



July 13, 2015

**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

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REQUEST FOR QUALIFICATIONS
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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.

EXHIBIT "A"

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/review
Minor change.....	5 business days/review
Amendment.....	8 business days/review
CC Inspection.....	1 business day

Small DO Applications:

Initial Review	10 business days
Resubmittal review	7 business days/review
Minor change.....	5 business days/review
Amendment.....	8 business days/review
CC Inspection.....	1 business day

LDO Applications:

Type A.....	5 business days/review
Type B.....	10 business days/review
Type C.....	10 business days/review
Type D.....	10 business days/review
Type E.....	10 business days/review
CC Inspection.....	1 business day

Plat Applications:

Preliminary review	21 business days/review
Final review	21 business days/review
(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/review
Final review	21 business days/review

Planning and Historic Preservation:

The following are administrative processes not subject to public input:

Application:	Typical Review time:
Land Use Boundary Determinations	7 business days/review
Wetland Determinations	7 business days/review
Regular Certificates of Appropriateness (Historic)	7 business days/review
Certificates to Dig	20 business days/review

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

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

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

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

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 Rezoning, 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

EXHIBIT "B"

Lee County Proposal to Provide Services to Village of Estero FY15-16	FY14-15 Adopted Budget	FY15-16 Proposed Budget	8.2% of Unincorp. Population	Total
Natural Resources				
Surface Water Mgmt Provide project management services for surface water projects Respond to requests for action regarding flooding and water quality complaints Review plans for development that effect surface water management Participate in and review regional water management studies Monitor and report hydrologic data (rainfall, river stage and groundwater levels) Manage mandated NPDES MS4 permit Track TMDL compliance for impaired waters	\$ 1,456,519	\$ 1,487,664	\$ 121,988	
Major Maintenance (Estero River, 10 Mile Canal, Surface Water Mgt Plan, Neighborhood Imp Plan, Filter Marsh & BMP Maintenance, Clean & Snag Program)	\$ 1,180,000	\$ 1,180,000	\$ 98,760	
Appeal 2015 Preliminary Flood Insurance Rate Maps FIRM (2 year task estimated cost)			\$ 100,000	
Total Natural Resources				\$ 318,748
Community Development				
Code enforcement and contractor licensing	2,403,073	2,356,100		
Development review	1,390,917	1,373,200		
Environmental review and enforcement	757,470	728,303		
Zoning	1,073,302	1,128,615		
Planning	1,404,043	1,807,060		
Administration	1,455,733	1,505,312		
Board of adjustments and appeal				
Permitting and plan review (and floodplain review)				
Building Inspections				
Total Community Development	\$ 8,484,538	\$ 8,698,590	\$ 713,284	\$ 713,284
Transportation				
Canal Maintenance Ditch/Canal cleaning to maintain hydraulic flow, including cleaning/repairing drainage pipes, catch basins and weirs	\$ 2,014,231	\$ 1,960,292	\$ 160,744	
Transportation Trust Roadway maintenance: Maintain pavement condition, patching potholes, sweep curbed roads, bike paths, sidewalks Landscape maintenance, including irrigation systems, roadside median mowing Maintain bridges, handrails and guardrails Maintain roadway signage and striping Maintain traffic signals, flashers, ITS devices and streetlights; Traffic Operations Center Administration Long range transportation planning, zoning & development review & road maintenance acceptance/vacation activities, right-of-way inventory Engineering and general traffic analysis & Right-of-way permitting (mostly driveways)	10,236,232 3,843,093 1,357,067 2,807,463 4,590,809 1,006,371 503,386 1,761,591 \$ 26,106,022	10,147,193 3,928,598 1,343,532 2,713,744 4,781,481 1,060,253 581,914 1,803,166 \$ 26,359,881		
Total Transportation	\$ 28,120,253	\$ 28,320,173		\$ 2,322,254
Animal Services				
Animal Control and Shelter	\$ 2,367,486	\$ 2,362,382	\$ 193,715	
Total Animal Services				\$ 193,715
Other				
Estero Election 03/03/2015				\$ 78,824
Vehicle Replacement Fund	\$ 1,699,887	\$ 1,699,887	\$ 139,391	\$ 139,391
Employee Pay Increase for FY15-16 (not yet included in budget)		\$ 513,831	\$ 42,134	\$ 42,134
Total Estero Proposal	\$ 43,308,683	\$ 44,262,527		\$ 3,808,350

EXHIBIT "C"

