



**APPLICATION FOR  
PLANNED DEVELOPMENT PUBLIC HEARING  
In The Village of Estero**  
[LDC Sections 2-403, 2-405, 2-501.D. and 3-702.D.]

**Project Name:** \_\_\_\_\_

**Request:** Rezone from: \_\_\_\_\_ To: \_\_\_\_\_

Type: ☐ Planned Development

☐ Planned Development with DRI

☐ Major PD Amendment

☐ Minor PD Amendment

**Summary of Project:**

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**PART 1  
APPLICANT/AGENT INFORMATION**

**A. Name of Applicant:** \_\_\_\_\_

Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form if applicant is not the owner:**

☐ Applicant is the sole owner of the property. (Affidavit not required)

☐ Applicant has been authorized by the owner(s) to represent them for this action. (Affidavit required)

**C. Authorized Agent: (If different than applicant) Name of the person who is to receive all Village of Estero-initiated correspondence regarding this application.**

Company Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**PART 2  
PROPERTY OWNERSHIP**

**A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. (Include additional sheet(s) if necessary)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, ZIP: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, ZIP: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**B. Disclosure of Interest:**

☐ Attach Disclosure of Interest Form.

**C. Multiple parcels:**

- ☐ Property owners list.  
☐ Property owners map.

**D. Certification of Title and Encumbrances**

1. Title certification document, no greater than 90 days old.
2. Date property was acquired by present owner(s): \_\_\_\_\_

**PART 3  
PROPERTY INFORMATION**

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

\_\_\_\_\_

**B. Street Address of Property:**

\_\_\_\_\_

**C. Legal Description (must submit):**

☐ 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.

**AND**

**Boundary Survey:**

☐ 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 750 feet [2-405.C.2.] of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☐ List of surrounding property owners.
2. ☐ Map of surrounding property owners.
3. ☐ One set of mailing labels.

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

**E. Current Zoning of Property:**

☐ Provide copies of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

**F. Use(s) of Property:**

1. Current uses of property are: \_\_\_\_\_
2. Intended uses of property are: \_\_\_\_\_

**G. Future Land Use Classification (COMPREHENSIVE PLAN)**

_____	_____	Acres	_____	% of Total
_____	_____	Acres	_____	% of Total
_____	_____	Acres	_____	% of Total

**H. Property Dimensions:**

1. Width (average if irregular parcel):	_____	Feet	
2. Depth (average if irregular parcel):	_____	Feet	
3. Total area:	_____	Acres or square feet	
4. Frontage on road or street:	_____	Feet on	_____ Street
2 <sup>nd</sup> Frontage on road or street:	_____	Feet on	_____ Street

**I. Public Meeting Requirements:** Provide a meeting summary document of the required public informational session. [2-401.C.4.]

**J. Waivers from Application Submission Requirements:** Attach waivers, if any, approved by the Community Development Director.

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

**A. Gross Acres (total area within described parcel)** \_\_\_\_\_ Acres

1. a. Preserved wetlands	_____	Acres
b. Impacted wetlands	_____	Acres
c. Total wetlands (a. + b.)	_____	Acres
2. R-O-W providing access to non-residential uses	_____	Acres
3. Non-residential use areas <sup>(1), (2)</sup>	_____	Acres

**B. Total area not eligible as gross residential acreage**  
(Items A.1. + A.2. + A.3.) \_\_\_\_\_ Acres

**C. Gross residential acres (A minus B)<sup>(3)</sup>** \_\_\_\_\_ Acres

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within Vertical Mixed Use or certain Tiers in Village Center [see Note (2) below].
- (2) Within Vertical Mixed Use and Tiers 2, 3 and 4 in Village Center, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations.
- (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:** \_\_\_\_\_

1. Units	Acres		Maximum Standard Density*	Units
a. Total upland acres (from Part 4, gross minus wetlands)	_____	x	_____ equals	_____
b. Total preserved wetlands acres (from Part 4, 1.a)	_____	x	_____ equals	_____
c. Total impacted wetlands acres (from Part 4, 1.b.)	_____	x	_____ equals	_____
d. <b>Total Maximum Units</b>				_____

