



Civil Engineers • Land Surveyors • Planners • Landscape Architects

December 6, 2010

Ms. Pam Houck, Zoning Director
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

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DEC 07 2010

COMMUNITY DEVELOPMENT

**RE: Belle Lago (AKA: Estero Golf Resort MPD)
Application For Administrative Amendment**

ADD 2010-00100

Dear Ms. Houck:

On behalf of our client Toll Brothers, we are submitting plans and documents for an Administrative Amendment on the above referenced project. This Application is a request for a modification to the Maximum Lot Coverage for Lots 114, 115, 122, 123, 126, 128, 187, 188, 197, 432, 440, 442 and 443 in Belle Lago.

1. Review fee check in the amount of \$1,000.00
2. Three (3) copies of the Application for Administrative Action together with:
 - a. Exhibit AA-1.B.2 – Notarized Affidavit of Authorization
 - b. Exhibit AA-2.B.1 – Disclosure of Interest Form
 - c. Exhibit AA-2.C.1 – Property Owner List
 - d. Exhibit AA-2.C.2 – Property Owner Map
 - e. Exhibit AA-3.A.1 – List of STRAP Numbers
 - f. Exhibit AA-3.D.2 – Plat Books 76 Pages 16-21 and Plat Book 82 Pages 98 - 102
 - g. Exhibit AA-3.F – Location Map
3. Three (3) copies of Supplement “H” together with:
 - a. Exhibit H-1.D – List of Development Order Numbers
 - b. Exhibit H-2.A – Project Narrative
 - c. Exhibit H-3.A – Location Map
 - d. Exhibit H-3.B – Approved Master Concept Plan (24”x 36” size)
 - e. Exhibit H-3.C – Approved Master Concept Plan (11”x 17” size)
 - f. Exhibit H-3.D – Zoning Resolutions/Documents
4. Maximum Lot Coverage Ration Change Exhibit

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

D. Wayne Arnold

Cc: Kenneth Thirtyacre
Richard Ibach
GradyMinor File



APPLICATION FOR ADMINISTRATIVE ACTION FOR UNINCORPORATED AREAS ONLY

Applicant's Name: Kenneth Thirtyacre, Division President of Toll FL GP Corporation

Project Name: Belle Lago (AKA: Estero Golf Resort MPD)

STRAP Number(s): Please see attached Exhibits AA-2.C.1 and AA-2.C.2

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TYPE OF ADMINISTRATIVE APPLICATION:

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- ☐ Administrative Variance (attach Supplement A)
- ☐ Commercial Lot Split (attach Supplement B)
- ☐ Consumption On Premises (attach Supplement C)
- ☐ Minimum Use Determination (attach Supplement D)
- ☐ LCLDC, Zoning District Boundaries, or Ordinance Interpretation (attach Supplement E)
- ☐ Relief for Designated Historic Resources (attach Supplement F)
- ☐ Relief for Easement Encroachment (attach Supplement G)
- ☒ Administrative Amendment to PUD or PD (attach Supplement H)
- ☐ Final Plan Approval for PD per Resolution: # _____ (attach Supplement H)
- ☐ Administrative Deviation from LCLDC Chapter 10, Section 10-104 (attach Supplement I)
- ☐ Placement of Model Home/Unit or Model Display Center (attach Supplement J)
- ☐ Dock & Shoreline Structures (attach Supplement K)
- ☐ Wireless Communication Facility Shared Use Plan Agreement (attach Supplement M)
- ☐ Community Gardens (attach Supplement N)
- ☐ Modification of Existing 86-36 MH/RV Park Site Plan (attach Supplement O)

Is this project located in the Estero Planning Community? ☒ YES ☐ NO

*If YES, please note that the applicant may be required to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens.

STAFF USE ONLY

Case Number: ADD 2010-00100 Commission District: 5
Current Zoning: MPD Fee Amount: 1000.00
Land Use Classification: Sub Intake by: zme
Planning Community: Estero

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

ADD 2010-00100

**PART 1
APPLICANT/AGENT INFORMATION**

A. Name of applicant: Kenneth Thirtyacre, Division President of Toll FL GP Corporation
Street Address: 24201 Walden Center Drive, Suite 204
City, State, Zip: Bonita Springs, FL 34134
Phone Number: 239.949.2304 Fax Number: 239.949.2292
E-mail address: kthirtyacre@tollbrothersinc.com

B. Relationship of Applicant to owner (check one):

 Applicant (including an individual or husband & wife) is the sole owner of the property. [34-201(a)(1)a.1.]

 Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.2.
(See Part 1 Exhibit Form A1 attached hereto for suggested Affidavit Form for an individual.) [34-202(b)(1)c.]

 X Applicant has been authorized by the owner(s) to represent them for this action.

 Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.2.
(Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.) [34-202(b)(1)c.]

 Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]

 Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.2.
[34-202(b)(1)c.] (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.)

C. Authorized Agent: Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.]

C.1. Company Name: Q. Grady Minor and Associates, Inc. P.A.
Contact Person: D. Wayne Arnold, AICP
Street Address: 3800 Via Del Rey
City, State, Zip: Bonita Springs, FL 34134
Phone Number: 239.947.1144 Fax Number: 239.947.0375
E-mail address: warnold@gradymenor.com

C.2. NA Additional Agent(s): The names of other agents that the County may contact concerning this application are attached as Exhibit AA-1.C.2. [34-202(b)(1)c.]

**PART 2
PROPERTY OWNERSHIP**

Is this request specific to a particular tract of land? NO X YES. If the answer is YES, please complete the following items.

A. Property Ownership: Single owner (individual or husband & wife only) [34-201(a)(1)a.1.]**A.1. Name:** NA

Mailing Address: Street: _____

City, State, Zip: _____

Phone Number: _____

Fax Number: _____

E-mail: _____

B. Property Ownership: Multiple owners (Corporation, partnership, trust, association) [34-201(a)(1)].**B.1.** ☒ **Disclosure of (Ownership) Interests Form is attached as Exhibit AA-2.B.1. [34-201(b)2]****C. Multiple parcels****C.1.** ☒ **Property owners list is attached as Exhibit AA-2.C.1. [34-202(a)(5)]****C.2.** ☒ **Property owners map is attached as Exhibit AA-2.C.2. [34-202(a)(5)]****D. Date property was acquired by present owner(s):** December 16, 2002**PART 3
PROPERTY INFORMATION**Is this request specific to a particular tract of land? NO ☒ **YES.** If the answer is YES, please complete the following items.**A. STRAP Number(s):** Please see attached Exhibits AA-2.C.1 and AA-2.C.2**B. Street Address of Property:** Please see attached Exhibits AA-2.C.1 and AA-2.C.2**C. Legal Description**NA Legal description (on 8 1/2" by 11" paper) is attached as Exhibit AA-3.C.1. [34-202(a)(1)]NA Sealed sketch of the legal description is attached as Exhibit AA-3.C.2. [34-202(a)(1)]NA Electronic version of the legal description is attached as Exhibit AA-3.C.3.**D. Boundary Survey**NA A Boundary survey, tied to the state plane coordinate system, is attached as Exhibit AA-3.D.1. [34-202(a)(2)]☒ The property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. A copy of the applicable plat book page is attached as Exhibit AA-3.D.2. [34-202(a)(2)]**E. Planning Community:** Estero Planning Community**RECEIVED**

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F. General Location of Property:

F.1. ☒ Area location map is attached as **Exhibit AA-3.F.** [34-202(a)(4)]

F.2. Directions to property:

Take US 41 south to Estero Parkway. Go west on Estero Parkway to Castellana Blvd which is the entrance to the Belle Lago project.

G. Current Zoning of Property:

MPD

H. Current use(s) of the property are:

Estero Golf Resort is a mixed master planned community. Belle Lago is a single family community within the MCP.

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 <u>Estero Parkway</u> Street |
| 2 nd Frontage on road or street: | _____ | Feet on _____ Street |

**PART 4
ACTION REQUESTED**

A. TYPE OF REQUEST (please check one)

- _____ Administrative Variance (requires supplement A)
- _____ Commercial Lot Split (requires supplement B)
- _____ Consumption On Premises (requires supplement C)
- _____ Minimum Use Determination (requires supplement D)
- _____ LCLDC, Zoning District Boundaries, or Ordinance Interpretation (requires supplement E)
- _____ Relief for Designated Historic Resources (requires supplement F)
- _____ Easement Encroachment (requires supplement G)
- ☒ Administrative Amendment to a PUD or Planned Development (requires supplement H)
- _____ Final Plan Approval for a Planned Development (requires supplement H)
- _____ Administrative Deviation from Chapter 10 of the LDC (requires supplement I)
- _____ Placement of Model Home/Unit or Model Display Center (requires supplement J)
- _____ Dock & Shoreline Structure (requires supplement K)
- _____ Wireless Communication Facility Shared Use Plan Agreement (requires supplement M)
- _____ Community Gardens (requires supplement N)
- _____ Modification of Existing 86-36 MH/RV Park Site Plan (requires supplement O)

B. NATURE OF REQUEST (please print):

Minor PD Amendment regarding lot coverage standards.

**PART 5
SUBMITTAL REQUIREMENTS**

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. PLEASE NOTE THAT THE THREE (3) SETS OF REQUIRED SUBMITTAL AND SUPPLEMENTAL FORMS MUST BE SUBMITTED IN SETS OF THREE. ADDITIONAL SUBMITTAL ITEMS (listed below) SHOULD BE SUBMITTED AS A GROUP WITH THE APPROPRIATE NUMBER OF COPIES PROVIDED AS NOTED BELOW.

Copies Required*	Exhibit Number	SUBMITTAL ITEMS
3 ✓		Completed application for Administrative Action
1 ✓		Filing Fee - [34-202(a)(9)]
Copies Required*	SUP Number	SUPPLEMENTAL FORMS (select applicable request/form)
3	SUP A	Administrative Variance request
3	SUP B	Commercial Lot Split request
3	SUP C	Consumption On Premises request
3	SUP D	Minimum Use Determination request
3	SUP E	Ordinance Interpretation request
3	SUP F	Relief for Designated Historic Resources request
3	SUP G	Easement Encroachment request
3	SUP H	Administrative Amendment to a PUD or Planned Development request
3	SUP H	Final Plan Approval for a Planned Development request
3	SUP I	Administrative Deviation from Chapter 10 of the LDC request
3	SUP J	Placement of Model Home/Unit or Model Display Center request
3	SUP K	Dock & Shoreline Structure request
3	SUP M	Wireless Communication Facility Shared Use Plan Agreement request
3	SUP N	Community Gardens request
Copies Required*	Exhibit Number	ADDITIONAL SUBMITTAL ITEMS
3 ✓	AA-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
3	AA-1.C.2	Additional Agents [34-202(b)(1)c.]
3 ✓	AA-2.B.1	Disclosure of Interest Form [34-201(b)(2)a]
3 ✓	AA-2.C.1	Subject property owners list (if applicable) [34-202(a)(5)]
3	AA-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
3 ✓	AA-3.A.1	List of STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
3	AA-3.C.1	Legal Description (2 originals required) [34-202(a)(1)]
3	AA-3.C.2	Sealed Sketch of the Legal Description (2 originals required) [34-202(a)(1)]
1	AA-3.C.2	Electronic version of legal description (if available)
3	AA-3.D.1	Boundary Survey (tied to State Plane Coordinate System) [34-202(a)(2)] {NOTE: This is a required submittal for all Planned Development Applications and for all properties of 10 acres or more (2 originals required) [34-373(a)(4)a.]}
3 ✓	AA-3.D.2	Copy of Plat Book Page (if applicable) [34-202(a)(1)]
3 ✓	AA-3.F	Area Location Map on 8-1/2" by 11" paper pursuant to LCLDC Section 34-202(a)(4).

* At least one copy must be an original.

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PART 1 AFFIDAVIT A2
(EXHIBIT AA-1.B.2)

AFFIDAVIT FOR ADMINISTRATION ACTION
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED
COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, * Kenneth Thirtyacre as Division President
of Toll FL GP Corp, General Partner of Toll Estero LP, swear or affirm under oath, that I am the owner
or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I am hereby authorizing the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Toll FL GP Corp, General Partner of Toll Estero LP

*Name of Entity (corporation, partnership, LLP, LC, etc)

[Signature]
Signature

Kenneth Thirtyacre
(Type or printed name)

Division President
(title of signatory)

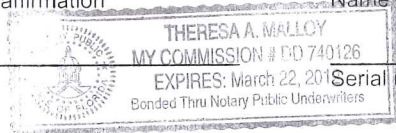
STATE OF Florida
COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 12/1/10 (date) by
Kenneth Thirtyacre (name of person providing oath or affirmation), who is
personally known to me or who has produced _____ (type of identification)
as identification.

[Signature]
Signature of person taking oath or affirmation

Theresa A. Malloy
Name typed, printed or stamped

Exec. Ass't.
Title or rank



*Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

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EXHIBIT AA-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

COMMUNITY DEVELOPMENT

STRAP NO. Refer to Exhibits AA-2.C.1 and AA-2.C.2 CASE NO. _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership
Toll FL GP Corp, 250 Gibraltar Rd., Horsham, PA 19044	1%
Toll Southeast LP Company, Inc., 250 Gibraltar Rd., Horsham, PA 19044	99%
_____	_____
_____	_____
_____	_____

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5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	Percentage of Stock

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____

(Applicant)

Kenneth Thirtyacre, Division President of Toll FL GP Corporation
(Printed or typed name of applicant)

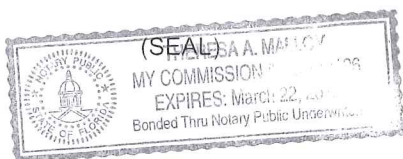


STATE OF FLORIDA
COUNTY OF LEE

ADD 2010-00100

The foregoing instrument was acknowledged before me this 12/11/10 (date)

by Kenneth Thirtyacre who is personally known to me or who has produced
_____ as identification.



Signature of Notary Public

Theresa A. Malloy
Printed Name of Notary Public

Page 2 of 2



ADMINISTRATIVE ACTION REQUEST
SUPPLEMENT H
FOR UNINCORPORATED AREAS ONLY

ADMINISTRATIVE AMENDMENT TO A
PUD OR PLANNED DEVELOPMENT PER LCLDC
SECTION 34-380(b) or FINAL PLAN APPROVAL FOR
A PLANNED DEVELOPMENT

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Case Number:

Project Name: Belle Lago (AKA: Estero Golf Resort MPD)

Applicant's Name: Kenneth Thirtyacre, Division President of Toll FL GP Corporation

STRAP Number(s): Please see attached Exhibits AA-2.C.1 and AA-2.C.2

COMMUNITY DEVELOPMENT

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Indicate whether REQUEST is for:

☒ ADMINISTRATIVE AMENDMENT (please complete PART 1, PART 2., & PART 3.)

☐ FINAL PLAN APPROVAL (please complete PART 1, PART 2, & PART 4.)

*Planning District: Estero

**If located within the Estero Planning Community and the request includes administrative deviations amending the Master Concept Plan or other provisions of the applicable zoning resolution, please provide meeting summary document (see PART 2.C.). See LCLDC Section 33-54(a)(2).*

If the request is for an administrative amendment to a PUD or to a Planned Development or Final Plan Approval please submit the "Application for Administrative Action" form for unincorporated areas and Supplement H including the following:

PART 1.
APPLICATION INFORMATION

A. ORIGINAL PROJECT NAME (if different than Project Name currently used):

Estero Golf Resort MPD

B. ORIGINAL REZONING RESOLUTION NUMBER: Z-01-012 & Z-01-012A

C. SUBSEQUENT ZONING ACTION RESOLUTION/CASE NUMBERS (if any): Please list all previous zoning and administrative actions (approvals and denials) on this project subsequent to the original rezoning including Resolution Numbers and Case Numbers (provide added sheets, if necessary; label as Exhibit H-1.C.).

ADD2003-00014

ADD2004-00167

ADD2003-00014A

ADD2007-00118

ADD 2004-00127

ADD2007-00163

Z-04-048

DCI2009-00026

ADD2010-00023

ADD2010-00049

- D. **DEVELOPMENT ORDER NUMBERS FOR PROJECT** (if any): Please list all local development orders approved on this project. Please indicate the status of each development order (provide added sheets, if necessary; label as **Exhibit H-1.D.**).

See Exhibit H-1.D

PART 2. REQUESTED ACTION

- A. **WRITTEN NARRATIVE:** Please provide a written narrative statement explaining exactly what is proposed. Label as **Exhibit H-2.A.**
- B. **RELIEF/DEVIATIONS:** Is any relief requested from the provisions of the Lee County Land Development Code? X NO. YES.

If the answer is **YES**, provide a **written narrative statement** explaining the specific relief requested (a schedule of deviations). Include specific references to any section (number{s} and name{s}) of the Lee County Land Development Code (LCLDC) from which relief is sought including why the requested relief is necessary and how it will affect the project. Explain what conditions currently exist which warrant this request for relief from the regulations (a written justification for each of the requested deviations). Label narrative statement as **Exhibit H-2.B.1.**

Also provide three (3) sets of drawings detailing any proposed deviations or changes to the MASTER CONCEPT PLAN (MCP) in 11" X 17" size (two originals required) and one (1) 24" x 36" size. All deviation requests must be specifically keyed to the location on the MCP. Label deviation drawing(s) as **Exhibit H-2.B.2.**

- C. Is the property located within the Estero Planning Community and does the request include administrative deviations amending the Master Concept Plan or other provisions of the applicable zoning resolution? X NO. YES. IF YES, submit a copy of the Estero Planning Community Summary Document. Label **Exhibit H-2.C.**

PART 3. ADDITIONAL SUBMITTAL REQUIREMENTS FOR ADMINISTRATIVE AMENDMENT APPLICATIONS

Please submit the following for all Administrative Amendment Applications:

- A. **AREA LOCATION MAP:** An Area Location Map (on 8.5" by 11" paper) must be provided. The map must be marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. Label as **Exhibit H-3.A.** [34-373(a)(4)b.]
- B. **APPROVED MASTER CONCEPT PLAN:** Provide one (1) APPROVED MASTER CONCEPT PLAN (MCP) and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED at a size of 24" X 36". Label as **Exhibit H-3.B.** [34-373(a)(6)]
- C. **REDUCED SIZE MASTER CONCEPT PLAN:** Provide three (3) copies of the MASTER CONCEPT PLAN REDUCED to a maximum size of 11" x 17" (two originals required). Label as **Exhibit H-3.C.**
- D. **ZONING RESOLUTIONS/ZONING DOCUMENTS:** Please attach three (3) copies of any zoning resolutions or documents that are still valid. Include the original rezoning resolution, final plan approval letters, Administrative Approval letters, and any other documentation granting relevant approvals. Label as **Exhibit H-3.D.**

PART 4.
ADDITIONAL SUBMITTAL REQUIREMENTS FOR FINAL PLAN APPROVAL APPLICATIONS

Please submit the following for all Final Plan Approval Applications:

- A. **AREA LOCATION MAP:** An Area Location Map (on 8.5" by 11" paper) must be provided. The map must be marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. Label as **Exhibit H-4.A. [34-373(a)(4)b.]**
- B. **APPROVED MASTER CONCEPT PLAN:** Provide one (1) APPROVED MASTER CONCEPT PLAN (MCP) and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED. Label as **Exhibit H-4.B. [34-373(a)(6)]**
- C. **PROPOSED FINAL PLAN:** Please submit three (3) copies of the proposed Final Plan consistent with the approved Master Concept Plan and the approved Zoning Resolution. This proposed Final Plan must show any DEVIATION(s) keyed on the plan to identify the location of the specific deviation. Label as **Exhibit H-4.C.**
- D. **REDUCED SIZE COPY OF THE PROPOSED FINAL PLAN:** Please submit three (3) copies of the proposed Final Plan REDUCED to a maximum size of 11" x 17" (two originals required). Label as **Exhibit H-4.D.**
- E. **ZONING RESOLUTIONS/ZONING DOCUMENTS:** Please attach three (3) copies of any zoning resolutions or documents that are still valid. Include the original rezoning resolution, final plan approval letters, Administrative Approval letters, and any other documentation granting relevant approvals. Label as **Exhibit H-4.E.**

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**PART 5.
SUBMITTAL REQUIREMENTS**

THE NUMBER OF COPIES REQUIRED FOR EACH SUBMITTAL ITEM/EXHIBIT IS INDICATED BELOW. PLEASE NOTE THAT THIS SUPPLEMENT NEEDS TO BE ACCOMPANIED BY THE APPLICATION FOR ADMINISTRATIVE ACTION. COPIES OF BOTH OF THESE APPLICATIONS SHOULD BE SUBMITTED TOGETHER IN SETS OF THREE ALONG WITH ALL OTHER REQUIRED DOCUMENTATION. ADDITIONAL SUBMITTAL ITEMS (listed below) SHOULD BE SUBMITTED AS A GROUP WITH THE APPROPRIATE NUMBER OF COPIES PROVIDED AS NOTED BELOW.

