



APPLICATION FOR COMPACT COMMUNITY PLANNED DEVELOPMENT PUBLIC HEARING IN THE VILLAGE OF ESTERO

Project Name: _____

Request: Rezone from _____ to CCPD

Summary of Project: _____



PART 1 APPLICANT/AGENT INFORMATION

A. **Name of Applicant:** _____
Company Name: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ E-mail: _____

- 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 Village of Estero initiated. Attach Village Council authorization.

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

1. **Company Name:** _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Email: _____

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

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: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Email: _____

THE VILLAGE OF ESTERO DEPARTMENT OF COMMUNITY DEVELOPMENT
9401 Corkscrew Palms Circle • Estero, FL 33928
Phone (239) 221-5036

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): _____

**PART 3
PROPERTY INFORMATION**

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

B. Street Address of Property: _____

C. Legal Description:

- Legal description (8½"x11") and sealed sketch of the legal description. [34-202(a)(1)]

D. Boundary Survey:

- A Boundary survey, tied to the state plane coordinate system. [34-202(a)(2)]

E. 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.

F. Current Zoning of Property: _____

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

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

1. Current uses of property are: _____
2. Intended uses of property are: _____

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

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

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

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
- 2nd Frontage on road or street: _____ Feet on _____ Street

J. **Public Meeting Requirements:** Provide a meeting summary document of the required public informational session. [34-202(a)(10);33-54(a)&(b)]

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

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

			Acres
A.	Gross Acres (total area within described parcel)		
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.).	_____	Acres
C.	Gross residential acres. (A minus B) ⁽³⁾	_____	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)	_____	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 and street rights of way, utility rights-of-way, public and private parks, recreation and open space, schools,

community centers, and facilities such as police, fire and emergency services, sewage and 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 that allows residential.
- 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 Category: _____

	Max. standard density*	
1. Standard Units		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⁾		_____
* See Lee Plan Table 1(a)		
2. Bonus Units ^{(2) (3)}		
a. Low-moderate-housing density		_____
b. TDR units		_____
c. Sub-total (A.2.a. plus A.2.b.)		_____
3. Total Permitted Units (A.1.d. plus A.2.c.) ⁽¹⁾		_____

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 CALCULATIONS**

A. Commercial	Height	Total Floor Area (Square Feet)
1. Medical	_____	_____
2. General Office	_____	_____
3. Retail	_____	_____
4. Other	_____	_____
5. TOTAL FLOOR AREA		_____
B. Industrial	Height	Total Floor Area
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 Bed/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.	_____	_____

**PART 7
NARRATIVE COMPLIANCE STATEMENTS**

- 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 and the Village of Estero Land Development Code. This narrative may be utilized in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**

**PART 8
DETAILED REGULATING PLAN**

- A. **Detailed Regulating Plan.** A Detailed Regulating Plan that complies with the standards in LDC Section 32-402(c). **[32-502(b); 32-273; 32-274; 32-402(c)]**
- B. **Schedule of Uses.** A schedule of uses keyed to the Detailed Regulating Plan as well as a summary for the entire property including the information required by LDC Section 34-373(a)(8). **[34-373(a)(8)]**

**PART 9
ILLUSTRATIVE PLAN**

- A. **Illustrative Plan.** An Illustrative Plan drawn to the same scale as the Detailed Regulating Plan. **[32-502(c)]**
- 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 Administrative Code. **[34-373(a)(7)]**
- C. **Schedule of Deviations and Written Justification.** A schedule of deviations and written justification for each deviation. The location of each requested deviation must be located/shown on the Illustrative Plan. Deviation documentation and detail drawings must be provided illustrating how each deviation will operate to the benefit, or at least not to the detriment, of the public interest. **[34-373(a)(9); 34-412(a)]**

**PART 10
ENVIRONMENTAL ISSUES**

- A. **Topography:** Describe the range of surface elevations of the property:
-
- B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the Comprehensive Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see Comprehensive Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LDC Section 10-473].
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- C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 4.B. above will be protected by the completed project:
-
- D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
-
- 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

- 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 11
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:
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- 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:

- 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:

- 2. Current water table conditions:

- 3. Proposed rate of application:

- 4. Back-up system capacity:

**PART 12
ADDITIONAL REQUIREMENTS**

- A. **Comprehensive Plan Amendments** (check one):

- There are **NO** Comprehensive Plan Amendments pending that could affect the future use of this property.

