

ADMINISTRATIVE AMENDMENT (PD) ADD2010-00100

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Kenneth Thirtyacre, Division President of Toll FL GP Corporation filed an application for administrative approval to a Mixed Use Planned Development on a project known as Belle Lago (AKA: Estero Golf Resort MPD) to **increase the maximum lot coverage from the required 40% to 42%** on the following thirteen (13) lots within Belle Lago:

Strap:	Site Address:
21-46-25-08-00000.1140	19876 MADDELENA CIR
21-46-25-08-00000.1150	19872 MADDELENA CIR
21-46-25-08-00000.1220	19844 MADDELENA CIR
21-46-25-08-00000.1230	19838 MADDELENA CIR
21-46-25-08-00000.1260	19820 MADDELENA CIR
21-46-25-08-00000.1280	19808 MADDELENA CIR
21-46-25-08-00000.1870	19821 MADDELENA CIR
21-46-25-08-00000.1880	19827 MADDELENA CIR
21-46-25-08-00000.1970	19871 MADDELENA CIR
21-46-25-09-00000.4320	19457 CALADESI DR
21-46-25-09-00000.4400	19537 CALADESI DR
21-46-25-09-00000.4420	19553 CALADESI DR
21-46-25-09-00000.4430	19561 CALADESI DR

The property is described more particularly as:

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

See attach approved legal description, Exhibit A

WHEREAS, the property was originally rezoned in Case Number DCI2000-00032 (Resolution Numbers Z-01-012 & Z-01-012A) with subsequent amendments in case numbers ADD2003-00014, ADD2003-00014A, ADD2004-00127, DCI2003-00058 (Resolution Z-04-048), ADD2004-00167, ADD2007-00118, ADD2007-00163, DCI2009-00026, ADD2010-00023, and ADD2010-00049); and

WHEREAS, the Belle Lago development is located in the Suburban Future Land Use Category as designated by the Lee Plan; 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, previous amendments to the planned development to increase the maximum permitted lot coverage have been granted finding those amendments did not increase density or intensity; decrease buffers or open space; under utilize public infrastructure; reduce buffers, landscaping, or preservation areas; and did not adversely impact surrounding land uses; and

WHEREAS, it is found that this 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 is **APPROVED, subject to the following conditions:**

1. The terms and conditions of the original zoning resolution, and amendments, remain in full force and effect, except as maybe amended by this action.
2. The Development must be in compliance with the plan entitled MAX LOT COVERAGE RATIO CHANGE EXHIBIT, stamped RECEIVED DEC 7 2010 by Community Development. A reduced copy is attached hereto.
3. The increase in lot coverage from 40% to 42% is limited to the following lots:

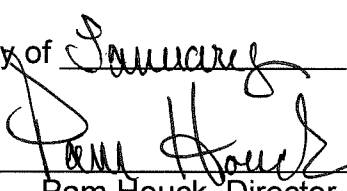
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19553 CALADESI DR
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DULY SIGNED this 7th day of January, A.D., 2011.

BY: 

Pam Houck, Director
Division of Zoning
Department of Community Development

Legal Description

Lots 114, 115, 122, 123, 126, 128, 187, 188 and 197, Belle Lago,a subdivision, located in Section 21, Township 46, Range 25 East, according to the plat thereof on file and recorded in Plat Book 76, Pages 16 thru 21 of the Public records of Lee County, Florida.

And

Lots 432, 440, 442 and 443, Belle Lago Phase 2, a subdivision, located in Section 21, Township 46, Range 25 East, according to the plat thereof on file and recorded in Plat Book 82, Pages 98 thru 102 of the Public records of Lee County, Florida.

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Legal Reviewed By: BSJ 12/8/10

EXHIBIT AA-3.A.1
LIST OF STRAP NUMBERS

Strap	SiteAddress1	CurrentOwnerName	CurrentOwnerAddress11	CurrentOwnerAddress21
21-46-25-08-00000.1140	19876 MADDELENA CIR	TOLL ESTERO L P	28341 S TAMIAMI TRL #4	BONITA SPRINGS FL 34134
21-46-25-08-00000.1150	19872 MADDELENA CIR	TOLL ESTERO L P	28341 S TAMIAMI TRL #4	BONITA SPRINGS FL 34134
21-46-25-08-00000.1220	19844 MADDELENA CIR	TOLL ESTERO L P	28341 S TAMIAMI TRL #4	BONITA SPRINGS FL 34134
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RECEIVED