Revenues For: Estero Fire District From: 1/1/2014 To: 12/31/2014

ACCOUNT STRING	ACTIVITY	COUNT	REVENUE
Permits			
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	535	\$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
	SUBTOTAL	(6,419)	(\$1,168,517.14)
Permitting-Other			
LC5240015501.322000.9021	Building Reinspection Fees	397	\$29,500.00
LC5240015501.322000.9001	Change of Contractor	20	\$1,050.00
LD5120315500.369900.9001	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	1,088	\$33,235.00
LC5240015501.322000.9001	Revision Fees	174	\$7,066.23
LC5240015501.322000.9001	Temporary Co	7	\$950.00
	SUBTOTAL	3,685	(\$353,503.49)
Code Enforcement/Cont. Licensing			
.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
	SUBTOTAL	25	(\$12,456.41)

Planning

LB5150715500.322000.9018	Comp. Plan Fees	3	\$8,660.00
LE5151815500.322000.9001	Dock Permits	13	\$3,845.00
LE5151815500.322000.9001	Plan Review	12	\$1,494.00
LE5151815500.322000.9028	Reinspection Fees	9	\$750.00
LE5151815500.329000.9002	Vegetation Permit	24	\$848.00
	SUBTOTAL	61	\$15,597.00

Development Review

LC5151315500.341900.9012	DO Applications	16	\$63,680.40
LC5151315500.341900.9019	DO Minor Changes	13	\$2,300.00
LC5151315500.341900.9013	DO Resubmittals & Amends	11	\$10,920.00
LC5151315500.341900.9014	DO Variances & ADDs	1	\$400.00
LC5151315500.341900.9016	LDO Applications & Amends	63	\$20,850.00
LC5151315500.341900.9020	Plats	13	\$17,803.00
LC5151315500.341900.9019	Reinspection Fee	1	\$50.00
LC5151315500.341900.9011	Vacations & RDM	1	\$900.00
	SUBTOTAL	119	\$116,903.40

Zoning

LF5151615500.341900.9010	Administrative Applications	26	\$35,450.00
LF5151615500.341900.9008	DCI & PD Rezoning	4	\$43,564.00
LF5151615500.341900.9021	Home Occ Lic & MUD,ZVL	18	\$3,600.00
LF5151615500.341900.9007	Special Exceptions & COPs	2	\$2,000.00
	SUBTOTAL	50	\$84,614.00

Total Community Development Revenues \$1,751,590



Department of Community Development
Development Services Division

Development Review Applications Received

Village of Estero Planning Community

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

EXHIBIT "D"

Case Number	Project Name	Application Type	Received Date	Target Date	Completed Date	Calendar Days	Disp.
Staff Name: AHB ADD2015-00098	Alvin Block, AICP LEGACY CHURCH	PDZ Application (PD Admin)	06/12/2015	07/13/2015			
Total Cases for: Alvin Block, AICP 1							
Staff Name: GWR PLT2015-00017 LDO2015-00258	Gary W Rashford UNIVERSITY HIGHLAND TRACT 3 R DISCOVERY DAY ACADEMY	CAO Preliminary Review LR1 Application (LDO Resub) A	06/05/2015 06/17/2015	07/07/2015 06/24/2015	06/29/2015 06/30/2015	24 13	DEN APPR
Total Cases for: Gary W Rashford 2							
Staff Name: OXH DOS2015-00048	Ohdet Hanna ESTERO 4.2	RO1 Application (Resubmittal)A	06/16/2015	06/25/2015			
Total Cases for: Ohdet Hanna 1							
Staff Name: RLW LDO2015-00356 LDO2015-00368	Rebecca Whitney MCDONALD'S CORKSCREW SBS CYPRESS HAMMOCK	APPL A (trmsmtl, pond-RES/AG) APPL A (trmsmtl, pond-RES/AG)	06/25/2015 06/29/2015	07/02/2015 07/07/2015			
Total Cases for: Rebecca Whitney 2							
Staff Name: RDH DOS2015-00056 DOS2015-00047 LDO2015-00248 LDO2015-00373 LDO2015-00369	Robert D. Hutcherson SHOPPES OF COCONUT TRACE HIGHLAND OAKS DRIVE CVS 3281 RETAIL HEALTH CENTER THE VILLAS AT TIMBERLAKE TURNBERRY II @ PELICAN SOUND	DO2 Application (Small DO) A RO1 Application (Resubmittal)A LR1 Application (LDO Resub) A APPL A (trmsmtl, pond-RES/AG) APPL A (trmsmtl, pond-RES/AG)	06/03/2015 06/10/2015 06/18/2015 06/29/2015 06/29/2015	06/17/2015 06/19/2015 06/25/2015 07/07/2015 07/07/2015	06/22/2015 06/23/2015 06/22/2015	19 13 4	DEN DEN DEN
Total Cases for: Robert D. Hutcherson 5							



