limited Review</td>
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<tr>
<td>I2O2015-00328</td>
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<td>DONALD'S CORKSCREW SBS</td>
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<td>06/25/2015</td>
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<td>I2O2015-00356</td>
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<td>PRESS HAMMOCK</td>
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<td>06/29/2015</td>
<td>Type A Limited Review</td>
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<td>I2O2015-00368</td>
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<td>IE VILLAS AT TIMBERLAKE</td>
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### Pending Zoning Cases in Village of Estero Planning Community

**From 01/01/2000 To 7/7/2015**

**Current as of: 07/07/2015**

<table>
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<th>Project Name / Case Number</th>
<th>Location</th>
<th>HEC Hearing Date</th>
<th>HEC Disposition</th>
<th>BCC Hearing Date</th>
<th>County Reviewer</th>
<th>Project Type/ Description</th>
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<tr>
<td>JTERO CROSSING 12015-00001</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Rezone 42.97 acres from Commercial Planned Development (CPD) to Mixed Use Planned Development (MID) to allow for the development of a maximum of 400 residential units and 92,000 square feet of commercial use. Application includes potential for development of an Assisted Living Facility with 200 beds, gas station with 24 fueling positions, and hotel with 100 units. Concurrent requests to amend the Mixed Use Planned Development Zoning and the Development of Regional Impact Development in order to: increase the maximum number of dwelling units from 150 to 600; decrease the maximum retail floor area from 550,000 to 300,000 square feet and allow the ability to increase retail floor area with simultaneous decrease in residential units; maintain the allowed maximum intensity of 120,000 square feet of office and 150 units for hotel/motel use, revise the approved Master Concept Plan and DRI Map H to modify the location of uses permitting mixed use throughout the project; and extend the commencement and build out dates by four years and 364 days beyond the statutory extensions granted due to Tropical Storm Debby and Isaac (build out date would be July 22, 2025).</td>
</tr>
<tr>
<td>JRTH POINT MPD 12015-00008</td>
<td>Northeast corner of US 41 and Williams Road, Village of Estero, Estero Planning Community, Lee County, FL</td>
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<tr>
<td>SNOVA 12015-00009</td>
<td>9050 Corkscrew Road (southeast corner of Corkscrew Road and Via Coconut Point), Estero Planning Community, Lee County, FL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Rezone 16.95 acres from Agriculture District (AG-2) and Commercial Planned Development (CPD) to Residential Planned Development (RPD) to allow development of up to 206 residential units with associated amenities and infrastructure. Maximum building height of 45 feet/4 stories is proposed.</td>
</tr>
</tbody>
</table>

TE: Staff Reports are available 14 days prior to the HEC Hearing Date with the exception of Variances (VAR), Consumption on Premises (CDP) and Special Exceptions (SEZ) which are available 7 days prior to the HEC Hearing Date.
<table>
<thead>
<tr>
<th>Project Name / #</th>
<th>Location</th>
<th>HEX Hearing Date</th>
<th>HEX Disposition</th>
<th>BCC Hearing Date</th>
<th>County Reviewer</th>
<th>Project Type / Description</th>
<th>Project Size</th>
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<tbody>
<tr>
<td>JOINT ENTERPRISES OF AMERICA</td>
<td>Northeast corner of US 41 and Williams Road, Village of Estero, Estero Planning Community, Lee County, FL</td>
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<td></td>
<td>Request to rezone +/- 21.36 acres from Commercial Planned Development (CPD) per Zoning Regulations Z-05-038 and Z-05-039 to Residential Planned Development (RPD) to permit assisted living with a maximum of 330 beds. Maximum building height requested is 45 feet. Development will connect to both public potable water and sanitary sewer service. No development blasting is requested. Rezone 1.36 acres from Mixed Use Planned Development, MFD to Commercial Planned Development, CPD to allow development of up to 15,000 square feet of total floor area.</td>
<td>21.36 Acres</td>
</tr>
<tr>
<td>TERO WAS MINOR CPD</td>
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<td></td>
<td>Concurrent requests to amend the Mixed Use Planned Development Zoning and the Development of Regional Impact Development order to: increase the maximum number of dwelling units from 150 to 600; decrease the maximum retail floor area from 550,000 to 300,000 square feet and allow the ability to increase retail floor area with simultaneous decrease in residential units; maintain the allowed maximum intensity of 120,000 square feet of office and 150 units for hotel/motel use; revise the approve Master Concept Plan and DRI Map H to modify the location of uses permitting mixed use throughout the project; and extend the commencement and build out dates by four years and 364 days beyond the statutory extensions granted due to Tropical Storms Debby and Isaac (build out date would be July 29, 2025).</td>
<td>99.71 Acres</td>
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TE: Staff Reports are available 14 days prior to the HEX Hearing Date with the exception of Variances (VAR), Consumption on Premises (COP) and Special Exceptions (SEZ) which are available 7 days prior to the HEX Hearing Date.
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<td>U/R, Gl.Rm., Vinyl Rm., Sc.Rm., Greenhouse</td>
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<td>$61,526.00</td>
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<tr>
<td>Pool Enclosure</td>
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<td>Alteration/Interior Remodeling</td>
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<td>Roofover/Alum/Prefab Shed/Aluminum Carports</td>
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<td>Garage Door</td>
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<td>Shutters</td>
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<td>Window and Shutters</td>
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<td>$45,304.00</td>
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<td>Mobile Home</td>
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<td>AWNING/CANOPY</td>
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<td>LP Tank &amp; Lines</td>
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