Copies Required*	Exhibit Number	SUBMITTAL ITEMS
		FOR ADMINISTRATIVE AMENDMENT APPLICATIONS and FOR FINAL PLAN APPROVAL APPLICATIONS
3		Completed Application for Administrative Action Form [34-201(b)]
1		Filing Fee - [34-202(a)(9)]
3	SUP H	Administrative Amendment to a PUD or Planned Development request Supplement Form
3	H-1.C	Subsequent Zoning Action Resolution/Case Numbers (if any and if added sheet is necessary)
3	H-1.D	Development Order Numbers for the Project (if any and if added sheets are necessary)
3	H-2.A	Written Narrative explaining what, exactly, is proposed
3	H-2.B.1	Schedule of Deviations and Justification Statement for each requested deviation (if YES was answered to Item # 2.B.)
3	H-2.B.2	Site plan (24" X 36" size) detailing each requested deviation (if YES was answered to Item # 2.B.)
3	H-2.B.2	Reduced site plans (11" X 17" size) detailing each requested deviation (if YES was answered to Item # 2.B.) - two originals required
		ADDITIONAL SUBMITTAL ITEMS FOR ADMINISTRATIVE AMENDMENT APPLICATIONS
3	H-3.A	Area Location Map (8 ½' X 11" size)
1	H-3.B	Approved Master Concept Plan and detailed drawings of any proposed deviations (24" X 36" size)
3	H-3.C	Master Concept Plan (11" X 17' maximum size) including detailed drawings of any proposed deviations - two originals required
3	H-3.D	Zoning Resolutions/Zoning Documents
		ADDITIONAL SUBMITTAL REQUIREMENTS FOR FINAL PLAN APPROVAL APPLICATIONS
3	H-4.A	Area Location Map (8 ½' X 11" size)
3	H-4.B	Approved Master Concept Plan and detailed drawings of any proposed deviations (24" X 36" size)
1	H-4.C	Proposed Final Plan including Deviations keyed to the plan (24" X 36" size)
3	H-4.D	Proposed Final Plan (11" X 17" maximum size) - two originals required
3	H-4.E	Zoning Resolutions/Zoning Documents

- At least one copy must be an original

EXHIBIT AA-2.C.1
PROPERTY OWNER LIST

ADD 2010-00100

	STRAP / Parcel Detail	Current Owner
<u>1</u>	<u>21-46-25-08-00000.1140</u> 19876 MADDELENA CIR FORT MYERS FL 33967 BELLE LAGO PB 76 PGS 16-21 LOT 114	TOLL ESTERO L P 28341 S TAMIAMI TRL #4 BONITA SPRINGS FL 34134
<u>2</u>	<u>21-46-25-08-00000.1150</u> 19872 MADDELENA CIR FORT MYERS FL 33967 BELLE LAGO PB 76 PGS 16-21 LOT 115	TOLL ESTERO L P 28341 S TAMIAMI TRL #4 BONITA SPRINGS FL 34134
<u>3</u>	<u>21-46-25-08-00000.1220</u> 19844 MADDELENA CIR FORT MYERS FL 33967 BELLE LAGO PB 76 PGS 16-21 LOT 122	TOLL ESTERO L P 28341 S TAMIAMI TRL #4 BONITA SPRINGS FL 34134
<u>4</u>	<u>21-46-25-08-00000.1230</u> 19838 MADDELENA CIR FORT MYERS FL 33967 BELLE LAGO PB 76 PGS 16-21 LOT 123	TOLL ESTERO L P 28341 S TAMIAMI TRL #4 BONITA SPRINGS FL 34134
<u>5</u>	<u>21-46-25-08-00000.1260</u> 19820 MADDELENA CIR FORT MYERS FL 33967 BELLE LAGO PB 76 PGS 16-21 LOT 126	TOLL ESTERO L P 28341 S TAMIAMI TRL #4 BONITA SPRINGS FL 34134
<u>6</u>	<u>21-46-25-08-00000.1280</u> 19808 MADDELENA CIR FORT MYERS FL 33967 BELLE LAGO PB 76 PGS 16-21 LOT 128	TOLL ESTERO L P 28341 S TAMIAMI TRL #4 BONITA SPRINGS FL 34134
<u>7</u>	<u>21-46-25-08-00000.1870</u> 19821 MADDELENA CIR FORT MYERS FL 33967 BELLE LAGO PB 76 PGS 16-21 LOT 187	TOLL ESTERO L P 28341 S TAMIAMI TRL #4 BONITA SPRINGS FL 34134
<u>8</u>	<u>21-46-25-08-00000.1880</u> 19827 MADDELENA CIR FORT MYERS FL 33967 BELLE LAGO PB 76 PGS 16-21 LOT 188	TOLL ESTERO L P 28341 S TAMIAMI TRL #4 BONITA SPRINGS FL 34134
<u>9</u>	<u>21-46-25-08-00000.1970</u> 19871 MADDELENA CIR FORT MYERS FL 33967	TOLL ESTERO L P 28341 S TAMIAMI TRL #4 BONITA SPRINGS FL 34134

RECEIVED

DEC 07 2010

COMMUNITY DEVELOPMENT

EXHIBIT AA-2.C.1
PROPERTY OWNER LIST

BELLE LAGO
PB 76 PGS 16-21
LOT 197

10

21-46-25-09-00000.4320

19457 CALADESI DR
FORT MYERS FL 33967
BELLE LAGO PHASE TWO
DESC IN PB 82 PG 98-102
LOT 432

TOLL ESTERO L P
28341 S TAMIAMI TRL #4
BONITA SPRINGS FL 34134

11

21-46-25-09-00000.4400

19537 CALADESI DR
FORT MYERS FL 33967
BELLE LAGO PHASE TWO
DESC IN PB 82 PG 98-102
LOT 440

TOLL ESTERO L P
28341 S TAMIAMI TRL #4
BONITA SPRINGS FL 34134

12

21-46-25-09-00000.4420

19553 CALADESI DR
FORT MYERS FL 33967
BELLE LAGO PHASE TWO
DESC IN PB 82 PG 98-102
LOT 442

TOLL ESTERO L P
28341 S TAMIAMI TRL #4
BONITA SPRINGS FL 34134

13

21-46-25-09-00000.4430

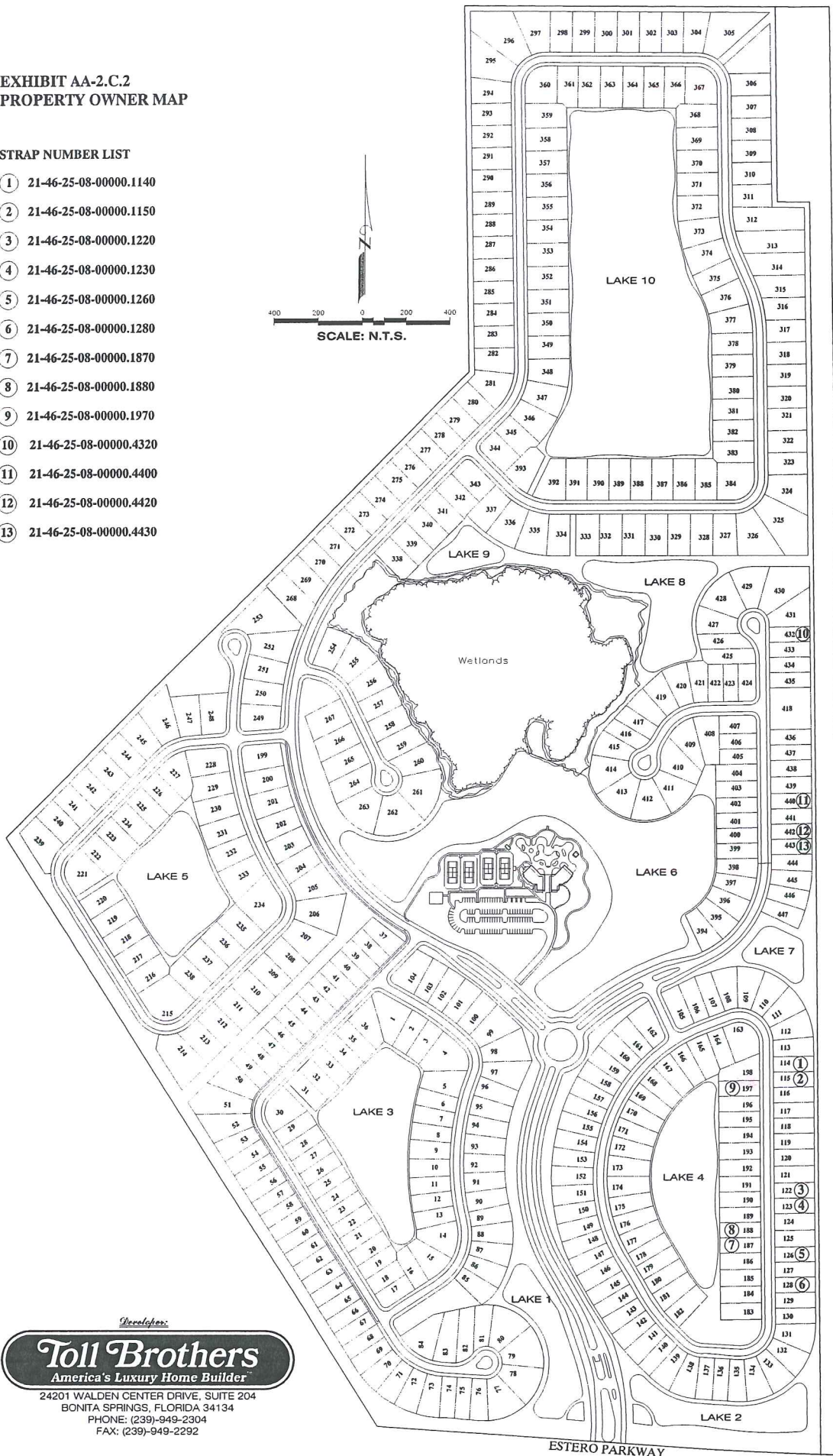
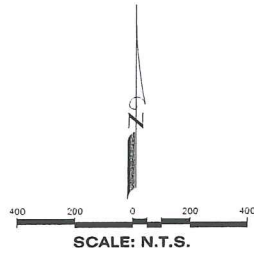
19561 CALADESI DR
FORT MYERS FL 33967
BELLE LAGO PHASE TWO
DESC IN PB 82 PG 98-102
LOT 443

TOLL ESTERO L P
28341 S TAMIAMI TRL #4
BONITA SPRINGS FL 34134

**EXHIBIT AA-2.C.2
PROPERTY OWNER MAP**

STRAP NUMBER LIST

- ① 21-46-25-08-00000.1140
- ② 21-46-25-08-00000.1150
- ③ 21-46-25-08-00000.1220
- ④ 21-46-25-08-00000.1230
- ⑤ 21-46-25-08-00000.1260
- ⑥ 21-46-25-08-00000.1280
- ⑦ 21-46-25-08-00000.1870
- ⑧ 21-46-25-08-00000.1880
- ⑨ 21-46-25-08-00000.1970
- ⑩ 21-46-25-08-00000.4320
- ⑪ 21-46-25-08-00000.4400
- ⑫ 21-46-25-08-00000.4420
- ⑬ 21-46-25-08-00000.4430



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

BELLE LAGO MPD

ADD 2010-00100

DEC 07 2010

RECEIVED

COMMUNITY DEVELOPMENT

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
21-46-25-08-00000.1230	19838 MADDELENA CIR	TOLL ESTERO L P	28341 S TAMIAMI TRL #4	BONITA SPRINGS FL 34134
21-46-25-08-00000.1260	19820 MADDELENA CIR	TOLL ESTERO L P	28341 S TAMIAMI TRL #4	BONITA SPRINGS FL 34134
21-46-25-08-00000.1280	19808 MADDELENA CIR	TOLL ESTERO L P	28341 S TAMIAMI TRL #4	BONITA SPRINGS FL 34134
21-46-25-08-00000.1870	19821 MADDELENA CIR	TOLL ESTERO L P	28341 S TAMIAMI TRL #4	BONITA SPRINGS FL 34134
21-46-25-08-00000.1880	19827 MADDELENA CIR	TOLL ESTERO L P	28341 S TAMIAMI TRL #4	BONITA SPRINGS FL 34134
21-46-25-08-00000.1970	19871 MADDELENA CIR	TOLL ESTERO L P	28341 S TAMIAMI TRL #4	BONITA SPRINGS FL 34134
21-46-25-09-00000.4320	19457 CALADESI DR	TOLL ESTERO L P	28341 S TAMIAMI TRL #4	BONITA SPRINGS FL 34134
21-46-25-09-00000.4400	19537 CALADESI DR	TOLL ESTERO L P	28341 S TAMIAMI TRL #4	BONITA SPRINGS FL 34134
21-46-25-09-00000.4420	19553 CALADESI DR	TOLL ESTERO L P	28341 S TAMIAMI TRL #4	BONITA SPRINGS FL 34134
21-46-25-09-00000.4430	19561 CALADESI DR	TOLL ESTERO L P	28341 S TAMIAMI TRL #4	BONITA SPRINGS FL 34134

RECEIVED

DEC 07 2010

COMMUNITY DEVELOPMENT

ADD 2010-00100

EXHIBIT AA-3.D.2
COPY OF PLAT BOOKS

BELLE LAGO
PLAT BOOK 76, PAGE 16 THRU 21

And

BELLE LAGO PHASE TWO
PLAT BOOK 82, PAGE 98 THRU 102

RECEIVED
DEC 07 2010

COMMUNITY DEVELOPMENT

ADD 2010-00100

DEDICATIONS

STATE OF FLORIDA }
COUNTY OF LEE } 55

KNOW ALL MEN BY THESE PRESENTS THAT TOLL ESTERO LIMITED PARTNERSHIP, OWNER OF THE LANDS DESCRIBED HEREIN, HAS CAUSED THIS PLAT OF "BELLE LAGO", A SUBDIVISION LYING IN SECTIONS 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY RESERVE AND DEDICATE TO THE FOLLOWING:

1. DEDICATE TO THE BELLE LAGO HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, ROADWAY TRACT A FOR INGRESS, EGRESS AND DRAINAGE PURPOSES; SUBJECT TO EASEMENTS SET FORTH HEREIN.
2. DEDICATE TO THE BELLE LAGO HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, TRACTS B, C, D, E, F, G, H, I, J, K, L, AND O AS OPEN SPACE.
3. DEDICATE TO THE BELLE LAGO HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, ALL DRAINAGE EASEMENTS AS INDICATED ON THE PLAT FOR PURPOSES OF ACCESS, WATER MANAGEMENT, CONSTRUCTION, INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES.
4. DEDICATE TO LICENSED PUBLIC AND PRIVATE UTILITIES: ALL PUBLIC UTILITY EASEMENTS AS INDICATED ON THE PLAT FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THEIR FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, CABLE TELEVISION SERVICES, TELEPHONE, GAS, ELECTRIC OR OTHER PUBLIC UTILITY PURPOSES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY WILL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
5. DEDICATE TO THE BELLE LAGO HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS: ALL LAKE MAINTENANCE EASEMENTS AS INDICATED ON THE PLAT FOR PURPOSES OF ACCESS, WATER MANAGEMENT, DRAINAGE AND/OR LAKE MAINTENANCE.
6. DEDICATE TO THE BELLE LAGO HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS: ALL OF TRACT "M", AS INDICATED ON THE PLAT FOR PURPOSES OF CONSERVATION.
7. RESERVE TO ITSELF TRACTS K, AND N FOR FUTURE DEVELOPMENT.
8. DEDICATE TO SPRINT THE SPRINT EASEMENT AS INDICATED ON THE PLAT FOR PURPOSES OF ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THEIR TELECOMMUNICATION EQUIPMENT.
9. DEDICATE TO FLORIDA POWER AND LIGHT COMPANY: FLORIDA POWER AND LIGHT EASEMENT AS INDICATED ON THE PLAT FOR PURPOSES OF ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THEIR UTILITIES.
10. DEDICATE TO LEE COUNTY UTILITIES: ALL LEE COUNTY UTILITY EASEMENTS (L.C.U.E.) AS INDICATED HEREON.

IN WITNESS WHEREOF, TOLL ESTERO LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED BY ITS GENERAL PARTNER, TOLL FL GP CORPORATION, A FLORIDA CORPORATION, BY RALPH REINERT ITS VICE PRESIDENT THIS 27th DAY OF October, 2003.

WITNESS 1
Raymond S. Thibodeaux
PRINTED NAME
Raymond S. Thibodeaux
WITNESS 2
Jim Madden
PRINTED NAME
Jim Madden

TOLL ESTERO LIMITED PARTNERSHIP,
A FLORIDA LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER,
TOLL FL GP CORPORATION
A FLORIDA CORPORATION
BY: *Ralph Reinert*
RALPH REINERT, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF LEE } 55

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF October, 2003 BY RALPH REINERT, VICE PRESIDENT OF TOLL FL GP CORPORATION, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID COMPANY.

COMMISSION NUMBER
COMMISSION EXPIRES
Charles E. Byrne
NOTARY PUBLIC - STATE OF FLORIDA
Charles E. Byrne
PRINTED NAME
Charles E. Byrne

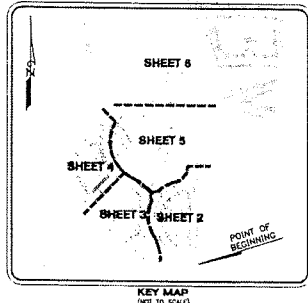
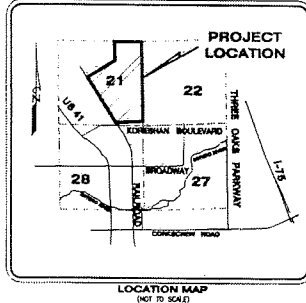
LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21, THENCE ALONG THE EAST LINE OF SECTION 21, N.00°47'20"W., A DISTANCE OF 844.8 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF KORESHAN BOULEVARD (AS DESCRIBED IN O.R. BOOK 2163, PAGES 1461 - 1462); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE WESTERLY 80.05 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11420.00 FEET AND A CENTRAL ANGLE OF 0°07'40"S (CHORD BEARING N 88°45'38"W., 80.05 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) COURSES: 1) WESTERLY, 472.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11420.00 FEET AND A CENTRAL ANGLE OF 0°22'16" (CHORD BEARING N 87°23'46"W., 472.78 FEET) TO A POINT OF TANGENCY; 2) N.86°12'38"W., 1148.53 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF A SEABOARD COAST RAILROAD RIGHT-OF-WAY (130' RIGHT-OF-WAY), N.02°35'07"W., 2513.24 FEET TO A POINT ON THE SOUTHEASTERN BOUNDARY OF THE VINTAGE GOLF AND COUNTRY CLUB ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37 PAGE 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTHEASTERN AND EASTERLY BOUNDARY OF SAID THE VINTAGE GOLF AND COUNTRY CLUB, FOR THE FOLLOWING TWO (2) COURSES: 1) N.44°54'52"E., 2370.41 FEET; 2) N.02°54'41"W., 1318.03 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 21; THENCE ALONG SAID NORTH BOUNDARY S.89°29'48"E., 1122.89 FEET; THENCE S.00°53'52"E., 700.21 FEET; THENCE S.89°29'23"E., 120.04 FEET; THENCE S.00°53'52"E., 1948.00 FEET; THENCE S.00°47'20"E., 2951.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 228.873 ACRES, MORE OR LESS.

BELLE LAGO A SUBDIVISION OF A PORTION OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERVISED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

- C - CENTERLINE
- O - PERMANENT CONTROL POINT (PCP); SET NAIL AND DISC
- HEIT & ASSOC. INC. LB 148
- C - DENOTES A CURVE NUMBER REFERENCED TO A CURVE TABLE.
- D.E. - DRAINAGE EASEMENT
- F.P.L.E. - FLORIDA POWER & LIGHT UTILITY EASEMENT
- (NR) - NON-RADIAL BEARING
- OR - OFFICIAL RECORDS BOOK/PAGE.
- P.B. - PLAT BOOK/PAGE
- - UNLESS OTHERWISE NOTED, ALL PERMANENT REFERENCE MONUMENT (PRM): 4"x4" CONCRETE MONUMENT WITH BRASS DISK "HEIT & ASSOC. INC LB 148"
- P.O.B. - POINT OF BEGINNING
- P.U.E. - PUBLIC UTILITY EASEMENT
- R/W - RIGHT-OF-WAY
- LI - DENOTES A LINE NUMBER REFERENCED TO A LINE TABLE.
- I.R.E. - IRRIGATION EASEMENT
- RAD. - RADIUS
- SF - SQUARE FEET
- L.C.U.E. - LEE COUNTY UTILITY EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT

SURVEYORS NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST BOUNDARY OF THE SOUTHWEST ONE-QUARTER HAVING A BEARING OF S.00°47'20"E.
2. ALL CURVES SHOWN HEREON ARE CIRCULAR CURVES.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
4. UNLESS OTHERWISE NOTED, ALL PRMS ARE SET "4"x4" CONCRETE MONUMENTS WITH A BRASS DISK "HEIT & ASSOC. INC LB 148"
5. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
6. THE 20 FEET LAKE MAINTENANCE EASEMENTS AROUND THE LAKES AS REQUIRED IS PROVIDED WITHIN THE TRACTS DESIGNATED AS A LAKE MAINTENANCE EASEMENTS AND ONLY 15 FEET OF THE 20 FEET REQUIRED AFFECTS SOME OF THE LOTS AS SHOWN HEREIN.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "BELLE LAGO" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRMS) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT AND THAT THE PERMANENT CONTROL POINTS (PCPs) AS SHOWN HEREON WILL BE SET WITHIN TWO MONTHS AFTER THE COMPLETION OF REQUIRED IMPROVEMENTS.

HEIT & ASSOCIATES, INC.
3800 COLONIAL BOULEVARD
SUITE 200
FORT MYERS, FLORIDA 33912
(LICENSED BUSINESS NO. 148)
Randall L. Hendrix
RANDALL L. HENDRIX
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 6091

DATE: 10/21/03

NOTICE

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 31st DAY OF October, 2003.

John E. Albion
CHAIRMAN OF THE BOARD
PRINTED NAME
John E. Albion
John E. Albion
COUNTY ATTORNEY
PRINTED NAME
John E. Albion
Mary Gibbs
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT
PRINTED NAME
Mary Gibbs

Charlie Green
CLERK OF COURT
PRINTED NAME
Charlie Green
Charlie Green
DIRECTOR, DEVELOPMENT SERVICES DIVISION
PRINTED NAME
Charlie Green

REVIEW BY THE DESIGNATED COUNTY P.S.M. DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF FLORIDA STATUTE CHAPTER 177, PART 1.

Sal Etienne PSM
COUNTY PROFESSIONAL SURVEYOR AND MAPPER
PRINTED NAME
Sal Etienne PSM

CLERK OF COURT CERTIFICATION 6081218

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "BELLE LAGO", A SUBDIVISION LOCATED IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 1:00 PM, THIS 21st DAY OF October, 2003, AND DULY RECORDED IN PLAT BOOK 76 AT PAGES 16 THROUGH 21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CLERK OF THE CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
Charlie Green
PRINTED NAME
Charlie Green

THIS INSTRUMENT PREPARED BY: RANDALL L. HENDRIX, P.S.M.

HEIT & ASSOCIATES, Inc.
Tampa • Fort Myers

PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE

Fort Myers Office
3800 Colonial Blvd. # 200
Fort Myers, Florida 33912
Phone: 941 402 7275
Fax: 941 482 7100

BELLE LAGO

A SUBDIVISION OF A PORTION OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

SCALE: 1" = 100'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	800.00	135°22'	473.85	243.99	466.76	N 131°19' W
2	700.00	49°28'	600.78	320.00	582.08	N 09°33' W
3	1000.00	2°50'40"	401.66	203.57	388.95	N 7°55'01" E
4	1000.00	1°07'30"	316.38	159.52	315.08	N 5°28'28" E
5	1000.00	0°43'30"	85.77	42.66	85.25	N 6°58'51" E
6	570.00	8°57'20"	594.41	678.78	813.02	N 1°29'43" E
7	570.00	8°57'20"	594.41	678.78	813.02	N 1°29'43" E
8	570.00	11°27'12"	113.96	57.17	113.77	N 6°43'47" E
9	100.00	10°04'14"	191.61	142.25	163.67	S 35°40'37" E
10	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
11	75.00	3°59'45"	52.35	27.29	51.30	N 66°37'09" W
12	100.00	3°59'45"	69.61	36.38	68.40	S 48°17'49" W
13	600.00	1°05'16"	168.47	84.79	167.57	N 38°54'38" W
14	350.00	0°44'23"	28.46	14.74	29.45	N 67°00'44" E
15	375.00	7°07'18"	440.54	504.34	544.31	N 1°29'43" E
16	862.50	2°31'28"	354.12	179.50	351.64	N 0°58'22" W
17	737.50	22°30'43"	289.77	146.78	287.81	N 0°27'59" W
18	67.50	4°08'03"	51.84	26.48	50.78	N 7°24'37" E
19	742.50	4°08'03"	636.73	335.42	617.40	N 0°27'59" W
20	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
21	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
22	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
23	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
24	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
25	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
26	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
27	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
28	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
29	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
30	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
31	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
32	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
33	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
34	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
35	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
36	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
37	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
38	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
39	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
40	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
41	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
42	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
43	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
44	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
45	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
46	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
47	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
48	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
49	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
50	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
51	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
52	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
53	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
54	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
55	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
56	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
57	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
58	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
59	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
60	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
61	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
62	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
63	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
64	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
65	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
66	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
67	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
68	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
69	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
70	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
71	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
72	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
73	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
74	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
75	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
76	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
77	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
78	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
79	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
80	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
81	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
82	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
83	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
84	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
85	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
86	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
87	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
88	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
89	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
90	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
91	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
92	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
93	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
94	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
95	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
96	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
97	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
98	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
99	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
100	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
101	100.00	8°41'08"	164.36	107.58	146.48	S 48°17'49" W
102	20.00	5°38'43"	20.46	11.23	19.58	N 48°18'23" E
103	75.00	0°38'29"	53.79	26.81	53.78	S 32°59'54" E

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N 03°47'22" E	18.07
L2	N 03°47'22" E	18.07
L3	N 03°47'22" E	18.07
L4	N 03°47'22" E	18.07
L5	N 03°47'22" E	18.07
L6	N 03°47'22" E	18.07
L7	N 03°47'22" E	18.07
L8	N 03°47'22" E	18.07
L9	N 03°47'22" E	18.07
L10	N 03°47'22" E	18.07
L11	N 03°47'22" E	18.07
L12	N 03°47'22" E	18.07
L13	N 03°47'22" E	18.07
L14	N 03°47'22" E	18.07
L15	N 03°47'22" E	18.07
L16	N 03°47'22" E	18.07
L17	N 03°47'22" E	18.07
L18	N 03°47'22" E	18.07
L19	N 03°47'22" E	18.07
L20	N 03°47'22" E	18.07
L21	N 03°47'22" E	18.07
L22	N 03°47'22" E	18.07
L23	N 03°47'22" E	18.07
L24	N 03°47'22" E	18.07
L25	N 03°47'22" E	18.07
L26	N 03°47'22" E	18.07
L27	N 03°47'22" E	18.07
L28	N 03°47'22" E	18.07
L29	N 03°47'22" E	18.07
L30	N 03°47'22" E	18.07
L31	N 03°47'22" E	18.07
L32	N 03°47'22" E	18.07
L33	N 03°47'22" E	18.07