\* Derived from Comprehensive Plan Table (Policy FLU-1.2.1, 1.2.3 and 1.2.8)

**PART 6  
COMMERCIAL, INDUSTRIAL, ASSISTED LIVING FACILITIES OR CONGREGATE CARE,  
HOTELS & MOTELS  
PRELIMINARY INTENSITY CALCULATIONS**

<b>A. Commercial</b>	<b>Height</b>	<b>Total Floor Area (Square Feet)</b>
1. Medical	_____	_____
2. General Office	_____	_____
3. Retail	_____	_____
4. Other: _____	_____	_____
5. <b>TOTAL FLOOR AREA</b>		_____
<b>B. Industrial</b>	<b>Height</b>	<b>Total Floor Area (Square Feet)</b>
1. Under Roof	_____	_____
2. Not Under Roof	_____	_____
3. <b>TOTAL FLOOR AREA</b>		_____
<b>D. Assisted Living or Congregate Care Facilities</b>	<b>Height</b>	<b>Total Beds/Units</b>
1. Dependent Living Units	_____	_____
2. Independent Living Units	_____	_____
3. <b>TOTAL BEDS/UNITS</b>		_____
<b>E. Hotels/Motels (Room Size)</b>	<b>Height</b>	<b>Total Units</b>
1. < 425 sq. ft.	_____	_____
2. 426-725 sq. ft.	_____	_____
3. > 725 sq. ft.	_____	_____
4. <b>TOTAL UNITS</b>		_____

**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 Comprehensive Plan, the Village of Estero Land Development Code, and the applicable findings/review criteria set forth in the LDC. This narrative may be utilized in establishing a factual basis for the granting or denial of the rezoning.
- B. Traffic Impact Statement.** A traffic impact statement, in a format and to the degree of detail required by the Village of Estero, and in conformance with the adopted Administrative Code. Upon written request, the Director may waive this requirement for minor planned developments. (Section 5-308)

**C. Master Concept Plan:**

1. **Master Concept Plan:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LDC Section **3-702.D**. 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.
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 LDC Section **3-702.D.4.B**.
3. **Phasing Plan:** If proposed to be phased, a phasing plan keyed to the Master Concept Plan **[Section LDC 3-702.D.2]**
4. **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. **[Section 3-702.D.4.G.]**
5. **Pattern Book [Section LDC 3-702.D.3]:** Required for Planned Development Rezoning and Amendments.
6. **Tiered Development Plan:** For Estero Planned Development Rezoning in Village Center land use category, a Tiered Development Master Concept Plan is Required. **[Section 3-707.C]**

**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.
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- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the Comprehensive Plan), flowways, other unique landforms, or listed species occupied habitat.
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- C. Preservation/Conservation of Natural Features:** Describe how the sensitive lands listed above will be protected by the completed project:
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- D. 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.
- E. 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.
- F. 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 Comprehensive Plan.
- G. 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 flowways.

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

**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:

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2. Quality of the effluent:

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3. Expected life of the facility:

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

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5. Receiving bodies or other means of effluent disposal:

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## 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 the LDC.
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
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LDC Section 7-201.C.).

**B. Residential Impact Standards [Section 5-13]:** Provide a statement of operational standards and how project will comply with all standards.

**C. 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.)
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.)

**D. Flood Hazard:**

- ☐ 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)

**E. Excavations/Blasting:**

- ☐ 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).

**F. Bonus Density: [3-702.E.]**

- ☐ Not Applicable  
☐ Bonus density will be used. Provide documentation of Lee County Zoning Resolution prior to March 12, 2015.

**G. Wellfield Protection Zone: [7-202.D]**

- ☐ Not applicable  
☐ Property located within Zone \_\_\_\_\_.