Department of Community Development
Development Services Division

Development Review Applications Received

Village of Estero Planning Community

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

Case Number	Project Name	Application Type	Received Date	Target Date	Completed Date	Calendar Days	Disp.
Staff Name: SLH LDO2015-00328	Susan L Hollingsworth MARSH LANDING COMMUNITY AS	APPL A (trmsmtl, pond-RES/AG)	06/12/2015	06/19/2015	06/19/2015	7	DEN
Total Cases for: Susan L Hollingsworth 1							
Staff Name: ETS DOS2015-00037	Tom Sawtell GENOVA SALES CENTER	RO1 Application (Resubmittal)A	06/18/2015	06/29/2015			
Total Cases for: Tom Sawtell 1							
Staff Name: COM2015-01097	ESTERO - 96K ROCK	Letter of Transmittal Req'd	06/08/2015	06/10/2015	06/08/2015	0	APPR
Total Cases for: 1							
Grand Total Cases: <u>14</u>							



Department of Community Development
 Development Services Division
Zoning Applications Received
 Village of Estero Planning Community

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

Case Number	Project Name	Application Type	Received Date	Target Date	Completed Date	Calendar Days	Disp.
Staff Name: AHB	Alvin Block, AICP						
ADD2015-00098	LEGACY CHURCH	PDZ Application (PD Admin)	06/12/2015	07/13/2015			
DCI2015-00016	ESTERO WAS MINOR CPD	Minor Plan Dev Application	06/26/2015	12/23/2015			
Total Cases for:	Alvin Block, AICP	2					
Staff Name: NMR	Nettie M Richardson						
MUD2015-00037	8601 JUDETH LN	MUD App(Min Use Determination)	06/12/2015	07/12/2015			
Total Cases for:	Nettie M Richardson	1					
		Grand Total Cases:					3

Pending Development Review Cases in Village of Estero Planning Community

From 01/01/2000 To 7/7/2015
Current as of 07/07/2015

Project Name / Case Number	Location	Date Received	Type of Application	County Reviewer	Project Type/ Description
COCONUT POINT HONDA 2014-00079	SFWMD ERP NO.36-03930-P must be modified and submitted prior to issuance of a vegetation removal permit.	05/22/2015	DO Submittal Small		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]
WINE PLACE SUITES COCONUT 2015-00023		03/10/2015	DO Submittal Small		Denied DO2 04/08/2015. 114 room all suites hotel to be developed on Lot 7 (tract 2F) at coconut point area 2
ENOVA SALES CENTER 2015-00037		06/18/2015	DO Submittal Small		Denied DO2 04/13/2015. A temporary real estate sales office and associated infrastructure
GHLAND OAKS DRIVE 2015-00047	Off-site surety not required SFWMD ERP 36-01871-S-09 SFWMD WU 36-07482-W	06/10/2015	DO Submittal Small		Denied DO2 05/14/2015. APPROX .913 LF OF ROADWAY TO SERVICE FUTURE COMMERCIAL OUTPARCEL DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS
ESTERO 4.2 2015-00048	Off-site surety required	06/16/2015	DO Submittal Large		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
LOPPES OF COCONUT TRACE 2015-00056		06/03/2015	DO Submittal Small		Proposed Construction of a Multi-use Development within the estero pointe CPD
DRIVEWAY 2015-00087		02/11/2015	Type D Limited Review		Approval for a 2nd driveway from the existing parking lot to Block Lane (privately owned road)

Project Name / Application Number	Location	Date Received	Type of Application	County Reviewer	Project Type/Description
VER RIDGE ROUNDABOUT 102015-00109		05/19/2015	Type B Limited Review		Approved to amend the configuration of an existing roundabout and the addition of a 5 foot wide sidewalk.
THE WEST BAY GOLF CLUB 102015-00194		04/13/2015	Type A Limited Review		For replating of the clubhouse tract into two lots (PLT2015-00012)
PRING RUN BOCCE COURTS 102015-00196		04/15/2015	Type C Limited Review		Approval of bocce courts
153281 RETAIL HEALTH CENTER 102015-00248		06/18/2015	Type B Limited Review		Request for proposed improvements to the Vehicular Use Area and Site Plan of existing CVS store
WILLA TERRA 102015-00278		05/19/2015	Type B Limited Review		adding sidewalks and pedestrian crossing within the community along bella terra blvd
WARSH LANDING COMMUNITY 102015-00328		06/12/2015	Type A Limited Review		Request for removal of (13) trees
WEDDONALD'S CORKSCREW SBS 102015-00356		06/25/2015	Type A Limited Review		Reconfiguring of drive-thru to accommodate side-by-side drive thru, menu boards and minor ADA compliance updates.
WUPRESS HAMMOCK 102015-00368	41 South to Coconut Rd, East on Coconut to destination	06/29/2015	Type A Limited Review		Sealcoat/Restripe as existing
THE VILLAS AT TIMBERLAKE 102015-00373		06/29/2015	Type A Limited Review		sealcoat/restripe as existing

