ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, D.R. Horton, Inc., filed an application for administrative approval to a Mixed Use Planned Development (MPD) on a project known as Caloosa Lakes, Phase I for changes to the approved master concept plan including temporary conversion of 2 residential lots to a sales center and parking lot; relocation of 3 single-family model units; and relocation of 4 multifamily model units on property located at Homestead Road, described more particularly as:

LEGAL DESCRIPTION: In Section 05, Township 45 South, Range 27 East, Lee County, Florida:

See Exhibit A.

WHEREAS, the property was originally rezoned in case number #Z-03-045 with subsequent amendments in case numbers #Z-05-080, ADD2005-00053, ADD2006-00097; and

WHEREAS, the subject property is located in the Central Urban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, Zoning Resolution #Z-05-080 includes Condition #11 a. limiting the number of model units to seven; and

WHEREAS, the total number of dwelling units approved is 800 maximum, including single-family and multi-family development; and

WHEREAS Administrative Amendment ADD2006-00096 approved a total of 12 model units for the entire development; and

WHEREAS, this amendment proposes no changes in the total number of model units; and

WHEREAS, the proposed MCP shows a total of 12 model units, including four multi-family model units, four duplex models, one model unit and temporary sales center, and three single-family model units; and

WHEREAS, the applicant has proposed to temporarily convert lots 78 and 79 of the Caloosa Lakes Phase I plat into a sales center and supporting parking lot; and

WHEREAS, the sales center and parking will replace an existing model and parking on lots 74, 75 and 76, which will convert to single-family lots; and

WHEREAS, the applicant has proposed relocation of three single-family model units from lots 71, 72 and 73 to lots 80, 81 and 82; and

WHEREAS, the applicant has proposed to relocated 4 multi-family model units from lots 204, 205, 206, and 207 to lots 214, 215, 216, and 217; and

WHEREAS, the proposed changes in the location model units, model homes, and supporting parking will have no external impacts; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Caloosa Lakes Mixed Use Planned Development (MPD) to 1. Temporarily convert two single-family lots into a sales center and supporting parking lot; 2. Relocate three single-family model units; 3. Relocate four multi-family model units is **APPROVED subject to the following conditions:**

1. **The Development must be in compliance with the amended Master Concept Plan, dated SEPT 8, 2008. Master Concept Plan for ADD2008-00127 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. **Model homes and units are limited to a maximum of 12 at locations as shown on the approved MCP.**

3. **No dry models are permitted.**

4. **Lots 74, 75 and 76 of Caloosa Lakes Phase I plat must convert from model uses and parking to single-family uses.**

5. **Lots 71, 72, and 73 of Caloosa Lakes Phase I plat must convert from model uses to single-family uses.**

6. **Lots 204, 205, 206 and 207 of Caloosa Lakes Phase I plat must convert from model uses to multi-family uses.**

7. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

DULY SIGNED this 22nd day of September, A.D., 2008.

