

ADMINISTRATIVE AMENDMENT (PD) ADD2010-00049

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Jim Manners, Vice President of Toll FL GP Corp., General Partner of Toll Estero Limited Partnership, filed an application for administrative approval to a Mixed Use Planned Development (MPD) on a project known as Belle Lago (aka Estero Golf Resort MPD) to increase the maximum lot coverage from 40% as specified in the original zoning resolution (Z-01-012) to 41% for the property located at 19856 Maddelena Circle (Lot 119), described more particularly as:

LEGAL DESCRIPTION: In Section 21, Township 46 South, Range 25 East, Lee County, Florida:

LOT 119, BELLE LAGO, AS RECORDED IN PLAT BOOK 76, PAGES 16-21, IN
THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

WHEREAS, the property was originally rezoned in case number Z-01-012 (with subsequent amendments in resolution numbers Z-01-012A and Z-04-048 and case numbers ADD2003-00014, ADD2003-00014A, ADD2004-00127, ADD2004-00167, ADD2007-00118, ADD2007-00163, DCI2009-00026, ADD2010-00023); and

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

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

WHEREAS, Resolution Z-01-012, and subsequent Resolution Z-04-048, established property development regulations including maximum allowable lot coverage of 40% for parcels located east of railroad without golf option for single-family detached residential dwelling units; and

WHEREAS, following Master Concept Plan approval some lot configurations were altered during development order and/or platting in order to account for considerations such as open space and site engineering but remained consistent with the dimensional standards specified in the Zoning Resolution; and

WHEREAS, ADD2007-00163 approved a 42% maximum lot coverage for Lots 385, 378, 375, and 382, a 44% maximum lot coverage for Lots 390, 383, 381, 344, 364, and 365; and a 45% maximum lot coverage for Lots 361, 405, 406, 422, and 423; and

WHEREAS, an increase to the maximum lot coverage from 40% to 42% for Lot 366 was approved by case number ADD2007-00052 and an increase to the maximum lot coverage from 40% to 41% for Lot 416 was approved by case number ADD2010-00023; and

WHEREAS, the subject property is a narrow parcel that is approximately 8,250 square feet, it is adjacent to a 15 foot-wide landscape buffer along the rear of the property (also the perimeter of the residential project), and is being developed with a single-family residence under building permit number RES2010-02361; and

WHEREAS, the proposed total lot coverage under roof (living space, covered lanai, entry and garage) is approximately 3,332 square feet and meets the required minimum property development regulations for setbacks including street, sides and rear (see Plot Plan, attachment A); and

WHEREAS, the proposed single-family residence exceeds the maximum permitted lot coverage of 40% by approximately 32 square feet; 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 Mixed Use Planned Development known as Belle Lago (aka Estero Golf Resort MPD) to increase the maximum lot coverage from 40% as specified in the original zoning resolution (Z-01-012) to 41% for the property located at 19856 Maddelena Circle (Lot 119) is **APPROVED, subject to the following conditions:**

1. **The Development must be in compliance with the Plot Plan stamped RECEIVED JUN 17 2010 by the Department of Community Development. A reduced copy is attached hereto.**
2. **The increase in lot coverage from 40% to 41% is limited to the property located at 19856 Maddelena Circle (Lot 119).**
3. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

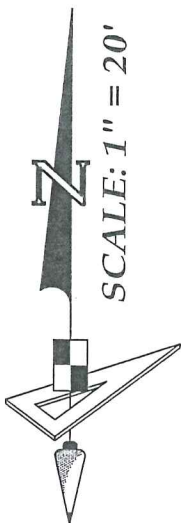
DULY SIGNED this 25th day of June, A.D., 2010.