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
104	423.00	0°38'29"	56.41	28.25	56.37	S 32°59'54" E
105	423.00	0°38'29"	50.58	25.32	50.55	S 47°11'45" E
106	423.00	0°38'29"	50.58	25.32	50.55	S 47°11'45" E
107	423.00	0°38'29"	56.41	28.25	56.37	S 32°59'54" E
108	775.00	0°41'58"	58.61	29.32	58.59	S 36°37'48" E
109	775.00	0°41'58"	58.61	29.32	58.59	S 36°37'48" E
110	775.00	0°41'58"	57.99	29.02	57.92	S 47°12'16" E
111	625.00	0°30'32"	55.5	2.78	55.5	S 48°22'00" E
112	625.00	0°30'32"	55.5	2.78	55.5	S 48°22'00" E
113	585.00	0°14'59"	57.04	3.52	19.04	S 23°37'00" E
114	585.00	0°50'33"	53.23	26.63	53.21	S 10°40'14" E
115	585.00	0°50'33"	53.23	26.63	53.21	S 10°40'14" E
116	331.00	0°38'54"	67.36	35.95	59.74	N 1°35'04" E
117	331.00	0°38'54"	74.50	40.12	114.52	S 60°07'00" E
118	331.00	0°38'54"	74.50	40.12	114.52	S 60°07'00" E
119	585.00	0°14'59"	57.04	3.52	19.04	S 23°37'00" E
120	585.00	0°50'33"	53.23	26.63	53.21	N 21°00'59" E
121	585.00	0°50'33"	53.23	26.63	53.21	N 21°00'59" E
122	585.00	0°30'32"	55.5	2.78	55.5	N 21°00'59" E
123	585.00	0°30'32"	55.5	2.78	55.5	N 21°00'59" E
124	745.00	0°50'33"	66.65	33.35	66.63	N 1°05'23" E
125	745.00	0°50'33"	66.65	33.35	66.63	N 1°05'23" E
126	585.00	0°50'33"	53.23	26.63	53.21	N 1°05'23" E
127	585.00	0°50'33"	53.23	26.63	53.21	N 1°05'23" E
128	585.00	0°30'32"	55.5	2.78	55.5	N 1°05'23" E
129	585.00	0°30'32"	55.5	2.78	55.5	N 1°05'23" E
130	331.00	0°38'54"	67.36	35.95	59.74	N 1°35'04" E
131	331.00	0°38'54"	74.50	40.12	114.52	N 1°35'04" E
132	585.00	0°14'59"	57.04	3.52	19.04	N 23°37'00" E
133	585.00	0°50'33"	53.23	26.63	53.21	N 23°37'00" E
134	585.00	0°50'33"	53.23	26.63	53.21	N 23°37'00" E
135	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
136	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
137	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
138	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
139	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
140	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
141	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
142	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
143	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
144	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
145	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
146	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
147	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
148	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
149	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
150	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
151	331.00	0°38'54"	67.36	35.95	59.74	N 1°35'04" E
152	331.00	0°38'54"	74.50	40.12	114.52	N 1°35'04" E
153	331.00	0°38'54"	74.50	40.12	114.52	N 1°35'04" E
154	585.00	0°14'59"	57.04	3.52	19.04	N 23°37'00" E
155	585.00	0°50'33"	53.23	26.63	53.21	N 23°37'00" E
156	585.00	0°50'33"	53.23	26.63	53.21	N 23°37'00" E
157	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
158	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
159	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
160	585.00	0°30'32"	55.5	2.78	55.5	N 23°37'00" E
161	745.00	0°50'33"	66.65	33.35	66.63	N 23°37'00" E
162	745.00	0°50'33"	66.65	33.35	66.63	N 23°37'00" E
163	745.00	0°50'33"	66.65	33.35	66.63	N 23°37'00" E
164	585.00	0°50'33"	53.23	26.63	53.21	N 23°49'47" E
165	585.00	0°50'33"	53.23	26.63	53.21	N 23°49'47" E
166	585.00	0°30'32"	55.5	2.78	55.5	N 23°49'47" E
167	585.00	0°30'32"	55.5	2.78	55.5	N 23°49'47" E
168	585.00	0°30'32"	55.5	2.78	55.5	N 23°49'47" E
169	585.00	0°30'32"	55.5	2.78	55.5	N 23°49'47" E
170	585.00	0°30'32"	55.5	2.78	55.5	N 23°49'47" E
171	585.00	0°30'32"	55.5	2.78	55.5	N 23°49'47" E
172	585.00	0°30'32"	55.5	2.78	55.5	N 23°49'47" E
173	585.00	0°30'32"	55.5	2.78	55.5	N 23°49'47" E
174	585.00	0°30'32"	55.5	2.78	55.5	N 23°49'47" E
175	585.00	0°30'32"	55.5	2.78	55.5	N 23°49'47" E
176	585.00	0°30'32"	55.5	2.78	55.5	N 23°49'47" E
177	585.00	0°30'32"	55.5	2.78	55.5	N 23°49'47" E
178	585.00	0°30'32"	55.5	2.78	55.5	N 23°49'47" E
179	585.00	0°30'32"	55.5	2.78	55.5	N 23°49'47" E
180	742.24	1°42'51"	243.99	122.64	242.01	N 49°31'00" E
181	742.24	1°42'51"	243.99	122.64	242.01	N 49°31'00" E
182	742.24	0°35'31"	72.64	36.35	72.61	N 41°14'59" E
183	742.24	0°35'31"	72.64	36.35	72.61	N 41°14'59" E
184	585.00	0°50'33"	53.23	26.63	53.21	N 41°14'59" E
185	585.00	0°50'33"	53.23	26.63	53.21	N 41°14'59" E
186	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
187	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
188	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
189	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
190	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
191	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
192	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
193	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
194	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
195	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
196	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
197	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
198	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
199	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
200	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
201	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
202	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
203	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
204	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
205	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
206	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
207	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
208	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
209	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
210	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
211	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
212	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
213	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
214	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
215	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
216	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
217	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
218	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
219	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
220	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
221	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
222	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
223	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
224	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
225	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
226	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
227	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
228	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
229	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
230	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
231	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
232	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
233	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
234	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
235	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
236	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
237	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
238	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
239	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
240	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
241	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
242	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
243	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
244	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
245	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
246	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
247	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
248	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
249	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
250	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
251	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
252	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
253	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
254	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
255	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
256	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
257	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
258	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
259	585.00	0°30'32"	55.5	2.78	55.5	N 41°14'59" E
260	585.00	0°30'32"	55.5			

BELLE LAGO

A SUBDIVISION OF A PORTION OF

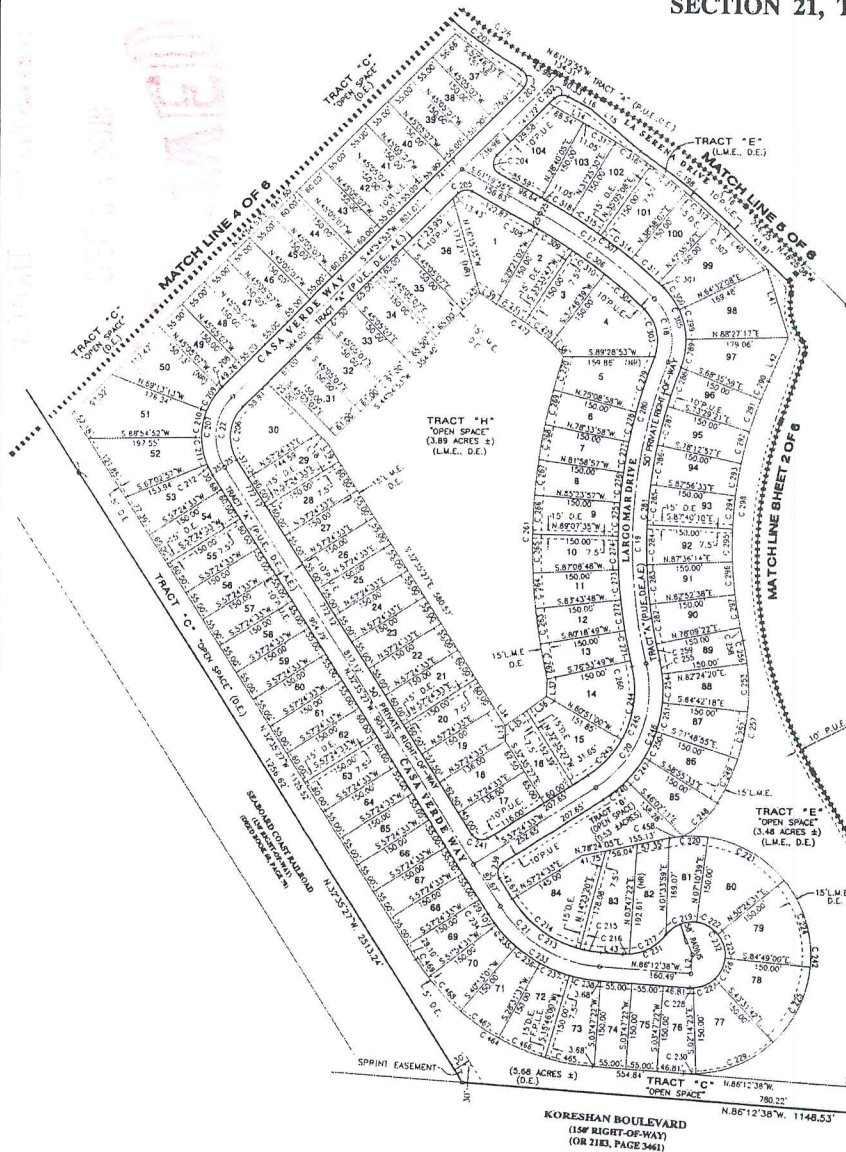
SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

PLAT BOOK 76 PAGE 18

SHEET 3 OF 6 SHEETS

200 100 0 100 200
SCALE: 1" = 100'



NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
16	1200.00	1454.47	312.34	157.06	311.48	N.5752.32°W
17	972.50	1441.10	249.27	125.32	248.59	S.5759.20°E
18	100.00	6902.43	118.76	67.51	111.91	S.5727.22°E
19	877.50	3512.12	539.15	278.38	539.71	S.5741.54°E
20	200.00	7112.46	248.56	143.22	232.89	S.2148.10°W
21	225.00	5237.11	210.56	113.70	202.96	N.5674.02°W
22	100.00	7730.20	135.27	80.71	125.18	N.6029.43°E
23	850.00	5630.49	868.07	476.15	830.83	S.7024.31°E
24	157.50	1992.12	204.41	100.46	200.16	N.5122.45°W
25	875.00	5431.54	831.79	450.98	801.73	N.5702.39°W
26	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
27	200.00	7745.12	25.74	15.00	24.00	S.0741.51°E
28	200.00	7745.12	25.74	15.00	24.00	S.0741.51°E
29	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
30	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
31	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
32	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
33	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
34	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
35	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
36	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
37	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
38	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
39	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
40	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
41	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
42	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
43	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
44	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
45	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
46	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
47	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
48	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
49	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
50	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
51	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
52	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
53	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
54	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
55	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
56	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
57	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
58	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
59	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
60	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
61	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
62	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
63	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
64	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
65	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
66	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
67	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
68	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
69	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
70	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
71	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
72	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
73	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
74	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
75	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
76	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
77	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
78	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
79	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
80	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
81	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
82	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
83	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
84	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
85	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
86	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
87	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
88	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
89	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
90	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
91	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
92	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
93	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
94	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
95	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
96	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
97	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
98	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
99	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W
100	200.00	7745.12	25.74	15.00	24.00	S.8147.29°W

CURVE DATA TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
281	1052.50	3715.11	574.10	294.39	567.01	S.0537.24°W
282	1052.50	3715.11	574.10	294.39	567.01	N.0434.13°E
283	1052.50	3715.11	574.10	294.39	567.01	N.0758.42°W
284	1052.50	3715.11	574.10	294.39	567.01	N.0258.74°W
285	1052.50	3715.11	574.10	294.39	567.01	N.0244.14°E
286	1052.50	3715.11	574.10	294.39	567.01	N.0618.33°E
287	1052.50	3715.11	574.10	294.39	567.01	N.0618.33°E
288	1052.50	3715.11	574.10	294.39	567.01	N.0618.33°E
289	1052.50	3715.11	574.10	294.39	567.01	N.0618.33°E
290	1052.50	3715.11	574.10	294.39	567.01	N.0618.33°E
291	1052.50	3715.11	574.10	294.39	567.01	N.0618.33°E
292	1052.50	3715.11	574.10	294.39	567.01	N.0618.33°E
293	1052.50	3715.11	574.10	294.39	567.01	N.0618.33°E
294	1052.50	3715.11	574.10	294.39	567.01	N.0618.33°E
295	1052.50	3715.11	574.10	294.39	567.01	N.0618.33°E
296	1052.50	3715.11	574.10	294.39	567.01	N.0618.33°E
297	1052.50	3715.11	574.10	294.39	567.01	N.0618.33°E
298	1052.50	3715.11	574.10	294.39	567.01	N.0618.33°E
299	1052.50	3715.11	574.10	294.39	567.01	N.0618.33°E
300	1052.50	3715.11	574.10	294.39	567.01	N.0618.33°E
301	997.00	3715.11	574.10	294.39	567.01	N.0618.33°E
302	1047.50	3705.52	19.65	9.83	19.65	N.4654.35°E
303	1047.50	3705.52	89.97	50.63	83.93	N.1723.22°W
304	947.50	1474.10	122.46	122.10	242.20	N.5856.20°W
305	125.00	807.40	146.85	84.39	138.88	N.1753.22°W
306	1047.50	1474.10	122.46	122.10	242.20	N.5856.20°W
307	947.50	1474.10	146.85	84.39	138.88	N.1753.22°W
308	947.50	0949.57	11.29	5.84	11.29	S.6659.36°W
309	947.50	0949.57	89.86	58.85	89.65	S.5857.20°W
310	947.50	0949.57	18.89	9.44	18.89	S.6659.36°W
311	997.00	3705.52	83.22	31.62	62.21	N.0412.57°W
312	997.00	3705.52	77.72	36.37	72.71	N.0412.57°W
313	997.00	3705.52	12.24	6.12	12.24	N.0412.57°W
314	997.00	3705.52	89.86	58.85	89.65	N.0412.57°W
315	997.00	3705.52	89.86	58.85	89.65	N.0412.57°W
316	997.00	3705.52	89.86	58.85	89.65	N.0412.57°W
317	1147.50	0745.25	55.21	27.61	55.21	N.5859.51°W
318	997.00	3705.52	89.86	58.85	89.65	N.0412.57°W
456	737.50	2723.08	262.83	132.82	261.44	N.0830.36°W
463	737.50	2723.08	374.34	202.14	386.07	N.5924.02°W
464	737.50	2723.08	374.34	202.14	386.07	N.5924.02°W
465	737.50	2723.08	374.34	202.14	386.07	N.5924.02°W
466	430.00	1745.31	89.07	44.72	88.89	N.6751.14°W
467	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
468	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
469	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
470	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
471	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
472	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
473	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
474	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
475	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
476	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
477	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
478	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
479	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
480	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
481	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
482	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
483	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
484	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
485	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
486	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
487	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
488	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
489	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
490	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
491	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
492	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
493	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
494	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
495	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
496	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
497	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
498	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
499	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W
500	430.00	1745.31	81.62	40.55	81.48	N.5537.44°W

BELLE LAGO

A SUBDIVISION OF A PORTION OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

PLAT BOOK 74 PAGE 19

SHEET 4 OF 6 SHEETS

200 100 0 100 200
SCALE: 1" = 100'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
23	850.00	10°45'33"	1281.10	803.23	1187.41	N.17°50'00"W
24	850.00	16°15'23"	241.17	121.40	240.36	S.05°18'35"W
25	850.00	58°30'48"	868.07	478.15	830.83	S.32°04'31"E
26	125.00	40°42'17"	124.33	64.92	121.73	S.65°18'01"W
27	100.00	77°30'07"	150.27	60.37	155.19	S.06°09'43"W
28	100.00	107°29'40"	178.89	124.59	155.97	S.87°50'17"E
29	100.00	79°34'18"	138.88	83.27	127.98	N.05°07'44"E
30	1050.00	31°31'44"	583.30	289.24	575.97	N.18°53'33"W
31	1080.00	18°05'18"	334.64	168.73	333.75	S.05°54'58"W
32	875.00	22°15'39"	355.23	180.10	352.80	N.11°37'05"E
33	875.00	54°31'54"	837.79	450.88	801.71	N.32°02'38"W
34	875.00	25°26'22"	388.50	197.51	385.32	S.12°42'27"W
35	20.00	89°37'54"	29.89	16.53	27.19	S.42°48'13"W
36	20.00	86°16'09"	30.83	18.52	27.34	S.50°18'45"W
37	20.00	81°13'56"	31.85	20.43	28.59	S.40°00'12"W
38	1035.00	04°14'09"	76.52	38.28	76.50	S.07°43'51"E
39	1035.00	09°02'38"	82.65	40.89	82.65	S.09°08'06"E
40	1035.00	04°43'25"	85.33	42.69	85.30	N.31°51'39"W
41	890.00	04°43'25"	73.37	36.71	73.35	N.31°51'39"W
42	890.00	05°02'19"	78.22	38.18	78.24	N.32°58'47"W
43	1035.00	05°02'19"	81.02	40.54	81.00	N.32°58'47"W
44	1035.00	04°50'58"	87.80	43.83	87.58	N.32°02'08"W
45	880.00	04°50'58"	75.33	37.69	75.31	N.17°05'30"W
46	890.00	05°02'19"	78.22	38.18	78.24	N.17°05'30"W
47	1035.00	05°02'19"	81.02	40.54	81.00	N.17°05'30"W
48	1035.00	04°43'25"	85.33	42.69	85.30	N.12°12'36"W
49	890.00	04°10'37"	84.88	42.46	84.87	N.12°29'21"W
50	125.00	79°34'18"	173.60	104.09	158.88	N.05°07'44"E
51	125.00	22°16'12"	50.84	25.78	50.49	N.33°15'47"E
52	125.00	29°58'35"	68.40	33.47	64.68	N.06°07'23"E
53	125.00	29°17'30"	57.36	28.19	56.86	N.21°30'40"W
54	1035.00	05°02'19"	81.02	40.54	81.00	N.34°26'23"W
55	890.00	05°02'19"	78.22	38.18	78.24	S.34°26'23"W
56	890.00	37°13'55"	516.21	265.59	509.00	S.27°00'40"E
57	125.00	102°29'40"	223.81	155.73	194.56	N.82°30'17"W
58	125.00	26°09'39"	91.07	45.04	96.58	S.57°18'43"W
59	125.00	30°22'35"	66.27	33.93	65.50	S.86°15'49"W
60	125.00	43°52'37"	100.28	53.00	87.80	N.52°34'10"W
61	125.00	102°29'40"	134.17	93.44	116.58	N.87°50'17"E
62	75.00	77°30'20"	101.45	60.20	83.89	N.08°09'43"E
63	75.00	77°30'20"	169.09	100.33	156.49	N.08°09'43"E
64	125.00	48°55'51"	192.39	94.28	99.55	S.21°28'38"W
65	125.00	30°34'29"	66.70	34.17	65.92	S.17°18'12"E
66	150.00	49°42'17"	106.56	55.64	104.34	N.85°18'01"E
67	150.00	31°15'29"	81.83	41.86	80.82	N.60°23'37"E
68	150.00	09°26'48"	24.73	12.39	24.70	N.80°53'48"E
69	220.00	88°52'05"	31.02	19.61	28.00	S.49°56'48"E
70	1085.00	03°17'49"	68.75	34.38	68.73	S.07°19'40"E
71	1085.00	04°08'56"	78.57	39.30	78.55	S.11°13'02"E
72	1085.00	04°08'56"	78.57	39.30	78.55	S.15°21'59"E
73	1235.00	03°25'49"	77.89	38.96	77.86	S.12°38'03"E
74	1235.00	04°08'56"	89.43	44.74	89.41	S.19°30'55"E
75	1085.00	04°08'56"	78.57	39.30	78.55	S.19°30'55"E
76	1085.00	04°08'56"	78.57	39.30	78.55	S.23°29'52"E
77	1235.00	04°08'56"	89.43	44.74	89.41	S.23°29'52"E
78	1235.00	08°00'20"	129.45	64.78	129.39	S.28°44'30"E
79	1085.00	04°07'10"	78.01	38.02	77.99	N.27°47'55"W
80	1085.00	04°47'35"	90.87	45.46	90.84	N.32°15'22"W
81	75.00	79°34'18"	104.18	62.48	85.89	S.05°07'44"E
82	125.00	17°54'13"	385.81	200.49	384.14	S.22°30'55"E
83	1085.00	29°08'39"	551.80	282.06	548.97	N.20°05'09"W
84	200.00	49°43'17"	142.09	74.19	139.12	N.65°16'01"E
85	200.00	19°27'42"	38.52	18.31	38.47	S.80°42'19"W
86	200.00	20°57'05"	73.13	36.98	72.73	S.84°40'55"W
87	200.00	09°17'29"	32.43	16.25	32.40	S.49°33'38"W
88	20.00	89°37'39"	30.18	16.80	27.40	N.42°23'25"E
89	1085.50	08°43'41"	127.23	63.89	127.18	N.02°31'31"E
90	1085.50	02°51'36"	54.09	27.05	54.08	N.07°19'09"E
91	87.00	54°38'20"	82.97	44.94	78.86	N.18°34'12"W
92	58.00	80°48'15"	91.92	58.62	87.80	N.00°29'15"W
93	58.00	22°47'45"	33.94	60.90	84.00	S.88°41'14"E
94	880.00	01°28'30"	20.81	11.46	22.81	S.27°56'00"W
95	880.00	08°12'35"	127.53	63.87	127.42	S.18°05'28"W
96	88.00	57°14'59"	37.25	31.88	55.57	S.13°38'52"E
97	1035.00	02°58'27"	17.80	8.80	17.80	S.14°28'23"E
98	58.00	24°50'55"	243.81	98.76	100.03	N.74°32'07"E
99	1035.00	05°00'11"	90.38	45.23	90.35	S.11°29'04"W
100	1035.00	05°00'11"	77.72	38.46	77.69	S.11°29'04"W
101	890.00	05°03'32"	78.58	39.32	78.56	S.08°27'13"W
102	1035.00	05°03'32"	81.28	40.72	81.25	S.08°27'13"W
103	1035.00	04°27'23"	80.45	40.23	80.43	S.01°41'50"W
104	70.00	87°51'04"	32.76	21.39	29.22	S.47°27'18"E
105	1035.00	15°29'23"	279.81	140.76	278.96	N.07°12'55"E
106	875.00	02°10'43"	33.27	16.84	33.27	N.24°20'16"E



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N.23°29'17"W	23.00
L2	N.87°50'02"E	20.19
L3	N.08°09'43"E	23.86
L4	S.13°49'38"E	32.30
L5	S.14°36'24"W	31.50
L6	S.13°49'38"E	28.43
L7	S.13°49'38"E	11.54
L8	S.13°49'38"E	39.93
L9	S.13°49'38"E	99.11
L10	N.12°49'38"W	131.40
L11	N.05°05'27"E	81.02
L12	S.10°23'43"E	83.44
L13	S.10°23'43"E	8.49
L14	S.10°23'43"E	91.93

NOTES
1. ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES, THEREBY.
2. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
3. SEE AREA TABLE ON SHEET 5 OF 6 FOR A FULL LIST OF AREAS.