Pending Zoning Cases in Village of Estero Planning Community

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

Current as of 07/07/2015

Project Name / Project Number	Location	HEX Hearing Date	HEX Disposition	BCC Hearing Date	County Reviewer	Project Type/ Description	Project Size
ESTERO CROSSING 12015-00001						Rezone 42.97 acres from Commercial Planned Development (CPD) to Mixed Use Planned Development (MPD) to allow for the development of a maximum of 400 residential units and 62,000 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.	
WORTH POINT MPD 12015-00009	Northeast corner of US 41 and Williams Road, Village of Estero, Estero Planning Community, Lee County, FL.					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, 2026).	16.95 Acre
ENNOVA 12015-00009	9050 Corkscrew Road (southeast corner of Corkscrew Road and Via Coconut Point), Estero Planning Community, Lee County, FL.					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 205 residential units with associated amenities and infrastructure. Maximum building height of 45 feet/4 stories is proposed.	

NOTE: 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.

Project Name / Project Number: UNITEERS OF AMERICA
 Project Type/Description: Request to rezone +/- 21.36 acres from Commercial Planned Development (CPD) per Zoning Resolutions 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.
 County Reviewer: [Blank]
 Project Size: 21.36 Acre

HEX Hearing Date: [Blank]
 BCC Hearing Date: [Blank]
 HEX Disposition: [Blank]

PROJECT: TERO WAS MINOR CPD
[12015-00016](#)

Location: Northeast corner of US 41 and Williams Road, Village of Estero, Estero Planning Community, Lee County, FL.

PROJECT: NORTH POINT DRI
[12015-00002](#)

Project Size: 99.71 Acres
 Project Type/Description: 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, 2026).

NOTE: 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.

LEE COUNTY BUILDING PERMIT REPORT

New Construction

Village of Estero

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

Permit Type	# Units	# Issued	Value
Single Family		12	\$3,440,910.00
Residential Addition/Sheds (wood/CBS)		1	\$15,000.00
U/R, Gl.Rm., Vinyl Rm., Sc.Rm., Greenhouse		10	\$61,526.00
Pool Enclosure		23	\$165,224.00
Alteration/Interior Remodeling		12	\$356,533.00
Structural Slabs/All Decks (SFR Foundations)		1	\$6,749.00
Roofover/Alum/Prefab Shed/Aluminum Carports		4	\$34,840.00
Garage Door		1	\$1,002.00
Shutters		32	\$288,415.00
Window (Glass/vinyl/acrylic) Replacement		7	\$67,033.00
Window and Shutters		4	\$45,304.00
Mobile Home		3	\$96,000.00
Park Model		2	\$161,200.00
COMMERCIAL		2	\$159,000.00
AWNING/CANOPY		1	\$2,357.00
CONCRETE STRUCT. SLA/ALL DECKS		1	\$44,000.00
INTERIOR REMODEL		1	\$95,000.00
SHUTTERS		7	\$69,214.00
WINDOW (Glass/vinyl/acrylic) REPLACEMENT		6	\$25,485.00
Window and Shutters		3	\$18,991.00
Roof		6	\$102,065.00
Hood Suppression		1	\$2,000.00
Hood		2	\$5,400.00
LP Tank & Lines		3	\$6,645.00
Monitor		3	\$1,550.00
Natural Gas		6	\$8,100.00
Sprinklers		6	\$12,528.00
Underground Water		1	\$31,500.00
Fence		5	\$29,346.00
Pool - Above Ground		1	\$49,500.00
Pool - Below Ground		8	\$316,500.00
Pool w/ Spa - Below Ground		7	\$385,795.00

Permit Type	# Units	# Issued	Value
Current Period Total		<u>182</u>	<u>\$6,104,712.00</u>