- The following Comprehensive Plan Amendments **ARE** pending and could affect the future use of this property. (List uses and brief explanation of their effect on this application):

- B. **Archaeological/Historical** (check one):

- There are **NO** known or recorded historical or archaeological sites on the property and no part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to LDC Chapter 22 [22-106]. [34-373(a)(4)h.]

- There are known or recorded historical or archaeological sites on the property or part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to LDC Chapter 22 [22-106]. Attach a map indicating the nature and location of known or recorded historical or archaeological or areas of the property located within level 1 or level 2 zones of archaeological sensitivity including the outline of historic buildings and approximate extent of archaeological sites. [34-373(a)(4)h.]

- 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.) **[34-202(b)(8)]**
 NO (Provide a narrative explaining why the connection to potable water and/or central sewer is not planned.) **[34-202(b)(8)]**
- D. 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)]**
- E. 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)
- F. 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).
- G. Bonus Density: [34-202(b)(5)]**
 Not Applicable
 Bonus density will be used. Provide a copy of the Bonus Density application showing calculations.
- H. Hazardous Materials: [34-202(b)(4)]**
 Not Applicable
 Provide a Hazardous materials emergency plan.
- I. 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).
- J. 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 14 SUBMITTAL REQUIREMENT CHECKLIST		
<i>Clearly label your attachments as noted in bold below</i>		
*Copies Required		SUBMITTAL ITEMS
5	<input type="checkbox"/>	Completed application for Public Hearing [34-201(b)]
1	<input type="checkbox"/>	Filing Fee - [34-202(a)(9)]
3	<input type="checkbox"/>	Affidavit of Authorization (notarized) [34-202(b)(1)c]
5	<input type="checkbox"/>	Additional Agents [34-202(b)(1)c.]
3	<input type="checkbox"/>	Multiple Owners List (if applicable) [34-201; 34-204]
3	<input type="checkbox"/>	Disclosure of Interest Form (multiple owners) [34-201(b)(2)a]
5	<input type="checkbox"/>	Legal description and sealed sketch of legal description (not required if platted lot) [34-202(a)(1)]
5	<input type="checkbox"/>	Boundary Survey (tied to State Plane Coordinate System) (2 originals required) [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 type="checkbox"/>	Confirmation of Ownership/Title Certification [34-202(a)(3)]
5	<input type="checkbox"/>	STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
3	<input type="checkbox"/>	List of Surrounding Property Owners [34-202(a)(6)]
3	<input type="checkbox"/>	Map of Surrounding Property Owners [34-202(a)(7)]
1	<input type="checkbox"/>	Mailing labels [34-202(a)(6)]
4	<input type="checkbox"/>	List of Zoning Resolutions and Approvals [34-202(a)(8)]
4	<input type="checkbox"/>	Summary of Public Informational Session [34-202(a)(10);33-54(a)&(b)]
5	<input type="checkbox"/>	Waivers from Application Submission Requirements
5	<input type="checkbox"/>	Preliminary Density Calculations
5	<input type="checkbox"/>	Request Statement
5	<input type="checkbox"/>	Schedule of Uses [34-373(a)(8)]
5	<input type="checkbox"/>	Detailed Regulating Plan [32-502(b); 32-273; 32-274; 32-402(c)]
5	<input type="checkbox"/>	Illustrative Plan [32-502(c)]
5	<input type="checkbox"/>	Traffic Impact Statement (TIS) (not required for existing development) [34-341(b)(2)d.1.]
5	<input type="checkbox"/>	Schedule of Deviations and Written Justification [34-373(a)(9); 34-412(a)]
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"/>	Archeological/ Historical Map and Data [34-373(a)(4)h]
4	<input type="checkbox"/>	Potable Water & Sanitary Sewer. [34-202(b)(8)]
3	<input type="checkbox"/>	Existing Agricultural Use Affidavit (if applicable) [34-202(b)(7)]
5	<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)]
4	<input type="checkbox"/>	Hazardous Materials Emergency Plan (if applicable) [34-202(b)(4)]
4	<input type="checkbox"/>	Mobile Home Park Dislocated Owners Information (if applicable) [34-203(d)]
4	<input type="checkbox"/>	Tall Structures Permit (if applicable) [34-1001]

*** At least one COLLATED copy must be an original. Also provide one (1) electronic copy of all submittal information.**