THIS INSTRUMENT PREPARED BY: **HEIDT & ASSOCIATES, INC.**
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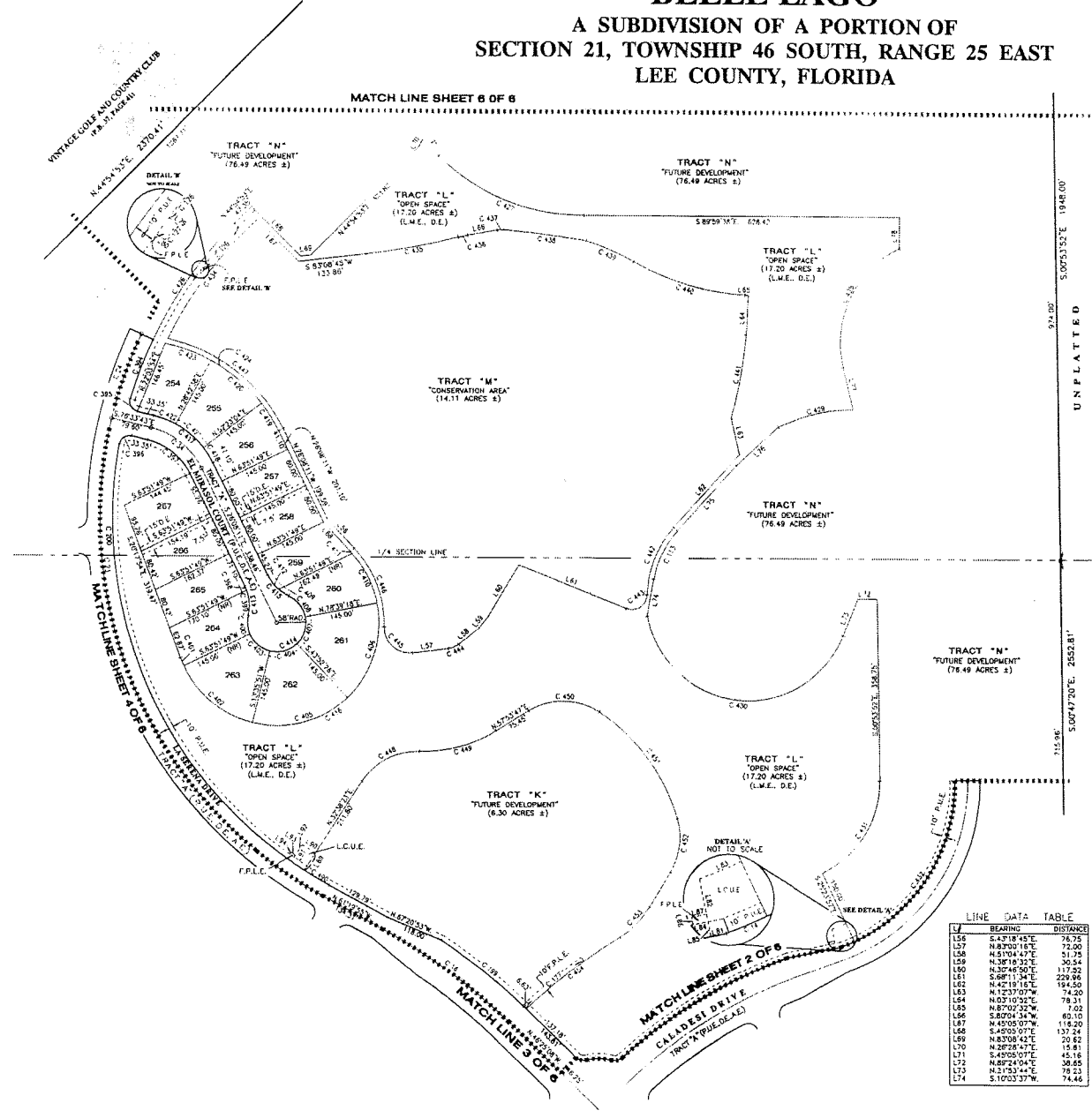
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BELLE LAGO

A SUBDIVISION OF A PORTION OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

PLAT BOOK 76 PAGE 20
SHEET 5 OF 6 SHEETS

SCALE: 1" = 100'



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
14	350.00	04°48'33"	28.45	14.74	28.45	N 75°00'00" W
15	1200.00	14°54'43"	312.34	157.08	311.48	N 55°52'32" W
23	850.00	08°45'33"	1287.10	603.23	1187.81	N 1°55'05" W
24	850.00	11°58'21"	1173.86	58.79	1173.86	N 1°55'05" W
34	150.00	02°25'33"	132.01	70.63	127.78	N 1°20'25" W
113	191.00	32°16'40"	107.54	55.24	106.13	S 26°11'26" W
126	815.00	03°13'03"	107.42	53.79	107.35	S 41°08'19" W
126	815.00	03°13'03"	107.42	53.79	107.35	S 41°08'19" W
127	3240.00	00°42'11"	39.75	19.88	39.75	S 37°00'40" W
137	1002.36	00°50'20"	148.76	74.48	148.67	N 50°15'17" E
199	1242.30	09°22'11"	210.42	105.48	210.17	N 51°16'14" E
200	825.00	21°33'56"	1030.47	504.83	804.78	N 25°32'58" W
200	825.00	21°33'56"	1030.47	504.83	804.78	N 25°32'58" W
384	825.00	08°47'05"	128.49	63.37	126.37	N 1°55'05" W
395	20.00	23°12'16"	32.53	21.15	28.08	N 24°57'33" W
396	20.00	23°12'16"	32.53	21.15	28.08	N 24°57'33" W
397	125.00	02°25'33"	110.01	58.85	106.50	N 1°20'25" W
398	87.00	05°52'11"	8.91	4.46	8.51	S 23°12'05" E
399	87.00	05°52'11"	8.91	4.46	8.51	S 23°12'05" E
400	38.00	08°14'15"	38.12	19.00	38.11	N 45°01'03" W
401	203.00	04°56'10"	17.49	8.75	17.48	S 22°42'58" E
402	203.00	04°56'10"	17.49	8.75	17.48	S 22°42'58" E
403	38.00	05°12'27"	54.08	28.15	52.11	N 49°41'28" W
404	38.00	05°12'27"	54.08	28.15	52.11	N 49°41'28" W
405	203.00	07°28'17"	203.62	111.30	195.19	N 74°51'43" E
406	203.00	07°28'17"	203.62	111.30	195.19	N 74°51'43" E
407	58.00	07°28'17"	58.18	31.80	55.77	N 1°23'30" E
408	58.00	07°28'17"	58.18	31.80	55.77	N 1°23'30" E
409	87.00	05°52'11"	24.14	12.15	24.06	N 57°36'36" W
410	203.00	11°12'16"	110.56	56.69	108.20	N 28°56'50" W
411	203.00	11°12'16"	110.56	56.69	108.20	N 28°56'50" W
412	87.00	05°52'11"	35.73	18.12	35.48	N 37°54'04" W
413	87.00	05°52'11"	35.73	18.12	35.48	N 37°54'04" W
414	58.00	07°28'17"	58.18	31.80	55.77	N 1°23'30" E
415	87.00	05°52'11"	35.73	18.12	35.48	N 37°54'04" W
416	203.00	07°28'17"	203.62	111.30	195.19	N 74°51'43" E
417	175.00	02°25'33"	154.02	82.40	149.09	N 51°20'37" W
418	175.00	02°25'33"	154.02	82.40	149.09	N 51°20'37" W
419	320.00	11°28'49"	64.11	32.16	64.00	N 31°53'33" W
420	320.00	11°28'49"	64.11	32.16	64.00	N 31°53'33" W
421	175.00	02°25'33"	154.02	82.40	149.09	N 51°20'37" W
422	175.00	02°25'33"	154.02	82.40	149.09	N 51°20'37" W
423	320.00	11°28'49"	64.11	32.16	64.00	N 31°53'33" W
424	320.00	11°28'49"	64.11	32.16	64.00	N 31°53'33" W
425	825.00	19°29'15"	280.80	141.87	279.23	N 35°10'13" E
426	400.00	05°48'43"	319.83	169.02	311.38	S 67°59'30" E
427	400.00	05°48'43"	319.83	169.02	311.38	S 67°59'30" E
428	208.00	07°43'29"	242.18	123.61	243.61	N 29°29'02" W
429	350.00	07°27'59"	155.50	79.05	154.22	S 78°22'28" W
430	205.00	14°59'02"	329.48	169.13	328.86	S 84°40'15" E
431	100.00	02°25'33"	228.63	128.64	228.63	S 31°51'02" W
432	350.00	07°27'59"	155.50	79.05	154.22	S 78°22'28" W
434	800.00	21°06'33"	285.44	149.42	293.76	N 37°00'40" E
435	1434.08	02°25'33"	1488.45	732.48	1488.45	N 37°00'40" E
436	280.00	04°28'25"	19.37	9.89	19.37	N 77°23'11" E
437	50.00	14°54'31"	13.01	6.54	12.97	N 87°31'49" E
438	2000.00	04°43'17"	154.81	82.45	164.78	S 82°39'17" E
439	470.00	02°27'49"	102.53	51.32	102.53	S 66°24'11" E
440	500.00	02°42'13"	233.03	118.67	230.93	S 73°41'25" E
441	1000.00	04°40'47"	188.82	84.86	188.71	S 10°15'51" W
442	301.00	11°52'33"	145.80	74.33	145.72	S 20°11'05" W
443	30.00	11°10'43"	58.16	43.71	49.47	S 58°16'10" W
444	40.00	11°52'33"	22.39	11.44	22.30	S 67°02'31" W
445	20.00	08°10'00"	86.79	58.42	93.97	N 47°31'14" W
446	213.00	05°48'43"	170.80	90.29	166.28	N 21°00'00" W
447	330.00	02°00'34"	299.55	160.99	269.37	N 57°08'26" W
448	130.00	08°10'00"	134.28	73.81	128.37	N 62°13'02" E
449	270.00	03°58'02"	159.83	82.33	157.51	N 74°51'43" E
450	130.00	05°35'13"	148.81	83.76	140.82	S 89°18'37" E
451	360.00	02°15'25"	267.67	138.66	262.19	S 36°00'00" E
452	135.00	05°58'29"	110.80	58.82	107.54	S 67°18'44" W
453	180.00	27°06'20"	85.15	43.39	84.38	S 44°20'11" W
454	1200.00	11°10'30"	234.39	117.87	234.21	S 52°18'04" W
490	825.00	03°58'18"	57.18	28.61	57.18	N 50°20'46" W

LINE DATA TABLE

LINE	BEARING	DISTANCE
L56	S 43°18'45" E	76.75
L57	N 83°50'16" E	72.00
L58	N 51°04'47" E	21.25
L59	N 38°16'32" E	30.54
L60	N 30°46'00" E	111.25
L61	S 68°11'34" E	229.96
L62	N 42°18'16" E	194.50
L63	N 12°37'07" W	74.20
L64	N 03°10'02" E	78.31
L65	N 87°02'32" W	1.02
L66	S 87°04'34" W	83.10
L67	N 43°05'07" W	116.20
L68	S 45°03'07" E	137.24
L69	N 83°08'42" E	20.62
L70	N 28°28'47" E	15.81
L71	S 43°05'07" E	111.25
L72	N 89°24'04" E	38.85
L73	N 51°33'42" E	25.00
L74	S 10°03'37" W	74.46

LINE DATA TABLE

LINE	BEARING	DISTANCE
L75	S 42°19'16" W	174.88
L76	S 47°22'32" W	113.10
L77	S 17°18'05" E	86.47
L78	S 00°00'17" W	60.42
L79	S 52°30'14" E	5.00
L80	S 53°20'25" E	5.00
L81	S 76°54'33" W	10.37
L82	N 11°25'27" W	38.89
L83	N 87°22'30" E	30.04
L84	N 11°25'27" W	10.00
L85	S 76°54'33" W	10.00
L86	N 11°25'27" W	5.00
L87	N 76°54'33" E	10.00
L88	S 47°18'45" E	78.33
L89	N 32°36'23" E	40.00
L90	N 55°01'00" E	30.61
L91	S 33°49'47" W	40.00
L92	S 54°46'58" W	25.00
L93	N 54°46'58" W	10.00
L94	S 35°32'14" W	5.00

NOTES

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- SEE AREA TABLE ON SHEET 2 OF 6 FOR LOT AREAS.

THIS INSTRUMENT PREPARED BY HANDELL L. HENDON, P.E., M.

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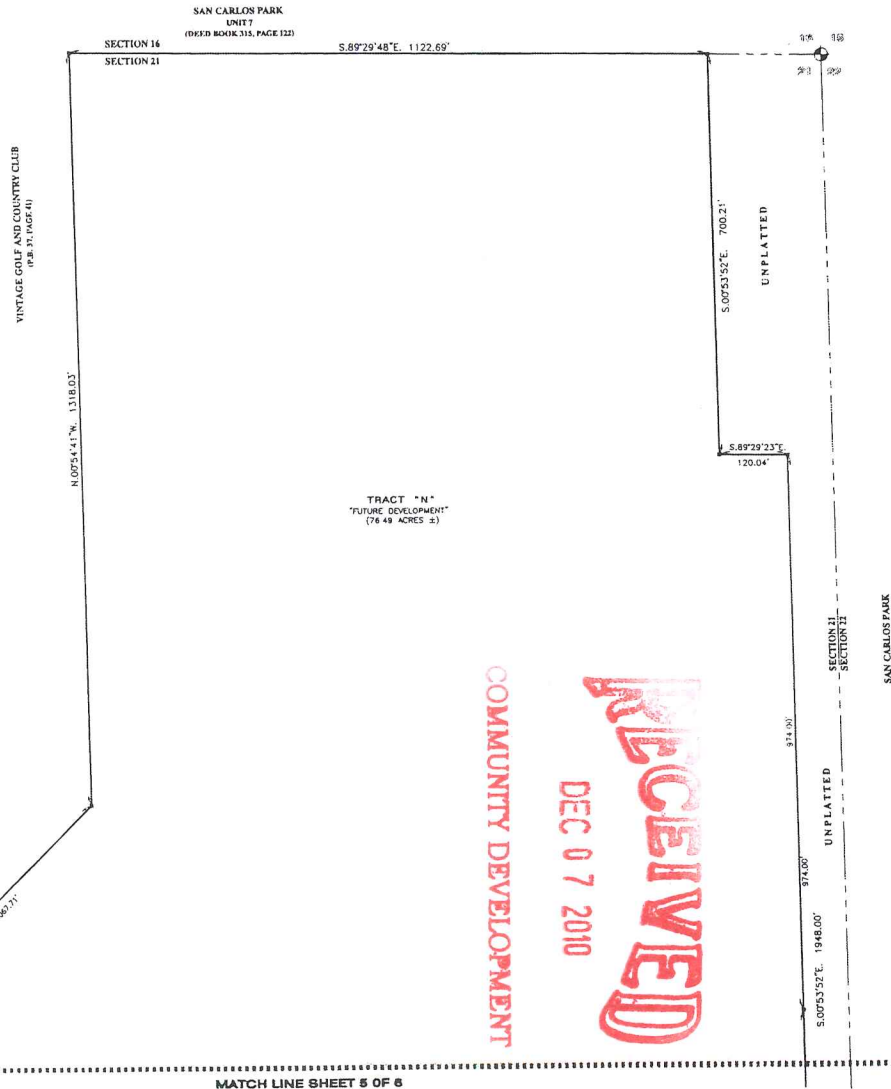
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BELLE LAGO

A SUBDIVISION OF A PORTION OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

PLAT BOOK 74 PAGE 21
SHEET 6 OF 6 SHEETS

200 100 0 100 200
SCALE: 1" = 100'



LOT AREA TABLE					
1	15749 SF	30	9629 SF	178	8350 SF
2	9627 SF	31	9627 SF	179	8868 SF
3	9627 SF	32	9627 SF	180	11116 SF
4	16866 SF	33	9627 SF	181	10388 SF
5	12289 SF	34	9627 SF	182	8700 SF
6	8743 SF	35	9627 SF	183	9000 SF
7	8743 SF	36	9627 SF	184	9000 SF
8	8743 SF	37	9627 SF	185	9000 SF
9	9538 SF	38	14899 SF	186	8250 SF
10	9538 SF	39	13981 SF	187	8250 SF
11	8743 SF	100	10194 SF	188	8250 SF
12	8743 SF	101	10601 SF	189	8250 SF
13	8743 SF	102	10279 SF	190	8250 SF
14	13126 SF	103	9756 SF	191	8250 SF
15	12287 SF	104	13397 SF	192	9000 SF
16	8887 SF	105	9846 SF	193	8250 SF
17	8754 SF	106	9531 SF	194	8250 SF
18	8500 SF	107	8208 SF	195	8250 SF
19	8488 SF	108	11008 SF	196	8250 SF
20	9000 SF	109	11449 SF	197	10064 SF
21	9000 SF	110	11449 SF	198	12631 SF
22	8250 SF	111	11449 SF	199	11506 SF
23	8250 SF	112	11264 SF	200	12113 SF
24	8250 SF	113	8250 SF	201	11813 SF
25	8250 SF	114	8250 SF	202	12113 SF
26	8250 SF	115	8250 SF	203	11506 SF
27	8250 SF	116	8250 SF	204	15944 SF
28	9000 SF	117	8250 SF	205	18811 SF
29	834 SF	118	8250 SF	206	18411 SF
30	13909 SF	119	8250 SF	207	12222 SF
31	9150 SF	120	9000 SF	208	11222 SF
32	9150 SF	121	9000 SF	209	12113 SF
33	9150 SF	122	8250 SF	210	12113 SF
34	8750 SF	123	8250 SF	211	12113 SF
35	8750 SF	124	9000 SF	212	12113 SF
36	12402 SF	125	9000 SF	213	12113 SF
37	10018 SF	126	8250 SF	214	12113 SF
38	8250 SF	127	8250 SF	215	11800 SF
39	8250 SF	128	8250 SF	216	2000 SF
40	8250 SF	129	8250 SF	217	12000 SF
41	8250 SF	130	8250 SF	218	12000 SF
42	8250 SF	131	12000 SF	219	12000 SF
43	9000 SF	132	11018 SF	220	11449 SF
44	9000 SF	133	11018 SF	221	11449 SF
45	8250 SF	134	11018 SF	222	12000 SF
46	8250 SF	135	8250 SF	223	11449 SF
47	8250 SF	136	8250 SF	224	11449 SF
48	8250 SF	137	8250 SF	225	11449 SF
49	8250 SF	138	11018 SF	226	11000 SF
50	12780 SF	139	10074 SF	227	12000 SF
51	17602 SF	140	8350 SF	228	12000 SF
52	12772 SF	141	9742 SF	229	12000 SF
53	9710 SF	142	8250 SF	230	11600 SF
54	9000 SF	143	8250 SF	231	12600 SF
55	9000 SF	144	8250 SF	232	15063 SF
56	8250 SF	145	8411 SF	233	15899 SF
57	8250 SF	146	9571 SF	234	15667 SF
58	8250 SF	147	8250 SF	235	12740 SF
59	8250 SF	148	8991 SF	236	12740 SF
60	8250 SF	149	8991 SF	237	12740 SF
61	8250 SF	150	8991 SF	238	12740 SF
62	9000 SF	151	9809 SF	239	16000 SF
63	9000 SF	152	9809 SF	240	12740 SF
64	8250 SF	153	8991 SF	241	12740 SF
65	8250 SF	154	8991 SF	242	12740 SF
66	8250 SF	155	8991 SF	243	12740 SF
67	8250 SF	156	8991 SF	244	12740 SF
68	8250 SF	157	8991 SF	245	12740 SF
69	9046 SF	158	8991 SF	246	12740 SF
70	9948 SF	159	8991 SF	247	12740 SF
71	9948 SF	160	9754 SF	248	12740 SF
72	10856 SF	161	9754 SF	249	12740 SF
73	10741 SF	162	11715 SF	250	12740 SF
74	8250 SF	163	13619 SF	251	14832 SF
75	8250 SF	164	8250 SF	252	13984 SF
76	9120 SF	165	10720 SF	253	12806 SF
77	14376 SF	166	11442 SF	254	14832 SF
78	14376 SF	167	10022 SF	255	15346 SF
79	15590 SF	168	10022 SF	256	11600 SF
80	15590 SF	169	9189 SF	257	11600 SF
81	3321 SF	170	9189 SF	258	12507 SF
82	11073 SF	171	9189 SF	259	13612 SF
83	12978 SF	172	9189 SF	260	18980 SF
84	14606 SF	173	10022 SF	261	18980 SF
85	9797 SF	174	10022 SF	262	17064 SF
86	10123 SF	175	9189 SF	263	12666 SF
87	10123 SF	176	9189 SF	264	13316 SF
88	10123 SF	177	9629 SF	265	12663 SF
89	8865 SF	178	8260 SF	266	14225 SF

1. ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES THEREOF.
2. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.

THIS INSTRUMENT PREPARED BY HENRIETTA L. HENDON, P.E., S.M.



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BELLE LAGO PHASE TWO

PLAT BOOK 82 PAGE 98
SHEET 1 OF 6 SHEETS

A REPLAT OF TRACT "N" OF BELLE LAGO AS RECORDED IN PLAT BOOK 76 AT PAGE 16, ALSO BEING A PORTION
OF LAND LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS THAT TOLL ESTERO LIMITED PARTNERSHIP, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED THIS PLAT OF "BELLE LAGO PHASE TWO" A REPLAT OF TRACT "N" OF BELLE LAGO, A SUBDIVISION LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY DEDICATE TO THE FOLLOWING:

1. DEDICATE TO THE BELLE LAGO HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, TRACTS C, D, E, AND F AS OPEN SPACE.
2. DEDICATE TO THE BELLE LAGO HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, TRACTS C, D, E, AND F AS OPEN SPACE.
3. DEDICATE TO THE BELLE LAGO HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, ALL IRRIGATION EXEMPTIONS (I.E.) AS INDICATED ON THE PLAT FOR PURPOSES OF ACCESS, CONSTRUCTION, INSTALLATION AND MAINTENANCE OF IRRIGATION FACILITIES.
4. DEDICATE TO THE BELLE LAGO HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, ALL DRAINAGE EXEMPTIONS (D.E.) AS INDICATED ON THE PLAT FOR PURPOSES OF ACCESS, WATER MANAGEMENT, CONSTRUCTION, INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES.
5. DEDICATE TO LICENSED PUBLIC AND PRIVATE UTILITIES, ALL PUBLIC UTILITY EXEMPTIONS (P.U.E.) AS INDICATED ON THE PLAT FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THEIR FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, CABLE TELEVISION SERVICES, TELEPHONE, GAS, ELECTRIC OR OTHER PUBLIC UTILITY PURPOSES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY WILL BE SOLELY RESPONSIBLE FOR THE DAMAGES TO THE FACILITIES OF A PUBLIC UTILITY.
6. DEDICATE TO THE BELLE LAGO HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, ALL LAKE MAINTENANCE EXEMPTIONS (L.M.E.) AS INDICATED ON THE PLAT FOR PURPOSES OF ACCESS, WATER MANAGEMENT, DRAINAGE AND/OR LAKE MAINTENANCE.
7. DEDICATE TO THE BELLE LAGO HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, ALL OF TRACT "N", AS INDICATED ON THE PLAT FOR PURPOSES OF WATER MANAGEMENT.
8. DEDICATE TO LEE COUNTY UTILITIES, ALL LEE COUNTY UTILITY EXEMPTIONS (L.C.U.E.) AS INDICATED HEREON FOR THE PURPOSES OF INSTALLATION REPAIR AND MAINTENANCE OF THEIR RESPECTIVE UTILITIES.
9. DEDICATE TO FLORIDA POWER AND LIGHT, ALL FLORIDA POWER AND LIGHT EXEMPTIONS (F.P.L.E.) AS INDICATED HEREON FOR THE PURPOSES OF INSTALLATION REPAIR AND MAINTENANCE OF THEIR RESPECTIVE UTILITIES.