BY: Pam Houck
Pam Houck, Director
Division of Zoning
Department of Community Development

Attachments:
A - Plot Plan

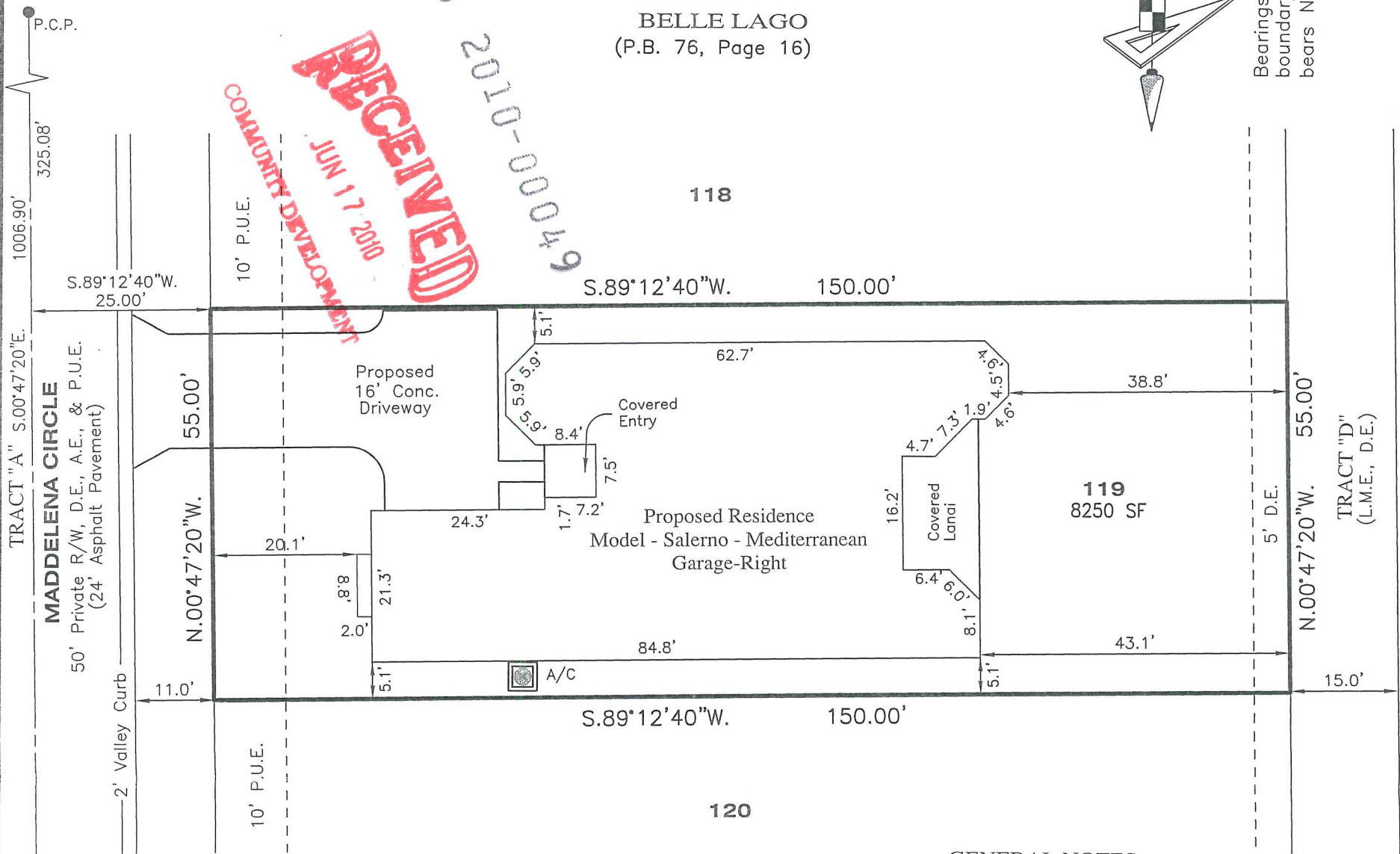
Plot Plan

BELLE LAGO
(P.B. 76, Page 16)



Bearings are based on the East
boundary of Lot 119, said line
bears N.00°47'20"W., per plat

