Submit Form

APPLICATION TO AMEND A PLANNED DEVELOPMENT OR PUD and/or APPLICATION FOR FINAL PLAN APPROVAL IN UNINCORPORATED AREAS ONLY

[LDC Section 34-380 or 34-1037]

Project Name: Hidden Harbor RPD

Current Zoning: Residential Planned Development

☒ Amendment to a PD or PUD to allow: See attached Narrative

☐ Final Plan Approval for: _____

1. **Name of Applicant:** Brian Stock for SD Hidden Harbor, LLC
   Address: 2647 Professional Circle, Suite 1201
   City, State, Zip: Naples, FL 34119
   Phone Number: 239-592-7344
   E-mail Address: cjohnson@stockdevelopment.com

2. **Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:**
   ☒ Applicant is the sole owner of the property. **[34-201; 34-204]**
   ☐ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202; 34-204]**

3. **Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202; 34-204]**
   a. **Company Name:** RWA, Inc.
   Contact Person: Patrick Vanasse and John Williams
   Address: 6610 Willow Park Drive, Suite 200
   City, State, Zip: Naples, FL 34109
   Phone Number: 239-597-0575 Email: pvanasse@consult-rwa.com
   jsw@consult-rwa.com
   b. **Additional Agent(s):** Provide the names of other agents that the County may contact concerning this application. **[34-202; 34-204]**

4. **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: _____ E-mail: _____

5. **Disclosure of Interest [34-201; 34-204]:**
   ☒ Attach Disclosure of Interest Form. **[34-201; 34-204]**

6. **STRAP Number(s) [34-204]:**
   07-46-25-00-00015.0010 07-46-25-00-00003.0000

7. **Street Address of Property:** Hidden Gateway Blvd., Fort Myers, FL

8. **Legal Description:**
   - ☒ Legal description (metes and bounds) and sealed sketch of the legal description. **[34-204]**
     - ☒ A Boundary survey, tied to the state plane coordinate system. **[34-202; 34-204]**

     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 (or Plat Books) of Lee County. (Click here to see an example of a legal description with no metes and bounds.) **[34-204]**

9. **Lee Plan (Future Land Use) Designation [34-204]:** Urban Community

10. **Original Project Name**: Hidden Harbor

11. **Original Rezoning Resolution Number:** Z-99-042

12. **Subsequent Zoning Action Resolution/Case Numbers** (if any): Please list all previous zoning and administrative actions (approvals and denials) on this project subsequent to original rezoning. Include Resolution Numbers and Case Numbers (provide added sheets, if necessary).

    ADD2006-00067
    ADD2008-00088

13. **Development Order Numbers** (if any): List all local development orders approved on this project. Please indicate the status of each development order (provide added sheets, if necessary).

    DOS990910400D

14. **Written Narrative:** Provide a written narrative statement explaining exactly what is proposed.

15. **Deviations:** If any relief is requested from the provisions of the Lee County Land Development Code (LDC), provide a **written explanation** of the specific relief requested (a schedule of deviations). Explain what conditions currently exist which warrant this request for relief from the regulations (a written justification for each of the requested deviations). Include specific references to any section (number{s} and name{s}) of the LDC from which relief is sought including why the requested relief is necessary and how it will affect the project. All deviation requests must be specifically keyed to the location on the Master Concept Plan or Final Plan. **[34-373]**

16. **Planning Community or Community Plan Area*:** San Carlos
    *If in Caloosahatchee Shores **[33-1482]**, Captiva **[33-1612]**, Estero **[33-64]**, Lehigh Acres **[33-1401]**, North Fort Myers **[33-1532]**, or Page Park **[33-1203,]** attach meeting summary from informational meeting.

17. **Approved Master Concept Plan (MCP):** Provide an APPROVED MCP and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED at a size of 24"x36". **[34-204; 34-373]**

18. **Proposed Final Plan (for Final Plan Approval applications only):** Provide a copy of the proposed Final Plan consistent with the approved Master Concept Plan and the approved Zoning Resolution at a size of 24"x36". This proposed Final Plan must show any DEVIATION(s) keyed on the plan to identify the location of the specific deviation. **[34-204]**

SUBMITTAL REQUIREMENT CHECKLIST *Clearly label your attachments as noted in bold below.*		
☒	Completed application [34-204]	
☒	Filing Fee [34-204]	
☒	**Affidavit of Authorization** Form [34-204; 34-202]	
☐	**Additional Agents** [34-204; 34-202]	
☐	**Multiple Owners** List (if applicable) [34-201; 34-204]	
☒	**Disclosure of Interest** Form [34-204; 34-201]	
☒	**Legal description** [34-202, 34-204]	
	☒	Legal description (metes and bounds), sealed sketch of legal description, and Boundary Survey [34-202, 34-204]
		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 (or Plat Books) of Lee County. (Click here to see an example of a legal description with no metes and bounds.)
☒	**Previous Zoning Actions** (if applicable)	
☒	**DO Numbers** (if applicable)	
☒	**Narrative of Request** [34-204]	
☒	**Schedule of Deviations** (if applicable) [34-373]	
☐	**Meeting Summary** (if applicable) [34-204)	
☒	**MCP** and detailed drawings of any proposed deviations (if applicable) (24"x36") [34-204]	
☐	**Proposed Final Plan** including deviations keyed to the plan (24"x36") [34-204]	

Note: All information submitted with the application becomes a part of the public record and will be a permanent part of the file. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.

Acceptance of an application for an administrative amendment in no way guarantees its approval. If the Director determines that the requested amendment is beyond the scope of Land Development Code Section 34-380 or 34-1036 and that a public hearing is necessary, then all fees paid toward the administrative application may be applied toward an application for public hearing.

The Director's decision on an administrative amendment is final and can not be appealed. In the event the Director denies the request, the applicant's only recourse is to apply for a public hearing. No fees paid for the administrative application will be refunded or applied towards the public hearing.

If it is determined that inaccurate or misleading information was provided to the county or the decision does not comply with the Land Development Code when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.