IN WITNESS WHEREOF, TOLL ESTERO LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS GENERAL PARTNER, TOLL PL, GP CORPORATION, A FLORIDA CORPORATION, BY RALPH REINHART ITS VICE PRESIDENT THIS 27th DAY OF May, 2005.

WITNESS 1 DAVID TORRES
PRINTED NAME
WITNESS 2 DAVID TORRES
PRINTED NAME

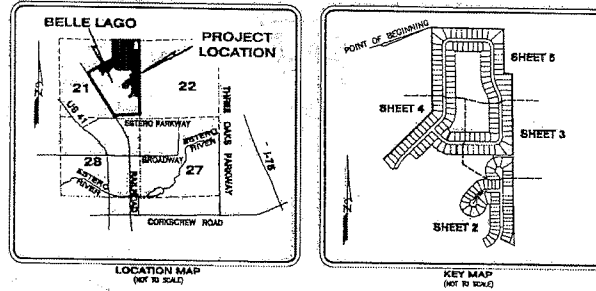
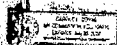
TOLL ESTERO LIMITED PARTNERSHIP,
A FLORIDA LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER,
TOLL PL, GP CORPORATION
A FLORIDA CORPORATION
By Ralph Reinhart V.P.
RALPH REINHART, VICE PRESIDENT

ACKNOWLEDGMENT

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF May, 2005 BY RALPH REINHART, VICE PRESIDENT OF TOLL PL, GP CORPORATION, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID COMPANY.

DD-196715-7-85-07
COMMISSION NUMBER COMMISSION EXPIRES

Charles E. Green
NOTARY PUBLIC - STATE OF FLORIDA
Charles E. Green
PRINTED NAME



NOTICE

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED. IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, ALSO BEING ALL OF TRACT "N" OF BELLE LAGO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 16 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "N" OF SAID BELLE LAGO, RUN THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, 5,892.24' N.E., 1122.89 FEET; THENCE ALONG A LINE LYING 200.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 21, 5,090.00 FEET; THENCE 5,090.00 FEET, 700.81 FEET; THENCE 5,090.00 FEET, 1,000.04 FEET; THENCE ALONG A LINE LYING 80.00 FEET WEST OF AND PARALLEL WITH SAID EAST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 21, 5,090.00 FEET; THENCE ALONG A LINE LYING 80.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 21, 5,090.00 FEET; THENCE 5,090.00 FEET, 232.33 FEET TO A POINT ON A CURVE; THENCE NORTHEAST, 190.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 271.17° (CHORD BEARING N.15°11'10"E, 188.40 FEET); THENCE S.88°05'00"W, 50.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, 400.11 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 87.93° (CHORD BEARING N.31°51'05"E, 378.67 FEET); THENCE N.25°23'07"W, 150.00 FEET TO A POINT ON A CURVE; THENCE NORTHEAST, 228.62 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 67°22'55" (CHORD BEARING N.31°51'05"E, 218.39 FEET) TO A POINT OF TANGENCY; THENCE N.07°53'52"W, 308.78 FEET; THENCE S.82°14'04"W, 38.65 FEET; THENCE S.21°34'40"W, 78.33 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 825.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 142°51'00" (CHORD BEARING N.84°15'15"W, 362.88 FEET); THENCE N.10°53'37"E, 74.46 FEET TO A POINT OF CURVATURE; THENCE NORTHEAST, 107.54 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 32°15'40" (CHORD BEARING N.26°11'24"E, 108.13 FEET) TO A POINT OF TANGENCY; THENCE N.42°19'18"E, 174.89 FEET; THENCE N.47°22'32"E, 113.10 FEET TO A POINT ON A CURVE; THENCE EAST, 135.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 29°27'20" (CHORD BEARING N.70°22'28"E, 154.32 FEET); THENCE N.15°10'05"W, 86.47 FEET TO A POINT OF CURVATURE; THENCE NORTHEAST, 282.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 77°43'20" (CHORD BEARING N.27°22'30"E, 264.00 FEET); THENCE N.05°01'17"E, 80.43 FEET; THENCE N.89°59'00"W, 828.42 FEET TO A POINT ON A CURVE; THENCE WESTERLY, 318.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 49°44'45" (CHORD BEARING N.87°59'30"W, 311.38 FEET) TO A POINT OF TANGENCY; THENCE N.40°05'07"W, 45.18 FEET; THENCE S.30°25'47"W, 15.81 FEET; THENCE S.44°54'53"W, 303.80 FEET; THENCE S.81°04'42"W, 20.62 FEET; THENCE N.40°05'07"W, 137.24 FEET; THENCE S.44°54'53"W, 47.35 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 200.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CENTRAL ANGLE OF 172°15'15" (CHORD BEARING S.35°10'15"W, 279.25 FEET); THENCE N.46°54'22"W, 50.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, 33.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 875.00 FEET AND A CENTRAL ANGLE OF 82°10'43" (CHORD BEARING S.24°20'16"W, 33.27 FEET); THENCE N.43°02'31"W, 226.86 FEET TO A POINT ON THE EASTERN BOUNDARY OF VINTAGE GOLF AND COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 41, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE ALONG SAID EASTERN BOUNDARY OF VINTAGE GOLF AND COUNTRY CLUB, THE FOLLOWING TWO (2) COURSES: 1) N.44°45'53"E, 1067.71 FEET; 2) N.00°54'41"W, 1318.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 78.44 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "BELLE LAGO PHASE TWO" A REPLAT OF TRACT "N" OF BELLE LAGO, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLETES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AT THE LOCATING POINTS ON THE PLAT AND THAT THE PERMANENT CONTROL POINTS (P.C.P.) AS SHOWN HEREON WILL BE SET WITHIN TWO MONTHS AFTER THE COMPLETION OF REQUIRED IMPROVEMENTS.

HEIDT & ASSOCIATES, INC.
3800 COLONIAL BOULEVARD
SUITE 200
FORT MYERS, FLORIDA 33912
(LICENSED BUSINESS NO. 146)

James H. Wilkerson
JAMES H. WILKERSON
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 154878

DATE: 5/31/05

NOTICE

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 8th DAY OF June, 2005.

William R. G. Gentry
CHAIRMAN OF THE BOARD
PRINTED NAME
Dawn E. Perry
DAWN E. PERRY, CLERK
ASSISTANT COUNTY ATTORNEY
Michael L. Harnen
MICHAEL L. HARNEN
DESIGNATED COUNTY P.S.M.

Charles E. Green
CHARLES E. GREEN
CLERK OF COURT
Michael J. Egan
MICHAEL J. EGAN
DIRECTOR, DIVISION OF DEVELOPMENT SERVICES

REVIEW BY THE DESIGNATED COUNTY P.S.M. DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF FLORIDA STATUTE CHAPTER 177, PART 1.
Michael L. Harnen
MICHAEL L. HARNEN
DESIGNATED COUNTY P.S.M.

CLERK OF COURT CERTIFICATION 8447958

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "BELLE LAGO PHASE TWO" A REPLAT OF TRACT "N" OF BELLE LAGO A SUBDIVISION LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 8:55 A.M. THIS 12th DAY OF June, 2005, AND DULY RECORDED IN PLAT BOOK 82, AT PAGES 98 THROUGH 103.

Charles E. Green
CHARLES E. GREEN
CLERK OF THE CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES H. WILKERSON, P.E.M.

HEIDT & ASSOCIATES, Inc.
Tampa • Fort Myers

CIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE

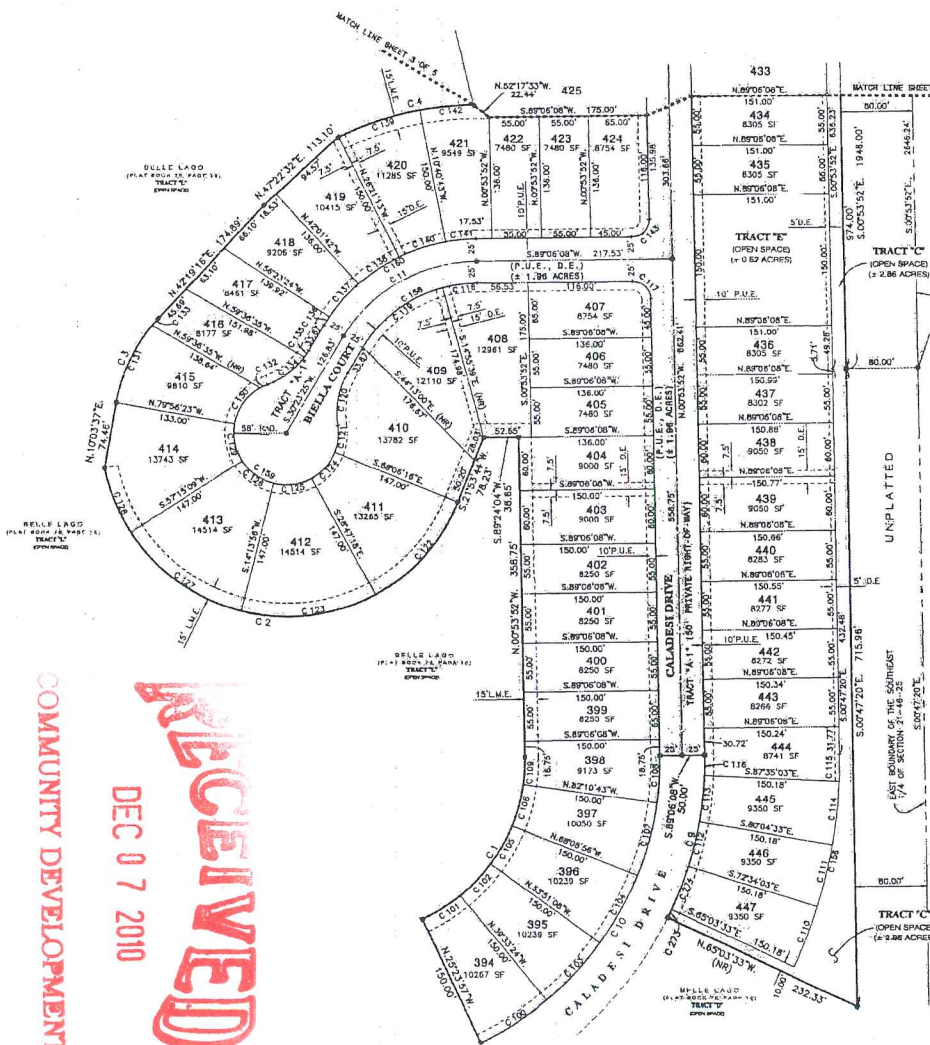
Fort Myers Office
3800 Colonial Blvd. # 200
Fort Myers, Florida 33912
Phone: 813-483-7776
FAX: 813-483-3103

BELLE LAGO PHASE TWO

A REPLAT OF TRACT "N" OF BELLE LAGO AS RECORDED IN PLAT BOOK 76 AT PAGE 16, ALSO BEING A PORTION OF LAND LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

PLAT BOOK 83 PAGE 99
SHEET 2 OF 5 SHEETS

SCALE: 1" = 60'



NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	200.00	89°29'55"	226.63	128.64	216.39	N.31°31'05"E
2	200.00	145°55'07"	325.48	168.13	302.88	N.84°40'15"E
3	181.00	32°15'40"	107.84	55.24	108.13	N.26°11'26"E
4	350.00	29°27'28"	155.50	79.05	154.22	N.78°22'28"E
5	400.00	27°18'17"	190.36	97.03	188.80	N.12°44'15"E
6	350.00	85°28'55"	400.11	225.12	378.67	S.31°51'05"W
7	175.00	58°42'42"	179.32	98.43	171.56	S.59°44'47"W
8	350.00	14°14'57"	86.98	43.71	86.35	N.57°28'54"E
9	200.00	14°17'56"	49.81	25.09	49.76	N.57°27'05"E
10	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
11	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
12	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
13	350.00	14°14'57"	86.98	43.71	86.35	N.57°28'54"E
14	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
15	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
16	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
17	350.00	14°14'57"	86.98	43.71	86.35	N.57°28'54"E
18	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
19	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
20	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
21	350.00	14°14'57"	86.98	43.71	86.35	N.57°28'54"E
22	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
23	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
24	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
25	350.00	14°14'57"	86.98	43.71	86.35	N.57°28'54"E
26	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
27	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
28	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
29	350.00	14°14'57"	86.98	43.71	86.35	N.57°28'54"E
30	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
31	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
32	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
33	350.00	14°14'57"	86.98	43.71	86.35	N.57°28'54"E
34	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
35	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
36	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
37	350.00	14°14'57"	86.98	43.71	86.35	N.57°28'54"E
38	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
39	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
40	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
41	350.00	14°14'57"	86.98	43.71	86.35	N.57°28'54"E
42	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
43	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
44	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
45	350.00	14°14'57"	86.98	43.71	86.35	N.57°28'54"E
46	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
47	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
48	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
49	350.00	14°14'57"	86.98	43.71	86.35	N.57°28'54"E
50	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
51	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
52	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
53	350.00	14°14'57"	86.98	43.71	86.35	N.57°28'54"E
54	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
55	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
56	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
57	350.00	14°14'57"	86.98	43.71	86.35	N.57°28'54"E
58	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
59	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
60	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
61	350.00	14°14'57"	86.98	43.71	86.35	N.57°28'54"E
62	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
63	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
64	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
65	350.00	14°14'57"	86.98	43.71	86.35	N.57°28'54"E
66	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
67	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
68	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
69	350.00	14°14'57"	86.98	43.71	86.35	N.57°28'54"E
70	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
71	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
72	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E
73	350.00	14°14'57"	86.98	43.71	86.35	N.57°28'54"E
74	200.00	14°11'42"	49.55	24.90	49.42	N.57°12'18"E

LEGEND

- PERMANENT CONTROL POINT (PCP); SET MAIL AND DISC
- "H" & ASSOC. INC. LB 148"
- DENOTES A CURVE NUMBER REFERENCED TO A CURVE TABLE
- BRASS DISK
- NON-RADIAL BEARING
- OFFICIAL RECORDS BOOK/PAGE
- PLAT BOOK/PAGE
- UNLESS OTHERWISE NOTED, ALL PERMANENT REFERENCE MONUMENT
- (PCP); 4"x4" CONCRETE MONUMENT WITH BRASS DISK "H" & ASSOC. INC. LB 148"
- P.C.B. - POINT OF BEGINNING
- P.U.E. - PUBLIC UTILITY EASEMENT
- R.A.D. - RADIAL
- SF - SQUARE FEET
- L.C.U.E. - LEE COUNTY UTILITY EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT

SURVEYORS NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST BOUNDARY OF THE SOUTHWEST ONE-QUARTER SECTION 21 HAVING A BEARING OF S.00°47'20"E.
- ALL CURVES SHOWN HEREON ARE CIRCULAR CURVES.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- UNLESS OTHERWISE NOTED, ALL PRISMS ARE SET 4"x4" CONCRETE MONUMENTS WITH A BRASS DISK "H" & ASSOC. INC. LB 148"
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- ALL RECORDING REFERENCES ARE TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

THIS INSTRUMENT PREPARED BY JAMES H. WILSON, P.S.M.

HEIDT & ASSOCIATES, Inc.
Tampa & Fort Myers

CIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE

Fort Myers Office
3800 Colonial Blvd # 200
Fort Myers, Florida 33912
Phone 239-461-1778
FAX 239-461-2103

SURVEYOR LICENSE NO. LB 148

ADD 2010-00100

COMMUNITY DEVELOPMENT

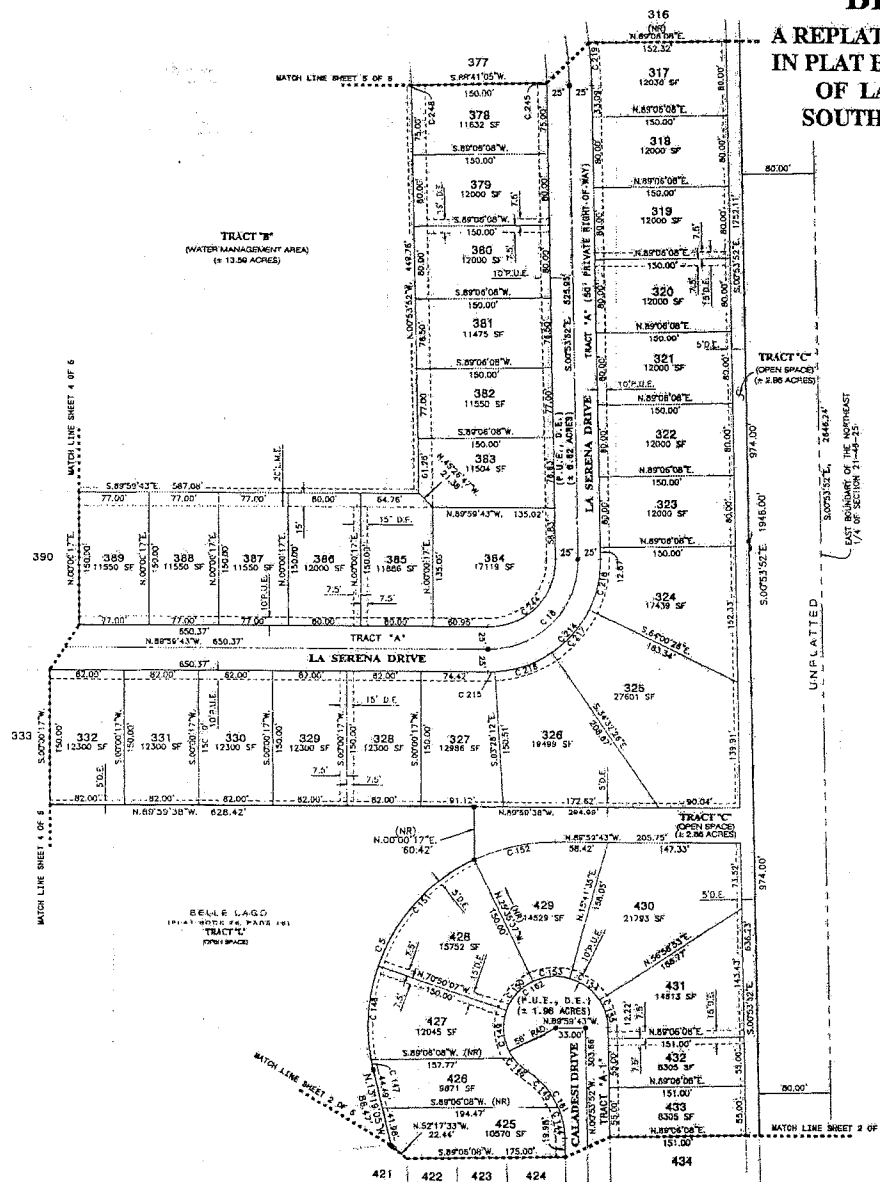
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BELLE LAGO PHASE TWO

PLAT BOOK 82 PAGE 100
SHEET 3 OF 5 SHEETS

A REPLAT OF TRACT "N" OF BELLE LAGO AS RECORDED
IN PLAT BOOK 76 AT PAGE 16, ALSO BEING A PORTION
OF LAND LYING IN SECTION 21, TOWNSHIP 46
SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

120 60 0 60 120
SCALE: 1" = 80'



NO.	RADIUS	CHORD	ARC	TANGENT	CHORD	BEARING
1	228.25	77.4378	282.16	167.61	281.02	N.22°52'39\"
18	100.00	80.7541	158.86	101.59	142.53	S.44°33'13\"
144	80.00	27.5409	26.95	16.23	35.74	N.12°20'57\"
145	93.00	33.7707	62.55	27.05	51.63	N.40°31'56\"
146	55.00	21.7724	21.72	10.89	21.59	N.40°31'56\"
147	208.00	67.1424	11.76	5.80	11.76	N.17°41'52\"
148	208.00	67.1424	106.18	54.26	106.01	N.04°33'37\"
149	50.00	54.5737	55.84	30.17	53.23	N.06°16'52\"
150	56.00	47.1430	45.80	24.17	44.62	N.41°47'08\"
151	208.00	45.1430	184.34	18.67	160.01	N.41°47'08\"
152	508.00	20.9611	93.84	47.38	92.17	N.77°12'17\"
153	56.00	41.1712	41.80	21.85	40.80	N.69°02'39\"
154	56.00	41.1712	41.80	21.85	40.80	S.53°39'48\"
155	56.00	32.0714	32.52	16.70	32.09	S.16°57'30\"
181	50.00	56.2116	88.52	48.21	85.00	N.27°04'30\"
182	56.00	23.8511	32.26	108.77	102.25	N.60°54'30\"
214	125.00	80.5410	126.32	126.89	126.18	N.44°33'13\"
215	125.00	87.9820	7.58	3.79	7.58	N.89°18'03\"
216	125.00	31.9414	67.79	34.75	66.86	N.70°59'17\"
217	125.00	28.7800	84.29	32.87	83.56	N.40°43'34\"
218	125.00	28.7800	36.67	29.88	36.13	N.17°32'51\"
219	475.00	08.4008	46.99	23.51	46.87	N.03°43'54\"
244	75.00	92.5110	116.89	76.19	106.90	N.44°33'13\"
245	425.00	06.2503	3.10	1.55	3.10	N.01°08'24\"
248	275.00	06.2503	2.90	1.50	2.90	N.01°08'24\"

LEGEND

- - PERMANENT CONTROL POINT (PCP), SET NAIL AND DISK
- HEIDT & ASSOC. INC. LB 148
- C - DENOTES A CURVE NUMBER REFERENCED TO A CURVE TABLE
- D.E. - DRAINAGE EASEMENT
- (NO) - NON-RADIAL BEARING
- OR - OFFICIAL RECORDS BOOK/PAGE
- P.B. - PLAT BOOK/PAGE
- - UNLESS OTHERWISE NOTED, ALL PERMANENT REFERENCE MONUMENT (PRM), 4"x4" CONCRETE MONUMENT WITH BRASS DISK "HEIDT & ASSOC. INC LB 148"
- P.O.B. - POINT OF BEGINNING
- P.U.E. - PUBLIC UTILITY EASEMENT
- RAD. - RADIAL
- SF - SQUARE FEET
- L.C.U.E. - LEE COUNTY UTILITY EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT

SURVEYORS NOTES

1. BEARINGS SHOWN HEREIN ARE BASED ON THE EAST BOUNDARY OF THE SOUTHWEST ONE-QUARTER SECTION 21 HAVING A BEARING OF S.00°47'20\"
2. ALL CURVES SHOWN HEREON ARE CIRCULAR CURVES.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
4. UNLESS OTHERWISE NOTED, ALL PRMS ARE SET 4"x4" CONCRETE MONUMENTS WITH A BRASS DISK "HEIDT & ASSOC. INC LB 148"
5. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
6. ALL RECORDING REFERENCES ARE TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

THIS INSTRUMENT PREPARED BY JAMIE N. WILSON, P.E., S.M.