**H. Mobile Home Park:**

- ☐ 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).

**I. Airport Zones & Lee County Port Authority (LCPA) Requirements:**

- ☐ Not Applicable  
☐ Property is located within \_\_\_\_\_ Airport Notification Zone  
☐ A Tall Structures Permit is required.

**SUBMITTAL REQUIREMENT CHECKLIST**

***Clearly label your attachments as noted in bold below.***

***Please provide one CD or thumb drive and three COLLATED paper sets of your submittal package.***

***Clearly label your attachments as noted in bold below.***

<input type="checkbox"/>	Completed <b>Application for Public Hearing</b>
<input type="checkbox"/>	Filing Fee (no copies)
<input type="checkbox"/>	Notarized <b>Affidavit of Authorization</b> Form
<input type="checkbox"/>	<b>Additional Agents</b>
<input type="checkbox"/>	<b>Multiple Owners List</b> (if applicable)
<input type="checkbox"/>	<b>Disclosure of Interest</b> Form (multiple owners)
<input type="checkbox"/>	<b>Legal description (must submit)</b>
<input type="checkbox"/>	Legal description (metes and bounds) and sealed sketch of legal description
	<b>OR</b>
<input 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.
<input type="checkbox"/>	<b>Boundary Survey</b> – not required if platted lot (2 originals required)
<input type="checkbox"/>	<b>Property Owners list</b> (if applicable)
<input type="checkbox"/>	<b>Property Owners map</b> (if applicable)
<input type="checkbox"/>	Confirmation of <b>Ownership/Title Certification</b>
<input type="checkbox"/>	<b>STRAP Numbers</b> (if additional sheet is required)
<input type="checkbox"/>	<b>List of Surrounding Property Owners</b>
<input type="checkbox"/>	<b>Map of Surrounding Property Owners</b>
<input type="checkbox"/>	<b>Mailing labels</b> (one original plus 2 copies)
<input type="checkbox"/>	Copies of <b>Zoning Resolutions</b> and Approvals
<input type="checkbox"/>	Summary of <b>Public Informational Session</b>
<input type="checkbox"/>	<b>Waivers</b> from Application Submission Requirements (if applicable)

<input type="checkbox"/>	Preliminary <b>Density</b> Calculations (if applicable)
<input type="checkbox"/>	<b>Request Statement</b>
<input type="checkbox"/>	Traffic Impact Statement ( <b>TIS</b> )
<input type="checkbox"/>	Master Concept Plan ( <b>MCP</b> )
<input type="checkbox"/>	<b>Schedule of Uses</b>
<input type="checkbox"/>	Schedule of <b>Deviations</b> and Written <b>Justification</b>
<input type="checkbox"/>	<b>Topography</b> (if available)
<input type="checkbox"/>	<b>Soils Map</b>
<input type="checkbox"/>	<b>FLUCCS Map</b>
<input type="checkbox"/>	Rare & Unique <b>Upland Habitat Map</b>
<input type="checkbox"/>	Existing and Historic <b>Flow-Ways Map</b>
<input type="checkbox"/>	<b>Surface Water Management Plan</b> (if applicable)
<input type="checkbox"/>	<b>Phasing Program</b> (if applicable)
<input type="checkbox"/>	<b>Protected Species Survey</b> (if applicable)
<input type="checkbox"/>	<b>Proof of Notice</b> (if applicable)
<input type="checkbox"/>	<b>Potable Water &amp; Sanitary Sewer.</b> 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.
<input type="checkbox"/>	Information Regarding <b>Proposed Blasting</b> (if applicable).
<input type="checkbox"/>	<b>Bonus Density</b> Documents (if applicable)
<input type="checkbox"/>	<b>Residential Impact Standards Narrative</b> (if applicable)
<input type="checkbox"/>	Mobile Home Park <b>Dislocated Owners</b> Information (if applicable)
<input type="checkbox"/>	<b>Tall Structures Permit</b> (if applicable)