DEC 07 2010

COMMUNITY DEVELOPMENT

ADD 2010-00100

MAX LOT COVERAGE RATIO CHANGE EXHIBIT

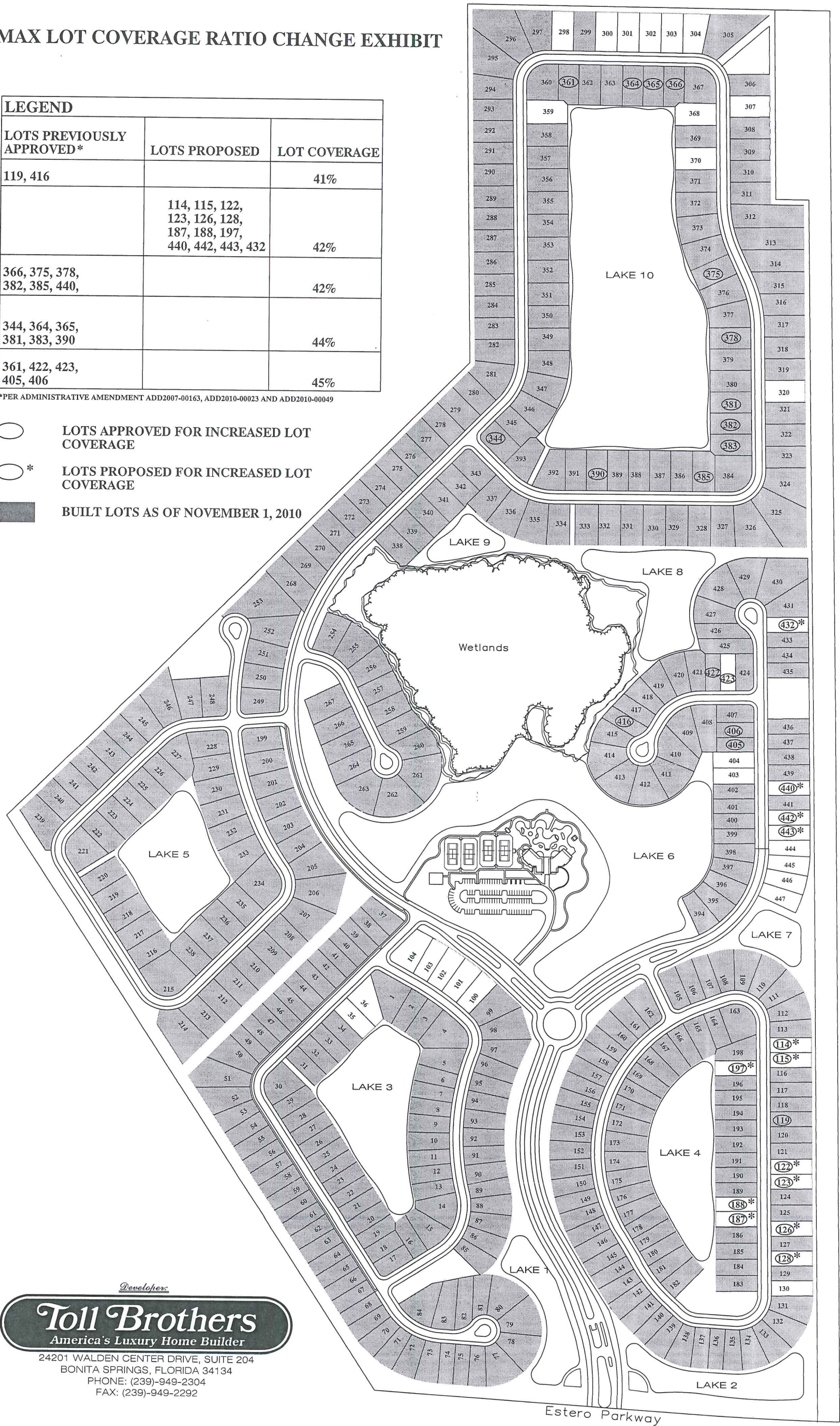
LEGEND

LOTS PREVIOUSLY APPROVED *	LOTS PROPOSED	LOT COVERAGE
119, 416		41%
	114, 115, 122, 123, 126, 128, 187, 188, 197, 440, 442, 443, 432	42%
366, 375, 378, 382, 385, 440,		42%
344, 364, 365, 381, 383, 390		44%
361, 422, 423, 405, 406		45%

*PER ADMINISTRATIVE AMENDMENT ADD2007-00163, ADD2010-00023 AND ADD2010-00049

- LOTS APPROVED FOR INCREASED LOT COVERAGE
- *

LOTS PROPOSED FOR INCREASED LOT COVERAGE
- BUILT LOTS AS OF NOVEMBER 1, 2010



Developer

Toll Brothers
America's Luxury Home Builder

24201 WALDEN CENTER DRIVE, SUITE 204
BONITA SPRINGS, FLORIDA 34134
PHONE: (239)-949-2304
FAX: (239)-949-2292

TOLL BROTHERS
BELLE LAGO

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COMMUNITY DEVELOPMENT

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