HEIDT & ASSOCIATES, Inc.
Tampa • Fort Myers

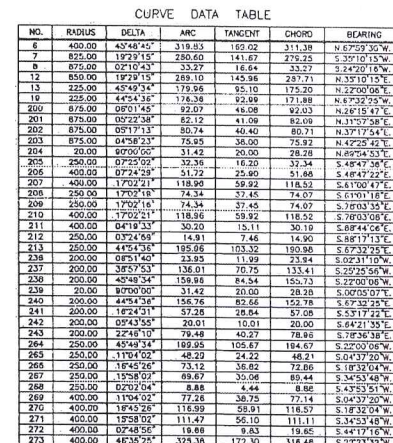
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 LANDSCAPE ARCHITECTURE

Fort Myers Office
 3650 Colonial Blvd., # 200
 Fort Myers, Florida 33912
 Phone: 255-4821/2275
 Fax: 255-4821/2105
 BUSINESS LICENSE NO. LB1148

PLAT BOOK 8a PAGE 101
SHEET 4 OF 5 SHEETS

120 80 0 60

SCALE: 1" = 60'



- - PERMANENT CONTROL POINT (PCP), SET MAIL AND DISC
- - THEFT & ASSOC., INC. LB 148"
- - DENOTES A CURVE NUMBER REFERENCED TO A CURVE TABLE
- - DRAINAGE FACILITY
- (DN) - NON-RADIAL BEARING
- (R) - RADIAL BEARING
- OR - OFFICIAL RECORDS BOOK/PAGE
- P - PLAT BOOK/PAGE
- UNLESS OTHERWISE NOTED, ALL PERMANENT REFERENCE MONUMENTS
- (PRIN), 4" x 4" CONCRETE
- MONUMENT WITH BRASS DISK "THEFT & ASSOC. INC LB 148"
- P.O.B. - POINT OF BEGINNING
- P.U.E. - PUBLIC UTILITY EASEMENT
- RAD. - RADIAL
- SF - SQUARE FEET
- LC.U.E. - LEASE COUNTY UTILITY EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- I.E. - IRRIGATION EASEMENT

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST BOUNDARY OF THE SOUTHWEST ONE-QUARTER SECTION 21 HAVING A BEARING OF S.00°47'20"E.
2. ALL CURVES SHOWN HEREON ARE CIRCULAR CURVES.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
4. UNLESS OTHERWISE NOTED, ALL PINS ARE SET 4"x4" CONCRETE MONUMENTS WITH A BRASS DISK "HEIOT & ASSOC. INC. LB 148"
5. ALL LINES ARE RADIAL, UNLESS OTHERWISE NOTED
6. ALL RECORDING REFERENCES ARE TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

THIS INSTRUMENT PREPARED BY JAMES N. WILKSON, P.S.A.



HEIDT & ASSOCIATES, Inc.
Tampa ♦ Fort Myers

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Fort Myers, Florida 33912
Phone: 239-482-7275
FAX: 239-482-2103

BUSINESS LICENSE NO. LB146

BELLE LAGO PHASE TWO

A REPLAT OF TRACT "N" OF BELLE LAGO AS RECORDED IN PLAT BOOK 76 AT PAGE 16, ALSO BEING A PORTION OF LAND LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

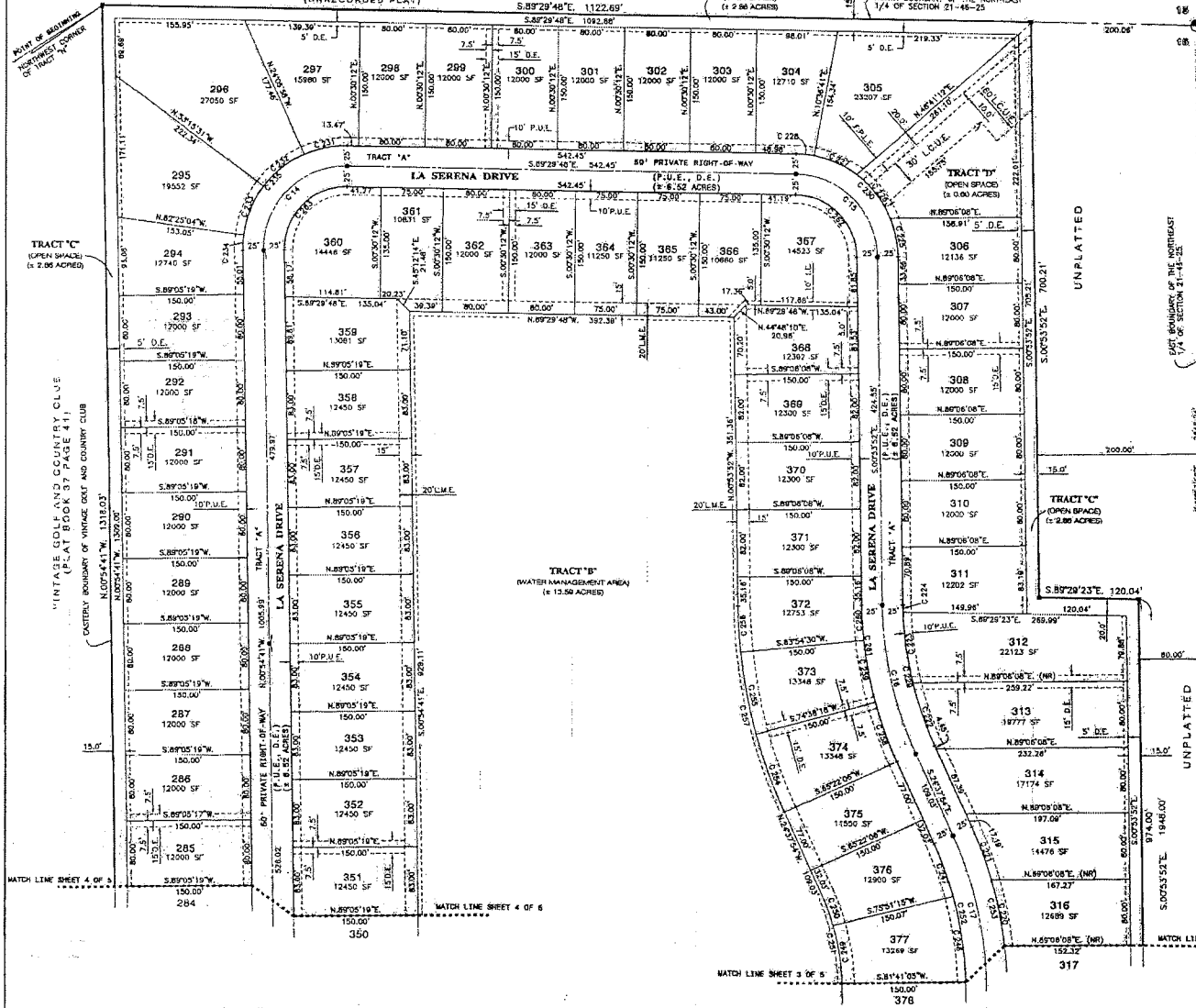
SAN CARLOS PARK UNIT 7
(UNRECORDED PLAT)

TRACT "C"
(OPEN SPACE)
(1.96 ACRES)

NORTH BOUNDARY OF THE NORTHEAST
1/4 OF SECTION 21-46-25

PLAT BOOK 82 PAGE 101
SHEET 3 OF 8 SHEETS

SCALE: 1" = 60'



NO.	RADIUS	CHORD	ARC	TANGENT	CHORD	BEARING
14	100.00	91.2245	158.53	102.50	143.15	S.44°47'46"E
15	100.00	88.3556	154.83	97.58	139.48	S.49°1'50"E
16	450.00	234.402	186.41	84.56	185.04	S.12°25'53"E
17	450.00	234.402	186.41	84.56	185.04	S.12°25'53"E
220	475.00	244.444	181.48	80.44	181.39	N.17°25'00"E
221	475.00	244.444	181.48	80.44	181.39	N.17°25'00"E
222	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
223	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
224	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
225	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
226	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
227	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
228	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
229	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
230	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
231	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
232	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
233	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
234	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
235	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
236	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
237	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
238	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
239	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
240	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
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242	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
243	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
244	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
245	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
246	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
247	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
248	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
249	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
250	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
251	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
252	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
253	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
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258	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
259	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
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261	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
262	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E
263	425.00	214.759	160.11	70.11	160.11	N.17°13'56"E

LEGEND

- PERMANENT CONTROL POINT (PCP), SET NAIL, AND DISC
- "HEIDT & ASSOC. INC. LB 148"
- OF - DENOTES A CURVE NUMBER REFERENCED TO A CURVE TABLE
- D.E. - DRAINAGE EASEMENT
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- P.O.B. - POINT OF BEGINNING
- P.U.E. - PUBLIC-UTILITY EASEMENT
- 940' - RADIUS
- SF - SQUARE FEET
- LCUE - LEE COUNTY UTILITY EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- I.E. - IRRIGATION EASEMENT
- F.P.L.E. - FLORIDA POWER AND LIGHT EASEMENT

SURVEYS NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST BOUNDARY OF THE SOUTHWEST ONE-QUARTER SECTION 21 HAVING A BEARING OF S.87°47'30"E.
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THIS INSTRUMENT PREPARED BY JAMES N. WILKINSON, P.S.M.

HEIDT & ASSOCIATES, Inc.
Tampa • Fort Myers

CIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE

Fort Myers Office
3000 Colonial Pkwy. #200
Fort Myers, Florida 33912
Phone: 336-492-7276
FAX: 336-492-7103
BUSINESS LICENSE NO. LB 148

ADD 2010-00100



LEGEND



Civil Engineers • Land Surveyors • Planners • Landscape Architects
CERT. OF AUTH. FB 0005151 CERT. OF AUTH. LB 0005151 BUSINESS LC 26000266
www.GradyMinor.com Q. Grady Minor and Associates, P.A.

Bonita Springs 239.947.1144
Fort Myers 239.690.4380
North Port 941.426.5658
Naples 239.444.2397

BELLE LAGO

EXHIBIT AA-3.F
GENERAL LOCATION MAP
DATE AERIAL FLOWN: JANUARY 2010

RECEIVED
NOV 17 2010
N
0 500 1000'
SCALE: 1" = 1000'

COMMUNITY DEVELOPMENT

SCALE:	1" = 1,000'
JOB CODE:	TBBLAA
DATE:	NOVEMBER 2010
FILE NAME:	EXHIBIT AA-3.F LOCATION MAP
SHEET	1 OF 1

CV-PROJ - PLANNING\TBBLAA - BELLE LAGO\DRAWINGS\EXHIBIT AA-3.F LOCATION MAP.DWG 11/2/2010 11:41 AM

EXHIBIT H-1.D.

List of Development Order Numbers

DOS2002-00253	Belle Lago Phase 1 – approved, platted and constructed except for the final lift of asphalt.
DOS2003-00094	Recreation Center – approved, constructed and CC received.
DOS2004-00132	Belle Lago Phase 2 - approved, platted and constructed except for the final lift of asphalt.
DOS2004-00239	Temporary Sales Facility – approved and constructed.

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DEC 07 2010

COMMUNITY DEVELOPMENT

ADD 2010-00100

Exhibit H-2.A
Belle Lago Administrative PD Amendment
Project Narrative

The proposed administrative amendment to the Belle Lago (a.k.a. Estero Golf Resort MPD) proposes to slightly increase the allowable lot coverage on thirteen (13) lots within the community. Similar administrative amendments have been previously approved which authorized specific lots to have a lot coverage exceeding the typical 40% standard.

This administrative action request would permit the thirteen (13) identified lots to be permitted to have a maximum lot coverage of up to 42%. The specific lots within the community for which the increase lot coverage standard have been identified on the attached maximum lot coverage ratio exhibit. We have identified on the exhibit those lots which were previously approved in order to better distinguish the history of the amendments. At our pre-application meeting staff requested that we review our surface water management plans to insure that the amended lot coverage standard would have a negative effect on the existing community.

The approved SFWMD permit for the Belle Lago project allowed for a residential building coverage of 58.14 acres. The total platted single-family lot area within the project is approximately 112 acres. This would equate to a lot coverage percentage of 51.9 % which exceeds what has been previously constructed and what is being requested with this amendment. Therefore, no adverse impacts are anticipated from this proposed increase in lot coverage for these few lots.

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BELLE LAGO

EXHIBIT H-3.A
GENERAL LOCATION MAP
DATE AERIAL FLOWN: JANUARY 2010

SCALE:

1" = 1,000'

JOB CODE:

TBBLAA

DATE:

NOVEMBER 2010

FILE NAME:

EXHIBIT H-3A LOCATION MAP

SHEET 1 OF 1

COMMUNITY DEVELOPMENT

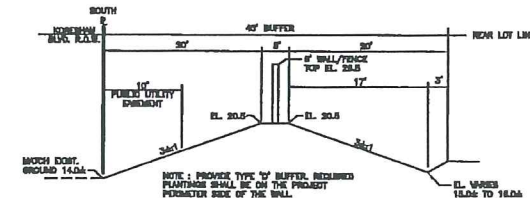
ADD 2010-00100

TRACTS MPD-6 THRU MPD-12	228.87 Ac.
SANDY LANE R/W RESERVATION	11.49 Ac.
TOTAL	240.36 Ac.

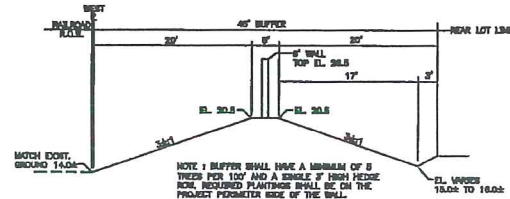
MAXIMUM NUMBER OF RESIDENTIAL UNITS = 450

1. The residential unit mix is preliminary and subject to change due to marketing and permitting considerations. Single and multi-family units may be converted on a 1:1 ratio.
2. Temporary administration offices and sales offices may utilize septic tanks and/or holding tanks.
3. The configuration of the "Conservation" areas and "Restored Wetlands" are approximate and subject to modification by the review agencies.
4. The Temporary Sales Center shall be removed when the Models/Sales Center is opened.

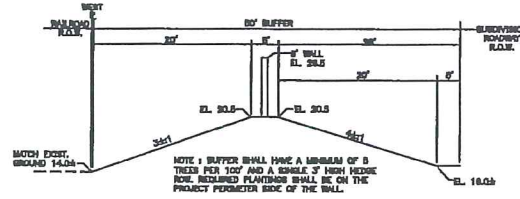
Estero Golf Resort will meet the parking requirements of the LDC. Parking will be calculated based on the specific uses developed within this project.



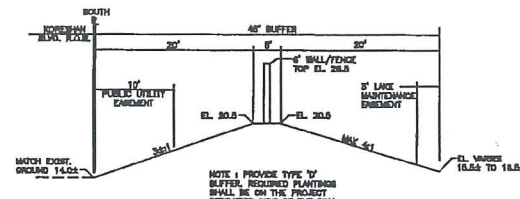
SECTION 1-1
SOUTH PERIMETER BUFFER
NR



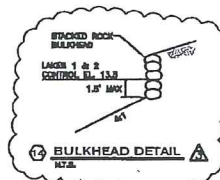
SECTION 2-2
WEST PERIMETER BUFFER
NTA



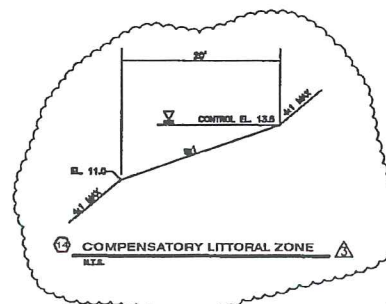
SECTION 3-3
WEST PERIMETER BUFFER
RTJ



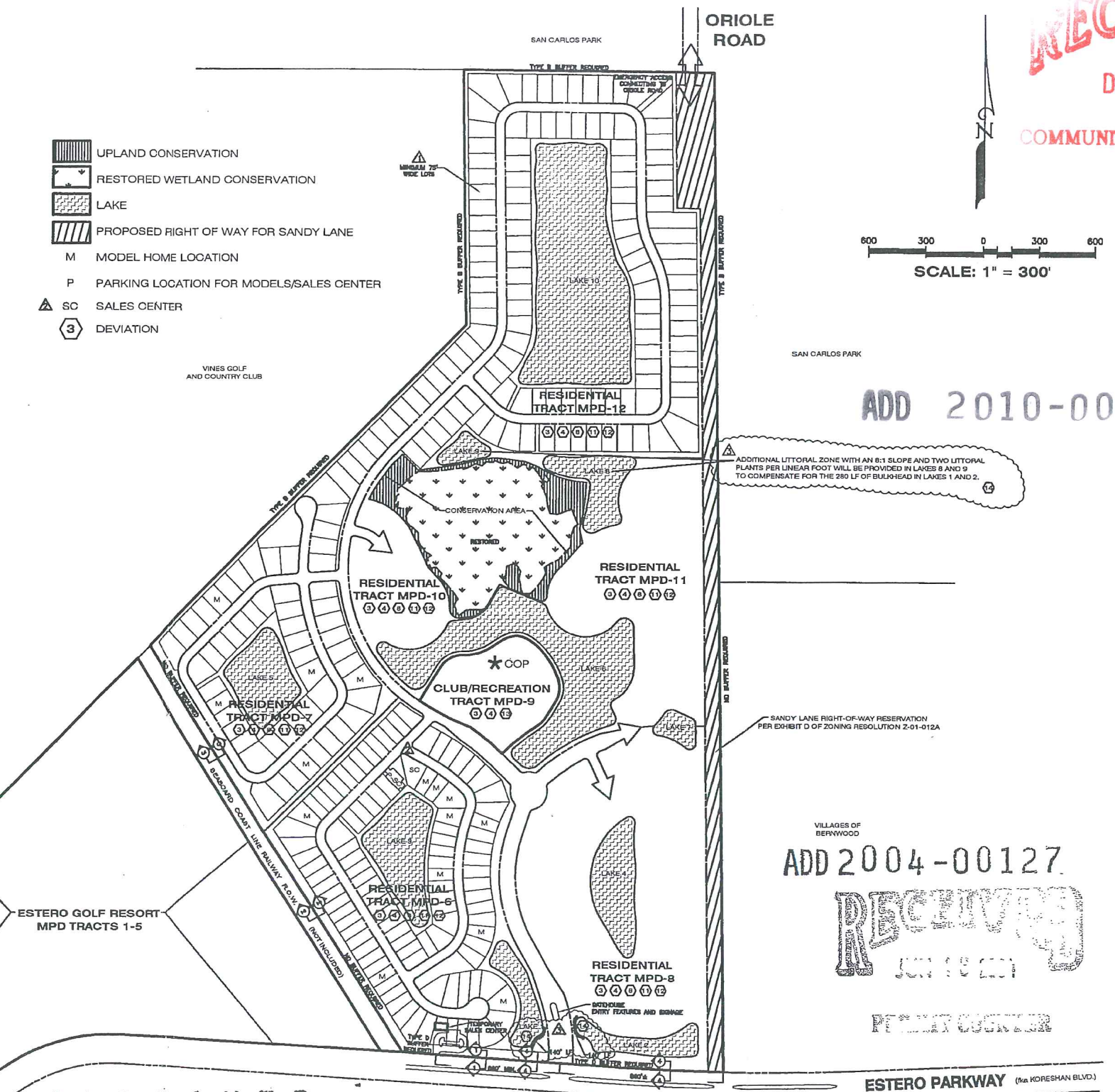
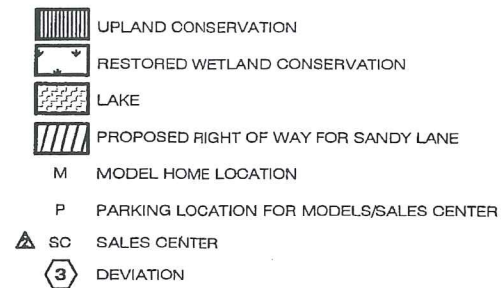
SECTION 4-4
SOUTH PERIMETER BUFFER



14 BULKHEAD DETAIL A



14 COMPENSATORY LITTORAL ZONE



ADD 2010-00100

ADD 2004-00127.

REPORT

REFERENCES

ESTERO PARKWAY (aka KORESHAN BLVD.)

A P P R O V E D

Amendment to

Master Concept Plan

Subject to Case # ADD 2004-00127

Date 6/25/04

			Engineering Business Certificate of Authorization No. 149 HEIDT & ASSOCIATES, Inc. Tampa 		ADMINISTRATIVE AMENDMENT FOR BELLE LAGO		
6-14-04	⚠	BULKHEAD DEVIATION	Evel Myers Office 3800 Colonial Blvd. Suite 200 Fort Myers, Florida 33912 Phone: 238-482-7276 FAX: 238-482-2103	JOB NO. TB2-CS-000	ESTERO GOLF RESORT AMENDED MASTER CONCEPT PLAN MPD TRACTS 6-12		
5-30-03	⚠	ADDED SALES CENTER		DESIGN TBACH			
5-1-03	⚠	ADDED LOT LINES IN TRACT MPD-12		DRAWN WOSHER			
DATE	DESCRIPTION	BY		DATE 02-03-03	PREPARED FOR: TOLL BROTHERS	FILE ADMIN-AMEND	
REVISIONS			STRICKLAND T. SMITH, P.E. NO. 50652 FLORIDA PROFESSIONAL ENGINEER		SHEET 1 OF 1 SHEETS		

Exhibit H-3.C.

EXHIBIT H-3.D.

Zoning Resolutions/Documents

Z-01-012

Z-01-012A

ADD2003-00014

ADD2003-00014A

ADD2004-00127

Z-04-048

ADD2004-00167

ADD2007-00118

ADD2007-00163

DCI2009-00026

ADD2010-00023

ADD 2010-00049

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DEC 07 2010

COMMUNITY DEVELOPMENT

ADD 2010-00100

Acco

RESOLUTION NUMBER Z-01-012

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Paula Davis, President of Keystone Customer Homes, Inc., filed an application on behalf of the property owner, Hermes Investment Company, Inc., to rezone a 314.6±-acre parcel from Agricultural (AG-2) to Mixed Use Planned Development (MPD), in reference to Estero Golf Resort MPD; and

WHEREAS, a public hearing was advertised and held before the Lee County Hearing Examiner on March 14, 2001. The Hearing Examiner left the record open for written submissions until March 30, 2001. The Lee County Zoning Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2000-00032; and

WHEREAS, a second public hearing was advertised and held on May 7, 2001, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 314.6±-acre parcel from AG-2 to MPD to allow: 1) a maximum of 820 dwelling units consisting of a mix of unit types and including up to 100 units within an assisted living facility; 2) a golf course; 3) up to 320,000 square feet of retail uses; and 4) 20,000 square feet of office use. The application also included a request for consumption on premises and buildings not to exceed 55 feet and four stories.

The property is located in the Urban Community, Suburban and Wetlands Land Use Categories and is legally described in attached Exhibit A.

The request is APPROVED SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development must be consistent with the one-page Master Concept Plan (MCP) entitled "Estero Golf Resort," last revised 5/8/01, stamped "Received May 9 2001," and the conditions set forth herein. (The MCP has been revised to reflect the Board's action on May 7, 2001.) If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the project and uses:

a. **SCHEDULE OF USES**

(1) **RESIDENTIAL PORTION - TRACTS 5-12**

Accessory Uses

Administrative Offices

Agricultural Uses, as limited by other conditions

Assisted Living Facility, limited to Tracts MPD-5 only-maximum 100 units

Club, Country including the following ancillary uses:

Consumption on Premises, limited to one for the clubhouse and one for the golf course only, includes outdoor seating

Food and Beverage Service

Golf Course Maintenance Facility, limited to MPD-7 only

Health Club and Spa

Restaurant, includes outdoor seating

Specialty Retail

Dwelling Units - single-, two-, and multi-family units, zero lot line units, and townhouses - limited to a maximum of 820 for the entire project; and a maximum of 340 units for MPD-5

Entrance Gates and Gatehouses

Essential Services

Essential Service Facilities, Group I

Excavation, Water Retention - Not to include the removal of excavated material from the site

Fences and Walls

Golf Course, including Practice Greens and Driving Range - subject to further review during the development order process to determine appropriate locations and possible additional buffering or screening required for the practice greens and driving range

Golf and Tennis Pro Shops (limited to ancillary use in clubhouse tract)

Home Occupation, as limited by the LDC

Model Homes, Model Units and Model Display Center

Real Estate Sales and Rental Office - limited to sales of lots, homes or units within the development, except as may be permitted in §34-1951 *et seq.* The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years from the date the Certificate of Occupancy for the sales office is issued. The director may grant one 2-year extension at the same location.