BY: _____

Pam Houck, Director
Division of Zoning
Department of Community Development

Administrative Amendment
Caloosa Lakes Phase 1
September 2008

EXHIBIT A

Exhibit AA-3.C.1

Legal Description

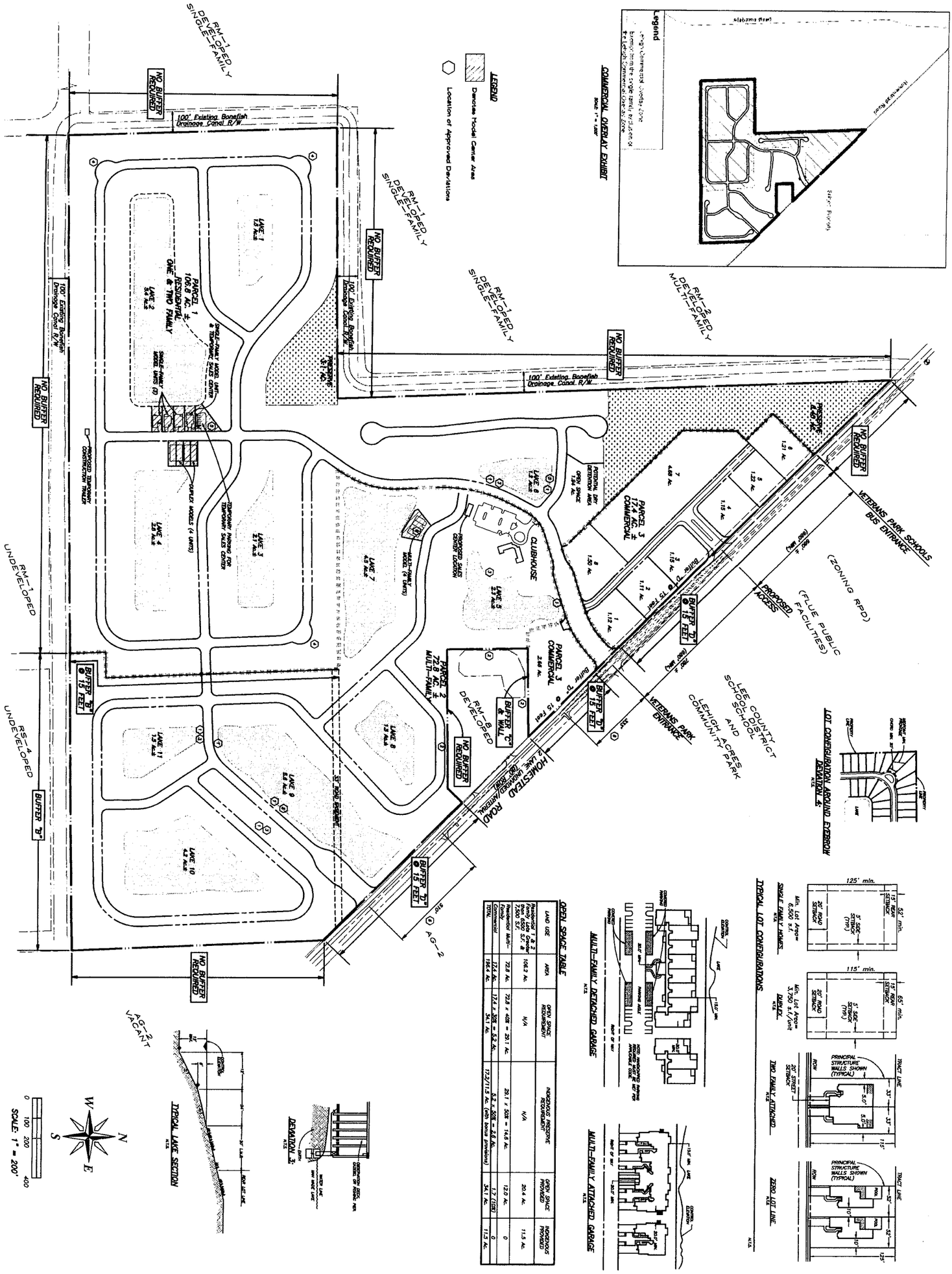
The property consists of one or more undivided platted lots in a subdivision of land more fully described as follows:

Caloosa Lakes Phase 1, A subdivision lying in Section 5, Township 45 South, Range 27 East, Lee County, Florida as recorded in Instrument #2006000358513 of the public records of Lee County Florida.

RECEIVED
SEP 0 8 2008
COMMUNITY DEVELOPMENT

Applicant's Legal Checked
by _____ 9-10-08

ADD 2008-00127



OPEN SPACE TABLE

LAND USE	AREA	OPEN SPACE REQUIRED	INDIGENOUS PRESERVE REQUIRED	OPEN SPACE PROVIDED	INDIGENOUS PROVIDED
Residential 1 & 2 Family Lots Greater 7,500 S.F. ±	106.3 Ac.	N/A	N/A	20.4 Ac.	11.5 Ac.
Residential Multi-Family	72.8 Ac.	72.8 Ac. x 40% = 29.1 Ac.			
Commercial	17.4 Ac.	17.4 Ac. x 30% = 5.2 Ac.			
TOTAL	196.4 Ac.	124.4 Ac. x 30% = 34.1 Ac.	29.1 + 5.2 = 34.3 Ac. (with bonus provisions)	20.4 Ac.	11.5 Ac.
		113.2/11.3 Ac. (with bonus provisions)		13.7 (TDR) 34.1 Ac.	0 11.5 Ac.

NO.	DATE	BY	REVISION
1	06-06-05	RFN	1ST SUFFICIENCY RESPONSE
2	11-14-05	RFN	PER LEE COUNTY
3	04-03-06	RFN	PER LBCC APPROVAL
4	05-01-06	RFN	ADMINISTRATIVE AMENDMENT COMMENTS
5	09-03-06	RAK	ADMINISTRATIVE AMENDMENT TO RELOCATE MODEL UNITS AND TEMPORARY SALES CENTER

NOTE: The information shown on these plans is subject to change. It is the contractors responsibility to verify all information prior to commencement of planning, engineering and/or construction.

SCALE: 1" = 200'
DRAWN: JN 03-11-05
CHECKED: RFN 03-11-05
APPROVED: RFN 03-11-05

Sheet No. 1 of 1

Vanasse Daylor
Urban Planning, Landscape Architecture, Civil Engineering, Traffic Engineering, Environmental Science, PE, LA
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e delray@vanassedaylor.com w vanassedaylor.com

PROJECT & SHEET TITLE:
Caloosa Lakes MPD - ADD2006-00097
Master Concept Plan - Exhibit B-J

PREPARED FOR:
Caloosa Lakes, LLC.
9220 Bonita Beach Road
Suite 215
Bonita Springs, Florida 34135

PROJECT LOCATION:
Section 5, Township 45 South, Range 27 East
Lee County, Florida

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COMMUNITY DEVELOPMENT

ADD 2008-00127

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2008-00127
Date 9/22/08