RECEIVED
JUN 17 2010
ADD 2010-00049
COMMUNITY DEVELOPMENT



APPROVED
Plan
Subject to Case # ADD2010-000
Date 6/25/10

GENERAL NOTES:
Residence Foot Print = 3062 Square Feet
as per the plans furnished by the builder.
Principal Structure Setbacks:
Front = 20'
Rear = 20'
Side = 5'
Preserve = 20'
Accessory Structure Setbacks:
Front = 12' Side Entry Garage
Rear = 5'
Side = 5'
Preserve = 20'
Max Building Height = 35'
Lot = 8250 square feet, more or less
Total lot coverage under
roof = 3332 square feet.
Lot coverage = 40 %

LEGEND:

R/W - Right Of Way	BFP - Backflow Preventer
O.R. - Official Records Book	W - Water Meter
P.B. - Plat Book	WV - Water Valve
Pg. - Page	FH - Fire Hydrant
Elev. - Elevation	RCM - Reclaimed Water Meter
SF - Square Feet	RCV - Reclaimed Water Valve
Conc. - Concrete	TEB - Telephone Box
BP - Brick Paver	EB - Electric Box
SW - Side Walk	CTB - Cable Television Box
CI - Curb Inlet	LP - Light Pole
GTI - Grate Top Inlet	SSM - Storm Sewer Manhole
MES - Mitered End Section	SSM - Sanitary Sewer Manhole
RCP - Reinforced Conc. Pipe	EH - Electric Handhole
PVC - Poly Vinyl Chloride	CO - Clean Out
P.K. - Parker Kalon Nail	ICV - Irrigation Control Valve
SIR - Set 5/8" Iron Rod LB7768	Sign
SPKD - Set P.K. & Disk LB7768	A/C - Air Conditioner
FIR - Found 5/8" Iron Rod LB148	P.U.E. - Public Utility Easement
(Unless Noted Otherwise)	C.U.E. - County Utility Easement
FIP - Found 1/2" Iron Pipe LB148	D.E. - Drainage Easement
(Unless Noted Otherwise)	I.E. - Irrigation Easement
FPK - Found P.K. Nail	L.M.E. - Lake Maintenance Easement
FCM - Found P.K. Nail & Disk	C.E. - Conservation Easement
REF - Reference	A.E. - Access Easement
PRM - Permanent REF. Monument	L.B.E. - Landscape Buffer Easement
PCP - Permanent Control Point	R.W.E. - Raw Water Well Easement

(Note: Some items in above legend may not be applicable)

REVISIONS

Description	Date	Dwn.	Ch'd	P.C.	Order No.	Field Book

SURVEYOR'S NOTES:

- Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this survey.
- Existing utilities, structures, and other types of occupation, shown hereon, were taken from BOUNDARY SURVEY for the Lot referenced hereon, prepared by Heidt & Associates, Inc.
- Elevations shown hereon are in feet and are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29).
- Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction, and immediately advise Heidt & Associates of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

NOT A SURVEY
(For Permitting ONLY)

DAVID ALAN WILLIAMS
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PREPARED FOR:
TOLL BROTHERS

FLOOD ZONE:
The property shown hereon is on the Federal Emergency Management Agency's Flood Insurance Rate Map Panel Number 12071C0583F, dated 08/28/08, and appears to line Zone "X"

DESCRIPTION: Lot 119, BELLE LAGO, as recorded in Plat Book 76, Page 16, in the Public Records of Lee County, Florida.

1403 E. 5th Avenue
Tampa, Florida 33605
Phone: (813) 248-8888
Fax: (813) 248-2266

GeoPoint
Surveying, Inc.

Drawn: DMM	Checked: JOB	P.C.: JOB	Data File:
Date: 09/22/09	Dwg: PP_LOT119.dwg	Order No.:	
SEC. 21 - TWN. 46 S. - RNG. 25 E.	Field Bk:		

ATTACHMENT A