Recreational Facilities, Personal and Private On-site, as defined and regulated by the LDC § 34

Signs, in compliance with the LDC

Storage, Open, recreational vehicles, boats and similar items for residents only, will only be permitted if administrative approval is sought showing the exact location of the use. Such uses, at a minimum, must be shielded behind a continuous visual screen at least eight feet in height when visible from any residential use, and six feet in

height when visible from any street right-of-way or street easement.
Temporary uses - limited to a sales center and a construction office, in compliance with the LDC for temporary uses

(2) COMMERCIAL PORTION - TRACTS 1-4

Accessory Uses
Administrative Offices
Agricultural Uses, as further limited by other conditions
Animal Clinic - outside kennels are prohibited
Auto Parts Store, subject to permitted Use Note B - limited also by Condition 16
Automobile Repair & Service, Group I only - subject to Permitted use Note B
Banks and Financial Establishments, all Groups
Broadcast Studio, Commercial Radio and Television - an on-site tower is prohibited
Business Services, Groups I & II, Group II - outdoor storage prohibited
Cleaning and Maintenance Services, no outdoor storage of vehicles
Clothing Stores
Computer and Data Processing
Consumption on Premises, subject to Permitted Use Note set forth in 2.a.(3)(B)C
Contractors and Builders, Group I only
Cultural Facilities, limited to Art Galleries and Museums
Daycare Center, Child and Adult
Department Store
Drive-through facility, must be located a minimum of 500 feet from any residential lot in The Vines
Drug Store, limited to Permitted Use Note B
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - Not to include the removal of excavated material from the site
Fences and Walls
Food Stores, Groups I and II
Gift and Souvenir Shop
Hardware Store, limited to Permitted Use Note B
Health Care Facility, Groups I, II and III
Hobby, Toy and Game Shop
Hospice
Model Units and Model Display Centers - subject to conditions below
Non-store Retailers, all Groups, outdoor storage is prohibited
Offices, Medical
Package Store, limited to:
 Wine Shops, and
 Package Stores in conjunction with a Drug Store use only
Paint, Glass and Wallpaper Store

Personal Services, Group I, II - limited to Beauty Spas, Health Clubs or Spas, Reducing or Slenderizing Salons, Group III, and Group IV - limited to babysitting bureaus, debt counseling services, portrait copying, shopping services, and tax return preparation services

Pet Services

Pet Shop

Place of Worship

Real Estate Sales and Rental Office

Recreational Facilities, Personal and Private On-site only and only in conjunction with and on the same tract as any ancillary multi-family or townhouse uses

Rental and Leasing Establishments, Group II - outside storage is prohibited

Restaurants, Standard - Groups I, II, III & IV - subject to Permitted Use Note

A

Schools, Commercial

Shopping Center

Signs, in compliance with the LDC

Social Services, Group I only

Specialty Retail Shops, Groups I-IV

Storage, Indoor only and only as an ancillary use

Studios

Temporary uses - limited to sales center and construction offices, in compliance with LDC regulations regarding temporary uses

Variety Store

Wholesale Establishments, Group III only

(3) ADDITIONAL USE CONDITIONS

(A) The following uses may be allowed in Wetland areas subject to review and approval by Environmental Sciences staff as part of development order review:

Interpretative centers, rain shelters gazebos

Nature and foot paths including pedestrian boardwalks

Wildlife management areas

Mitigation activities

Signs, limited to educational signs only

(B) The following Permitted Use Notes, apply to the uses referenced above (referenced in the Schedule of Uses as A, B & C):

A. Must be located a minimum of 200 feet from any off-site property zoned for residential purposes

B. Limited to Tracts MPD-3 and MPD-4

C. Consumption on Premises (COP) (Four total approved)

(1) COPs are limited to a maximum of three for standard restaurants, one for the clubhouse and one for the

golf course.

- (2) COPs in Tract MPD-1 must first receive Special Exception or an Administrative Approval, whichever is deemed appropriate by the DCD Director. Since the proposed plan of development is only conceptual, this additional condition is necessary to ensure the placement of the COP use will be compatible with the surrounding land uses.

(C) Uses in MPD Tract 1 are limited as follows:

Hours of operation for businesses open to the public are 7:00 a.m. until 10:00 p.m. Restaurants may be open until 11:00 p.m., Monday through Thursday and 12:00 midnight, Friday and Saturday

Deliveries are prohibited between the hours of 8:00 p.m. and 6:00 a.m.

Outside entertainment, speaker systems, loud speakers or public address systems are prohibited in MPD Tract 1.

b. **SITE DEVELOPMENT REGULATIONS**

Site Development Regulations are limited to the "Property Development Regulations," set forth in Exhibit B as revised on March 30, 2001:

(A) General Project Square Footage Limitations:

- (1) Maximum overall commercial development is limited to 320,000 square feet of retail commercial uses, and 20,000 square feet of office uses, except as limited below; and
- (2) This project can be comprised of medical, general office, retail, or service uses (in compliance with the schedule above), or any combination of those uses, up to the maximum square footage, provided all limiting conditions, parking, open space, buffering, and water management requirements are met.
- (3) All special setback or development regulations contained in the LDC (as it may be amended) for any specific use must be met; and
- (4) The option to convert retail and office uses is approved with the limitation that no more than 21.94 acres of commercial acreage may be converted to office use; and
- (5) Retail Commercial square footage within the Suburban land

use category may not exceed 100,000 square feet. The development must provide cumulative totals for each development order submittal showing compliance with this condition.

(B) Outdoor Seating for COP uses:

- (1) Outdoor seating may not be located within 300 feet of a residential lot in The Vines; and
- (2) Outdoor seating must be located on the side of the principal structure that is opposite residentially zoned or used lot in The Vines; and
- (3) The outdoor seating must cease at 10:00 p.m., Monday through Thursday, and 11:00 p.m., Friday and Saturday;

3. Environmental Conditions: Prior to local development order approval, the developer must:

- a. Provide open space consistent with the Open Space and Indigenous Vegetation Table attached as Exhibit C. Each tract must provide a minimum of 10 percent open space.
- b. Submit development order plans that show a connection between the conservation area in the southeast corner of the MPD Tract-5 and the upland conservation area on the eastern side of the restored wetland. The wildlife connection will run under the road and include a set of two tunnels constructed of 36-inch-wide by 24-inch-high, elliptical concrete pipe. The plans will show the two elliptical wildlife connections placed under the road in a side by side position unless directed otherwise by Division of Planning/Environmental Sciences Staff. At a minimum, the bottom of the pipes will be placed no lower than the existing upland preserve grade to help prevent inundation within the pipes during the wet season.
- c. Submit a detailed wetland restoration plan to the Division of Planning/Environmental Sciences Staff for review and approval. Both the wetland restoration plan and littoral zones required by the LDC must be designed to provide foraging area for wood storks.
- d. Re-survey the potential Big Cypress fox squirrel nests on-site specifically for fox squirrel presence. The protected species survey must be prepared in accordance with LDC § 10-473 and submitted to the Division of Planning/Environmental Sciences for review and approval. If fox squirrel use of the site is verified, the developer must submit final management details in accordance with LDC § 10-474 including a phased exotic removal plan.
- e. Submit a detailed gopher tortoise management plan for review and approval by the Division of Planning/Environmental Sciences staff.
- f. Obtain a Vegetation Removal Permit to install barricades to protect preserves and conduct excavation of tortoise burrows to move the gopher tortoises within the

development tracts.

4. The Golf Driving Range is limited to operating during daylight hours.
5. Development order submittals must include a running inventory showing the overall number of units and commercial (retail and office) square footage that have been built, approved to be built, or are in the development approval process.
6. Sandy Lane Extension
 - a. As part of the first development order submittal, the developer must revise the MCP to reflect the planned extension of Sandy Lane along the eastern boundary of the site, consistent with the sketch set forth in the Lee County DOT Exhibit entitled, "Sketch and Description of Sandy Lane Extension," (Exhibit D) unless mutual agreement regarding a different alignment is reached between Lee County and the property owner(s). Lee County will compensate the property owner for the reservation of the property in accordance with the regulations set forth in Chapter 2 of the LDC; and
 - b. The minimum setback for a water retention lake from the road right-of-way must be no less than 25 feet from the western Sandy Lane right of way, consistent with LDC § 10-329(f)(1)a.2 and the sketch noted above, unless mutual agreement regarding a different alignment is reached between Lee County and the property owner(s). The developer must provide satisfactory elements for the protection of wayward vehicles. These elements may consist of fencing, berms, buffering or a combination of all three, however, the exact elements are subject to review and approval by Lee County; and
 - c. This project will be permitted one access point within the southern half of this project's frontage along the proposed Sandy Lane extension. This access point must align with the access point that is approved for the parcel on the tract on the east side of the Sandy Lane extension. (The access point onto Sandy Lane is not a required access point, except that at least one emergency access must be provided to a road other than Koreshan Boulevard as noted in Condition 11.)
7. Bona fide agricultural uses in existence at the time this resolution is finalized may continue until approval of the first local development order. However, no development activity of any kind may occur on the property, including clearing of vegetation or cutting of trees, unless that activity is reviewed and approved in accordance with the Lee County LDC regulations as if no agricultural use existed on the property. The purpose of this condition is to eliminate any exemption or other special considerations or procedures that might otherwise be available under Lee County regulations by virtue of the existing agricultural uses on the property.
8. No excess excavated material may be removed from the site unless the developer can demonstrate to the Director of the Department of Community Development that the material to be removed: 1) is unsuitable material that cannot be used on-site; and 2) the material must be excavated to meet the minimum requirements necessary to accommodate a water

management system on the site. The purpose of this condition is to prohibit the voluntary creation of excess fill material for use off-site.

9. Model units and homes are permitted in compliance with the following conditions:
 - a. Administrative approval must be obtained. Administrative Approval is subject to review and approval based upon potential negative impacts to nearby uses regarding, but not limited to, glare, noise, dust
 - b. Each model must be a unique example. Multiple examples of the same unit are not permitted; and
 - c. All model sites must be designated on the development order plans; and
 - d. Prior to model home construction, the lots upon which model homes will be constructed must be shown on a preliminary plat. The preliminary plat must be filed concurrently with the local development order application. The model homes must comply with the setbacks set forth in the property development regulations for the project; and
 - e. Dry models are prohibited.
10. Golf Course Conditions:
 - a. The golf course developer must use fertilizers with a low leaching potential (slow release). Fertilizers must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and
 - b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management plan that includes an integrated pest management (IPM) program and a nutrient management program such that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the U.S. Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. Turf managed areas (including fairways, tees, and greens) are prohibited within 35 feet of wetlands or preserve areas. The chemical management plan must be reviewed and approved by Lee County Natural Resources Division prior to development order approval.

- c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.
- d. The Developer must utilize a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.
- e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.
- f.
 - 1) Prior to the issuance of local development order approval, the developer must demonstrate compliance with "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, May 1995, as amended.
 - 2) The development order must demonstrate separate mixing and loading facilities for pesticides, and provide a separate pesticide storage area, in compliance with materials specified in the above referenced document. The development order must demonstrate separate mixing and loading facilities for fertilizer, and provide a separate fertilizer storage area, in compliance with materials specified in the above referenced document.
 - 3) The development order plans must specify the construction material for all buildings in compliance with "Best Management Practices for Golf Course Maintenance Departments."
 - 4) Equipment to apply pesticides and fertilizers must be stored in an area protected from rainfall.
- g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, while requiring relatively low fertilizer use;
- h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.
- i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from underdrains must not discharge directly into a surface water management lake.
- j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.
- k. The operator of the golf course must submit an annual monitoring report of ground water and surface water quality. The monitoring program must include: testing to

assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identifying the locations for the ground water monitoring and testing on a map(s); setting forth the testing and recording requirements. The Developer must submit the test results with the monitoring report to the Lee County Natural Resources Division. The monitoring program will be established and operated at the expense of the Developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 62-302, F.A.C., water quality standards.

- l. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, the application must cease until there is a revised management plan. If mitigation is necessary to address the pollution, a mitigation plan approved by Lee County must be implemented by the Developer.
 - m. Prior to development order approval for the golf course, the developer must conduct a pre-development groundwater and surface water analysis and submit the analysis to Lee County Division of Natural Resources. This analysis is intended to establish baseline data for groundwater and surface water monitoring for the project area. The analysis must be designed to identify those nutrients and chemicals that are anticipated to be associated with the project. Prior to commencing this baseline study, the developer must submit the methodology for review, comment and approval by Lee County.
- 11. Prior to development order approval for any portion of the property, the developer must show an emergency access connecting to the existing Oriole Road to the north. Prior to the opening of the Sandy Lane extension that will connect to the existing Oriole Road, the developer must revise the emergency access so that it will be accessible from the future Sandy Lane extension.
- 12. Buildings exceeding 35 feet in height must maintain additional building separation or additional building setbacks consistent with LDC § 34-2174(a) and LDC § 935(e)4.
- 13. Lighting to serve uses within 200 feet of perimeter property allowing residential uses must be hooded, shuttered, or shielded and may not exceed 18 feet in height. Mercury vapor lamps/lights are prohibited, the lighting in this 200-foot area must be scaled so that no more than the minimum required number of light fixtures are erected. Individual building lighting must be of the lowest intensity to meet safety standards. The scale of the fixtures and the type of hooding, shuttering and shielding is subject to further review prior to the approval of a development order. The individual building fixtures must be either directly fixed to the building or placed on a post lamp standard not to exceed 10 feet in height. Incandescent lamps are encouraged. The use of mercury vapor lamps/lights is prohibited.
- 14. Approval of this zoning request does not address access onto U.S. 41, since Lee County has no jurisdiction over that roadway. The developer must pursue U.S. 41 access issues with the Florida Department of Transportation (FDOT). Approval of this zoning request does

not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order. Approval of this rezoning does not give the developer an undeniable right to receive local development order approval. Future development order approvals must satisfy concurrency requirements as required by Lee Plan Objective 2.2.

15. Approval of this rezoning does not guarantee local development order approval or vest present or future development rights for Lee Plan consistency. Development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b). In addition, development order applications must also be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
16. Installation of any auto parts, either by employees or the general public, in conjunction with the Auto Parts Store is prohibited. Signs must be posted and maintained in the parking lot for this use advising customers that "self installation" is strictly prohibited on the premises.
17. This development must comply with all the requirements of the LDC, specifically including the requirements of LDC § 10-600 *et seq.*, at the time of local development order approval, except as may be granted by deviation as part of this planned development approval or subsequent amendments thereto.
18. Structures within Tract 5 are limited to 2-story height for a distance of 200 feet back from the perimeter property line that is shared with The Vines.
19. Development of this project must not exceed any DRI thresholds, as the impacts of same were not reviewed as part of the rezoning. The developer must provide a project-wide cumulative DRI threshold analysis with each local development order submittal.
20. If the lake shown in Tract 1 is relocated further away from the boundary shared with Tract 5, structures within Tract 1 must maintain a 100-foot setback from the shared property line between the two tracts.
21. Tract MPD-7 is approved in the internal location shown in the revised MCP dated March 30, 2001. The uses permitted in MPD-7 are Residential, Golf Course, and Maintenance. Direct access to Koreshan Boulevard from this tract is prohibited.

SECTION C. DEVIATIONS:

Deviation 1 - WITHDRAWN BY APPLICANT.

Deviation 2 seeks relief from the LDC §10-329(e)(1)(a)(3) requirement to provide a 50-foot minimum setback for water retention lakes, to allow a 25-foot setback for water retention lakes. This deviation is APPROVED SUBJECT TO the condition that, prior to development order approval, the developer must provide satisfactory elements to discourage access from the adjacent properties. These elements may consist of fencing, berms, buffering or a combination of all three. **This deviation is not approved along the eastern or northern boundary in the area identified**

in the memo from LCDOT if Condition 6 requires the applicant to revise its MCP to reflect the planned extension of Sandy Lane. This deviation is approved without this condition if the applicant is not required to revise its MCP to reflect the reservation of the northerly extension of Sandy Lane.

Deviation 3 seeks relief from the LDC § 10-296(d), Table 4(7)(c) requirement to provide wearing surfaces of local and access streets for category A development be constructed of 1½-inch asphaltic concrete, to allow for cement concrete or decorative pavers. This deviation is APPROVED SUBJECT TO the condition that, prior to development order approval, the developer must demonstrate that the pavers are structural equivalent to the asphaltic pavement standard of the LDC and equivalent to 2500 psi concrete.

Deviation 4 seeks relief from the LDC § 10-256(d)(3) requirement to provide wearing surfaces of sidewalks to be constructed of 1½-inch asphaltic concrete, to allow for cement concrete decorative pavers. This deviation is APPROVED SUBJECT TO the condition that, prior to development order approval, the developer must demonstrate that the pavers are structural equivalent to the asphaltic pavement standard of the LDC and equivalent to 2500 psi concrete.

Deviation 5.a - WITHDRAWN BY APPLICANT.

Deviation 5.b - WITHDRAWN BY APPLICANT.

Deviation 6 - WITHDRAWN BY APPLICANT.

Deviation 7 - WITHDRAWN BY APPLICANT.

Deviation 8 seeks relief from the LDC § 10-292(c) requirement to provide residential developments of more than five acres or any commercial development of more than ten acres provide two or more means of ingress or egress for the development, to allow the residential portion of the project that is separated by the railway right-of-way to have one means of ingress and egress. This deviation is APPROVED SUBJECT TO COMPLIANCE WITH CONDITION 11.

Deviation 9 - WITHDRAWN BY APPLICANT.

Deviation 10 - WITHDRAWN BY APPLICANT.

Deviation 11 seeks relief from the LDC §§ 34-2015(2)c and 34-2020(1)c requirements to prohibit the stacking of vehicles in multi-family development, to allow stacking of the vehicles when all of the following requirements are met:

1. The number of units in each multi-family building will be limited to eight units or less; and
2. The first parking space is in an individual garage with an individual driveway; and
3. Each individual driveway has a minimum 1-foot physical separation from any other driveway; and
4. It can be demonstrated at the time of development order application that safe sight distance triangles are met.

This deviation is APPROVED SUBJECT TO the above stated requirements.

Deviation 12 seeks relief from the LDC § 10-415(b)(1) requirement to establish open space requirements, to allow the adoption of an Open Space Table. This deviation is APPROVED SUBJECT TO Condition 3.

Deviation 13 seeks relief from the LDC § 34-1264(b)(1)a requirement to require a 500-foot separation distance between an establishment for the sale or service of alcoholic beverages from consumption on the premises, to allow a separation distance of 300 feet. This deviation is APPROVED SUBJECT TO the Permitted Use Notes set forth in Conditions 2.a.3(B)C and 2.a.3(C), above.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: The legal description and STRAP number of the property.
- Exhibit B: Project Development Regulations
- Exhibit C: Open Space and Indigenous Vegetation Table
- Exhibit D: Sketch and Description of Sandy Lane Extension
- Exhibit E: Zoning Map (subject parcel identified with shading)
- Exhibit F: The Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and other applicable code and regulations.
2. The MPD rezoning, as conditioned:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The approval of this rezoning request satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations

provide sufficient safeguard to the public interest; and

- c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
- 4. Urban services, as defined in the Lee Plan will be available and adequate to serve the proposed land use.
- 5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Janes, seconded by Commissioner Judah, and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Absent
John E. Albion	Aye

DULY PASSED AND ADOPTED this 7th day of May 2001.

ATTEST:
CHARLIE GREEN, CLERK

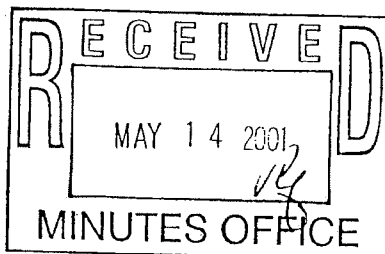
BY: *Charlie Green*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *Ray Judah*
Chairman

Approved as to form by:

Annaliese Collins
County Attorney's Office





A CECI GROUP COMPANY

CECI Group Services

Civil Engineering

Survey & Mapping

Coastal Engineering

Real Estate Appraisal

Environmental Assessment

Website: www.coastalengineering.com

EXHIBIT
LEGAL DESCRIPTION
PARCEL "A"
ESTERO GOLF RESORT MPD

A TRACT OR PARCEL OF LAND IN SECTION 21, TOWNSHIP 46 SOUTH,
RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21, THENCE ALONG
THE EAST LINE OF SECTION 21, N 00°46'45" W, A DISTANCE OF 94.98 FEET TO
THE NORTHERLY RIGHT-OF-WAY LINE OF KORESHAN BOULEVARD (AS DESCRIBED
IN O.R. BOOK 2183, PAGES 3461 - 3462) TO THE POINT OF BEGINNING;
THENCE CONTINUE N 00°46'45" W, ALONG SAID EAST LINE OF SECTION 21, A
DISTANCE OF 2555.79 FEET TO THE EAST QUARTER CORNER OF SAID SECTION
21; THENCE N 00°53'22" W, A DISTANCE OF 2646.37 FEET TO THE NORTHEAST
CORNER OF SAID SECTION 21; THENCE N 89°29'23" W, ALONG THE NORTH LINE
OF SECTION 21, A DISTANCE OF 1322.73 FEET TO THE EAST LINE OF THE
VINTAGE GOLF AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 37, PAGE 38
OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 00°53'13" E,
ALONG SAID EAST LINE OF THE VINTAGE GOLF AND COUNTRY CLUB, A DISTANCE
OF 1317.90 FEET; THENCE S 44°54'53" W, A DISTANCE OF 2370.26 FEET;
THENCE CONTINUE S 32°34'51" E, ALONG THE EASTERLY RIGHT-OF-WAY LINE
OF THE SEABOARD COAST LINE RAILROAD A DISTANCE OF 2513.30 FEET;
THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF KORESHAN BOULEVARD
CONTINUE S 86°11'52" E A DISTANCE OF 1148.53 FEET TO A POINT OF CURVATURE;
THENCE CONTINUE 552.84 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE
NORTHEAST, HAVING A RADIUS OF 11,425.00 FEET, A CENTRAL ANGLE OF 02°46'21",
A CHORD DISTANCE OF 552.79 FEET, AND A CHORD BEARING OF S 87°35'02" E;
TO SAID POINT OF BEGINNING.

PARCEL CONTAINS 240.4± ACRES OF LAND MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

AND THOSE LANDS FURTHER DESCRIBED AS FOLLOWS:

PARCEL "A-1"
ESTERO GOLF RESORT MPD

A TRACT OR PARCEL OF LAND IN SECTION 21 AND 28, TOWNSHIP 46 SOUTH, RANGE 25
EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE ALONG THE EAST
LINE OF SECTION 21, N 00°46'45" W, A DISTANCE OF 94.98 FEET TO THE NORTHERLY RIGHT-
OF-WAY LINE OF KORESHAN BOULEVARD (AS DESCRIBED IN O.R. BOOK 2183, PAGES 3461-
3462); THENCE CONTINUE ALONG THE NORTHERLY RIGHT-OF-WAY OF KORESHAN
BOULEVARD 552.84 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST;
HAVING A RADIUS OF 11425.00 FEET, A CENTRAL ANGLE OF 02°46'21", A CHORD DISTANCE
OF 552.79 FEET, AND A CHORD BEARING OF N 87°35'02" W TO A POINT OF TANGENCY;
THENCE N 86°11'52" W, FOR A DISTANCE OF 1310.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE N 86°11'52" W A DISTANCE OF 1166.17 FEET TO A POINT OF
CURVATURE; THENCE 540.77 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE
SOUTHWEST; HAVING A RADIUS OF 1175.00 FEET, A CENTRAL ANGLE OF 26°22'09" A
CHORD DISTANCE OF 536.01 FEET, AND A CHORD BEARING OF S 80°30'51" W TO A POINT OF
COMPOUND CURVATURE; THENCE CONTINUE 358.46' ALONG THE ARC OF CURVE CONCAVE
TO THE SOUTHWEST; HAVING A RADIUS OF 1292.82 FEET, A CENTRAL ANGLE OF 15°53'11",
A CHORD DISTANCE OF 357.31 FEET, AND A CHORD BEARING OF S 59°29'40" W, TO A POINT
OF TANGENCY; THENCE S 51°33'05" W FOR A DISTANCE OF 261.89 FEET TO A POINT OF
CURVATURE; THENCE CONTINUE 79.66 FEET ALONG THE ARC OF A CURVE CONCAVE TO
THE NORTH; HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 91°17'11", A CHORD
DISTANCE OF 71.50 FEET, AND A CHORD BEARING OF N 82°48'27" W, TO A POINT OF
TANGENCY; THENCE CONTINUE N 37°10'00" W A DISTANCE OF 955.60 FEET, THENCE
CONTINUE N 37°45'31" W A DISTANCE OF 17.52 FEET; THENCE N 44°54'53" E FOR A
DISTANCE OF 2235.13 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COAST
LINE RAILROAD (AS RECORDED IN DEED BOOK 68, PAGE 78); THENCE CONTINUE ALONG
THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD S 32°34'52" E
FOR A DISTANCE OF 2388.69 FEET TO POINT OF BEGINNING.

PARCEL CONTAINS 74.2± ACRES OF LAND MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. 9 2464
DANA L. WORLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5651
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 99509
DATE SIGNED: 02-21-01

Applicant's Legal Checked

by *[Signature]* 3/17/01

DCI 2000-00032

PAGE 1 OF 2

17595 S. Torriami Trail, Suite #102, Fort Myers, Florida 33908 • Phone (941) 590-9900 Fax (941) 590-9909 • E-Mail: englee@cecifl.com

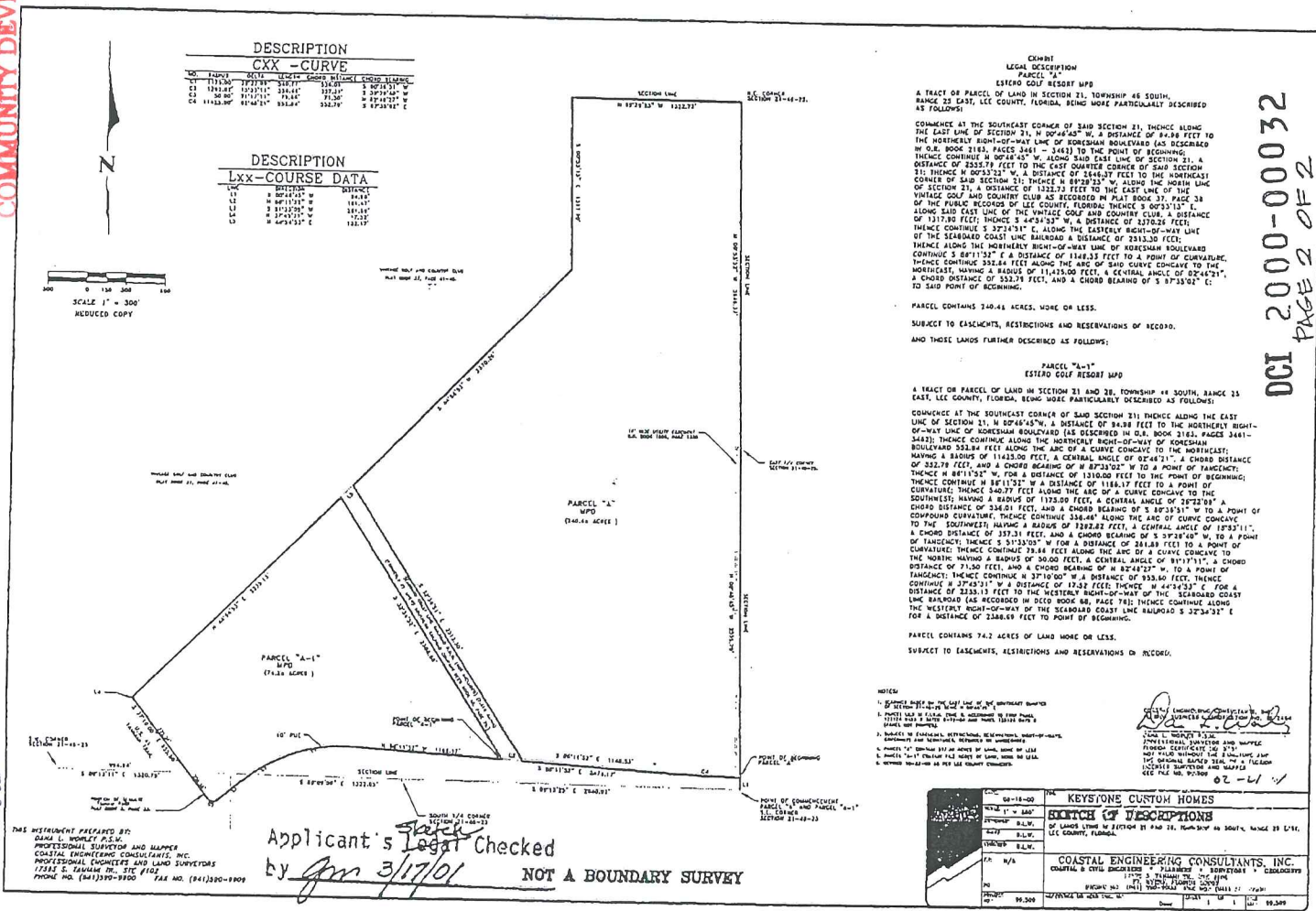
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DEC 07 2010

Exhibit "A"

ADD 2010-00100

COMMUNITY DEVELOPMENT



Page 2 of 2
The applicant has indicated that the STRAP numbers for the subject property are:
21-46-25-00-000001.0000; 21-46-25-00-000001.3000

PROPERTY DEVELOPMENT REGULATIONS
March 29, 2001

LAND USES	Minimum Lot			Minimum Setback (ft)								Max Lot Coverage (%)			
	Area (sq ft)	Min Width (ft)	Min Depth (ft)	Side ¹ Incl. Corner Lots (ft)	Rear (ft)				Front (ft)		Water Body (ft)	Max Height (ft) ²	Min Bldg Separation (ft) ²	East of railroad with Golf Option	East of Railroad without Golf Option
					Lots	Wetland	Golf	Acc.	Front Entry Garage	Bldg or Side Entry Garage					
Single Family Detached	5,000	50	100	5	20	20	0	5	20	12	25	35 or 2 stories	10	65	40
Zero Lot Line	5,000	50	100	0 or 7½	20	20	0	5	20	12	25	35 or 2 stories	10	65	40
Two Family Attached	3750	37½	100	0 or 10	20	20	0	5	20	12	25	35 or 2 stories	10	65	40
Townhouse	2,000	22	80	0 or 10	20	20	0	5	20	15	25	35 or 2 stories	½ bldg height but not less than 20	n/a	n/a
Multi-Family	10,000	100	100	10	20	20	0	5	20	20'	25	55 or 4 stories	½ bldg height but not less than 20	70	40
Clubhouse	20,000	80	100	10	20	20	0	5	n/a	20	25	55 or 4 stories	½ bldg height but not less than 20	55	n/a
Commercial (MPD 1-4)	20,000	80	100	0 or 15 ³	25 ⁴	20	n/a	5	per LDC	per LDC	25	55 or 4 stories	½ bldg height but not less than 20	55	

¹ Applies to lots of all widths and to corner lots.

² Building height is limited to 35 feet or 2 stories within 200 feet of The Vines and San Carlos Park. Buildings exceeding 35 ft in height must maintain additional building separation or additional building setbacks consistent with LDC Section 34-2174(a) and LDC Section 935(e)4.

³ Should the subject property be subdivided, a 0' setback to any internal lot lines will be required.

⁴ Structures in MPD Tract 1 must maintain a 100 ft setback from the Tract 5 property line.

DCI 2000-00032

EXHIBIT C

OPEN SPACE AND INDIGENOUS VEGETATION
ESTERO GOLF RESORT
March 21, 2001

		OPEN SPACE		INDIGENOUS	
Tracts		<u>Required</u>	<u>Provided</u>	<u>Required</u>	<u>Provided</u>
MPD 1-4	34.06± acres	10.22± acres	5.00± acres	5.11± acres	0 acres
MPD 5	40.14± acres	16.06± acres	16.06± acres	8.03± acres	13.14± acres**
			5.22± acres*		
Total	74.20± acres	26.28± acres	26.28± acres	13.14± acres	13.14± acres
MPD 6-12	242.20± acres	96.16± acres	96.16± acres	n/a	n/a

* Balance from Tracts MPD 1-4

** Including restored wetland

*** This figure would be reduced if any qualifying lots (LDC 10-415) were developed.

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MAR 21 2001

PERMIT COUNTER

DCI 20 00-00036

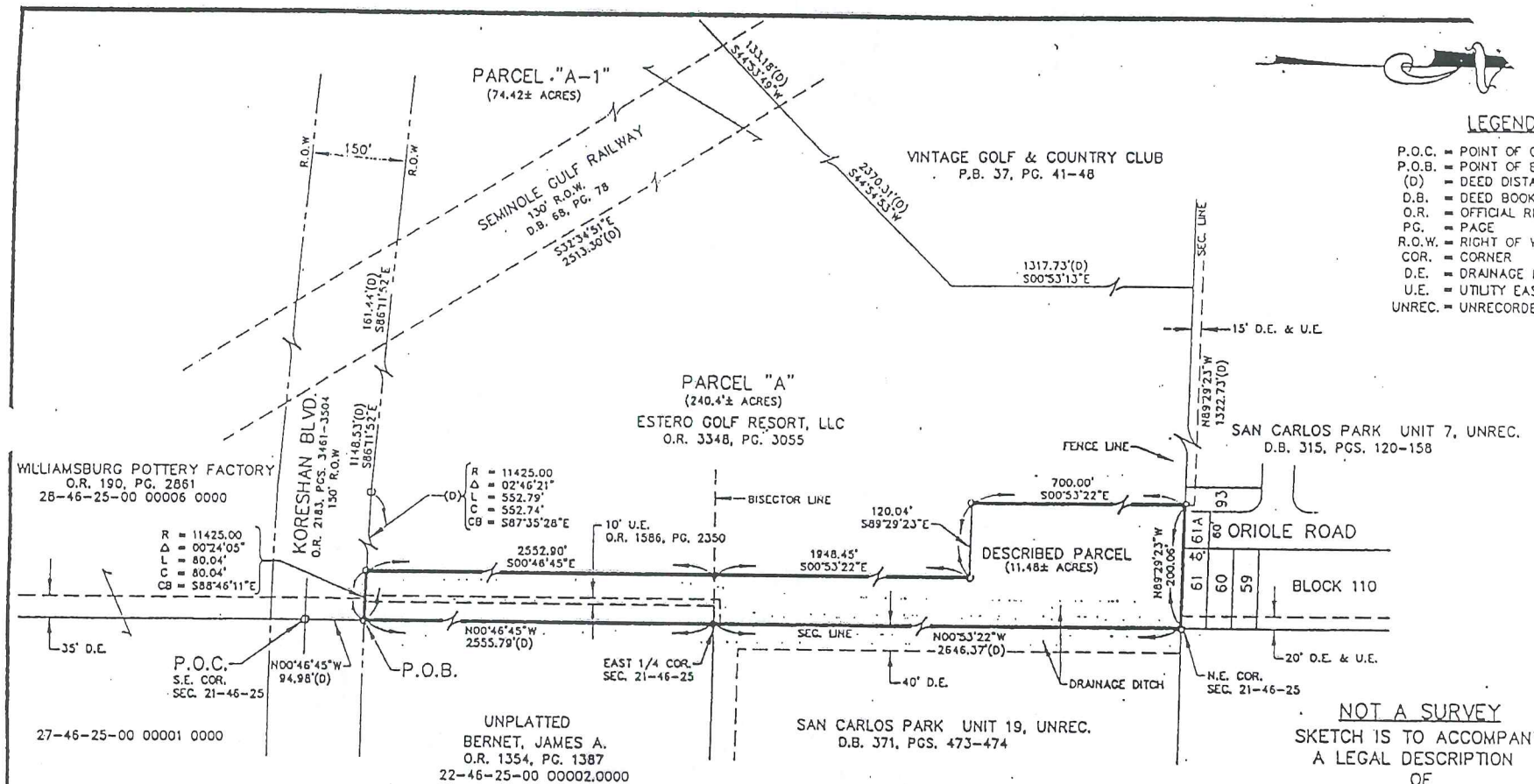


EXHIBIT D

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY DIRECTION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE MINIMUM TECHNICAL STANDARDS IN ACCORDANCE WITH CHAPTER 61017-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

DATE: 02/01

Arthur W. Parsons, County Surveyor
Professional Surveyor & Mapper
Florida Certificate No. LS-2987

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

SURVEYOR'S NOTES

- 1.) DESCRIPTION FOR DESCRIBED PARCEL IS BASED ON DEED.
- 2.) TOPOGRAPHICAL FEATURES OR IMPROVEMETS LYING WITHIN DESCRIBED PARCEL WERE NOT SURVEYED OR LOCATED.
- 3.) NO RECORD OF OWNERSHIP HAS BEEN DETERMINED FOR PARCEL SHOWN AS LOT 61A, BLOCK 110, SAN CARLOS PARK UNIT 7.
- 4.) UNLESS OTHERWISE NOTED, DIMENSIONS ARE CALCULATED.

DEPARTMENT OF PUBLIC WORKS TRANSPORTATION DIVISION			SHEET NO.
Designed by: A.W.P.	Date: 02/01	Disk 20001	2 of 2
Drawn by: D.O.K.	Date: 02/01	Scale: 1"=200'	
Chk'd: A.W.P.	Date: 02/01	001572701	

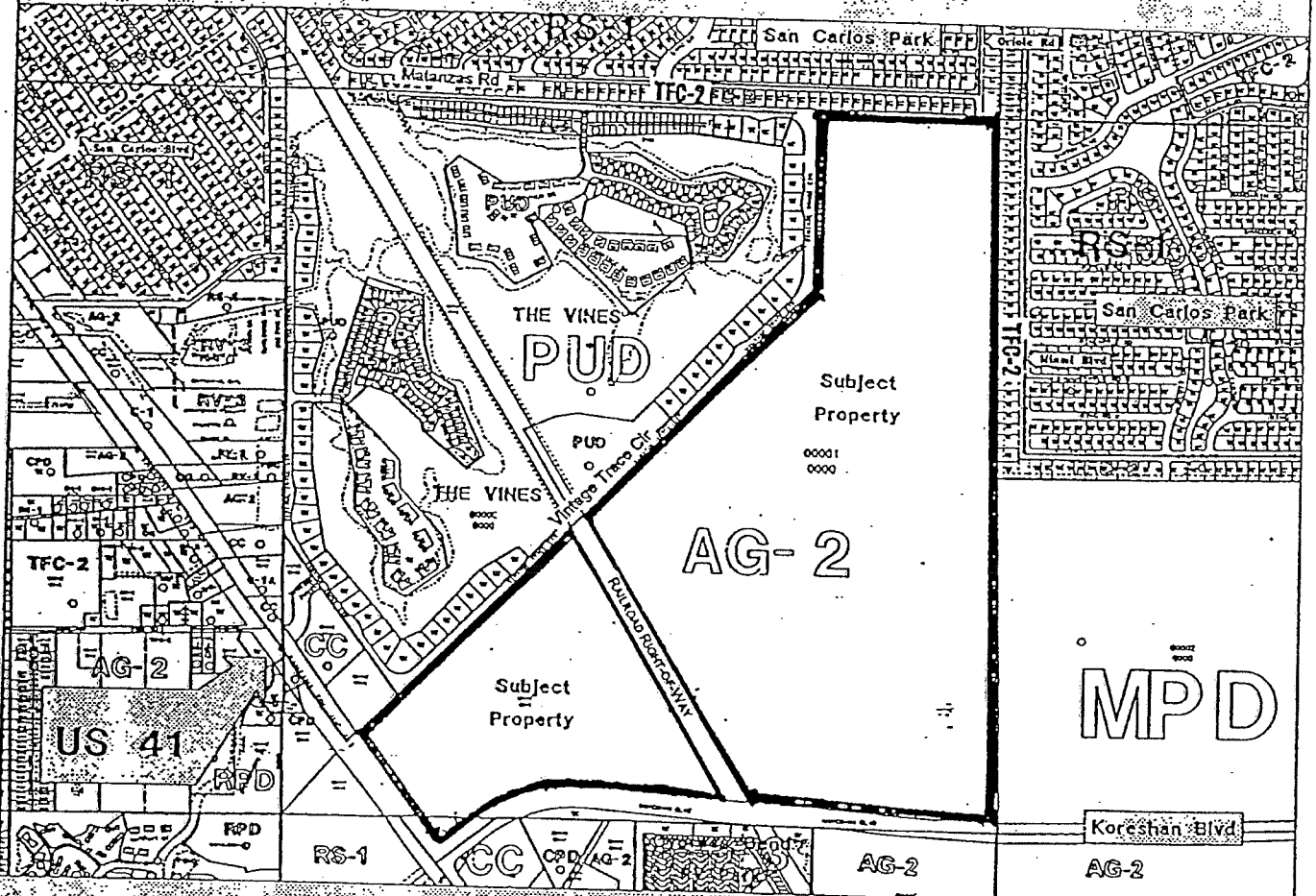
ADD 2010-00100

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DEC 07 2010

COMMUNITY DEVELOPMENT

Zoning Map



Attachment A

ADD 2010-00100

DEC 07 2010

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Exhibit F

COMMUNITY DEVELOPMENT

FLORIDA LAND PLANNING, INC.
1340 Highway 404, Suite C - Venice Professional Center
Fort Myers, Florida 33907
(941) 275-5222 - Fax (941) 275-4444



ESTERO GOLF RESORT Master Concept Plan

DATE: 01/11/10
REV: 03/18/2001
BY: [Signature]

SEE IT THROUGH PLOT



Scale: 1" = 300'
Sheet 1 of 1

Survey and site information provided by:
COASTAL ENGINEERING CONSULTANTS, INC.
17145 S. 14th Ave., Suite 100
Fort Myers, Florida 33907
PHONE NO: (941) 340-4000 FAX NO: (941) 340-4000

LAND USE SUMMARY		
Land Use	Acres	Sq. Ft.
Commercial Tracts	32.00ac	320,000 sq ft**
Office Tract	1.06ac	20,000 sq ft
Residential & Club/Rec Tracts	280.54ac	820 units***
TOTAL	314.60ac	

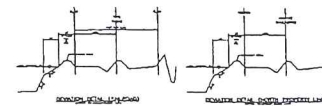
** Average includes water management, roadway and open space for the land.
*** The developer retains the option of converting retail storage to office at a ratio of 4 acres of commercial use 1.3 acres of office use.

MASTER CONCEPT PLAN NOTES

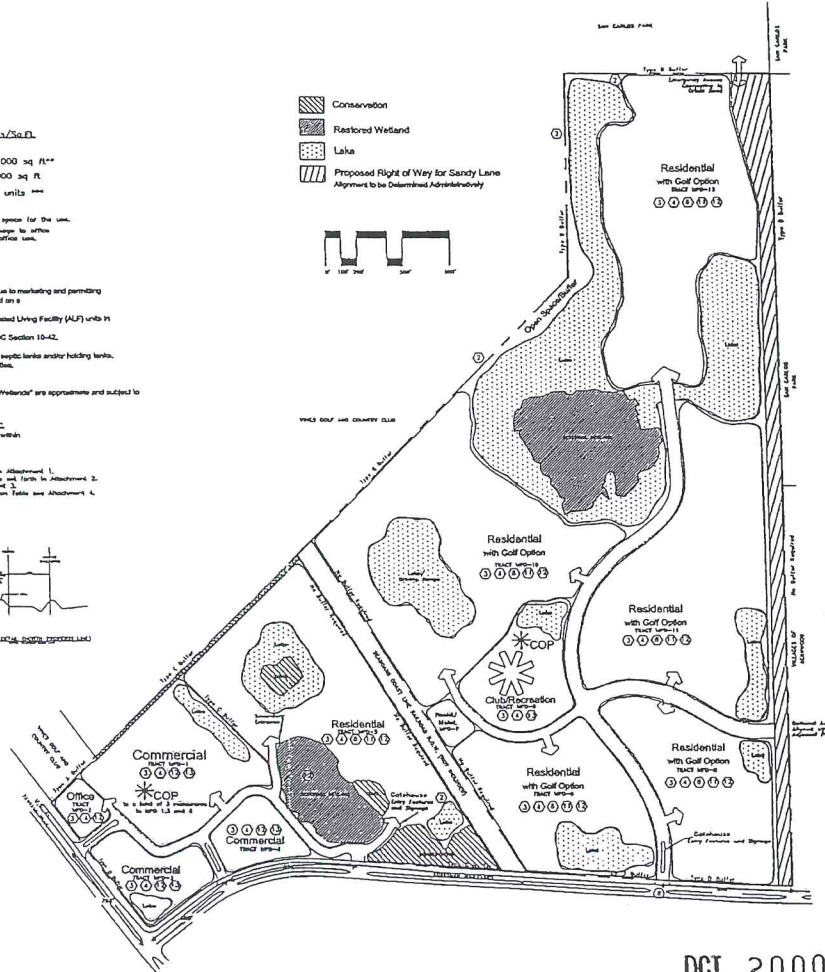
1. WITHDRAWN
2. The residential unit mix is preliminary and subject to change due to marketing and permitting considerations. Single and multi-family units may be converted on a lot basis.
3. Multi-family units may be converted to a maximum of 100 Assisted Living Facility (ALF) units in accordance with LDC Section 10-42.
4. Access to public transit will be provided in accordance with LDC Section 10-42.
5. Private concrete levees not been developed for the project.
6. Temporary administration offices and sales offices may utilize septic tanks and/or holding tanks. Permanent septic tanks may be used for golf course maintenance facilities.
7. There are no structures on site.
8. This property will be developed in one phase.
9. The configuration of the "Conservation" areas and "Restored Wetlands" are approximate and subject to modification by the review agencies.

PARKING
Estero Golf Resort will meet the parking requirements of the LDC. Parking will be calculated based on the specific uses developed within the project.

- NOTES**
1. Permitted Land Uses for Estero Golf Resort are set forth in Attachment 1.
 2. Property Development Requirements for Estero Golf Resort are set forth in Attachment 2.
 3. Guidelines for Estero Golf Resort are set forth in Attachment 3.
 4. For Estero Golf Resort Open Space and Indigenous Vegetation Tables are Attachment 4.



- Conservation
- Restored Wetland
- Lake
- Proposed Right of Way for Sandy Lane Alignment to be Determined Administratively



DCI 2000-00032

APPROVED

Master Concept Plan

Site Plan 01-012 Page 1 of 1

Subject to conditions in Resolution 2-01-012

Zoning Case 012000-00032

Acco

RESOLUTION NUMBER Z-01-012a

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Paula Davis, President of Keystone Customer Homes, Inc., filed an application on behalf of the property owner, Hermes Investment Company, Inc., to rezone a 314.6±-acre parcel from Agricultural (AG-2) to Mixed Use Planned Development (MPD), in reference to Estero Golf Resort MPD; and

WHEREAS, a public hearing was advertised and held before the Lee County Hearing Examiner on March 14, 2001. The Hearing Examiner left the record open for written submissions until March 30, 2001. The Lee County Zoning Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2000-00032; and

WHEREAS, a second public hearing was advertised and held on May 7, 2001, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of interested persons.

WHEREAS, on July 30, 2001, the Board amended the original resolution to clarify an ambiguity regarding the number of consumption on premises permitted within the project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 314.6±-acre parcel from AG-2 to MPD to allow: 1) a maximum of 820 dwelling units consisting of a mix of unit types and including up to 100 units within an assisted living facility; 2) a golf course; 3) up to 320,000 square feet of retail uses; and 4) 20,000 square feet of office use. The application also included a request for consumption on premises and buildings not to exceed 55 feet and four stories.

The property is located in the Urban Community, Suburban and Wetlands Land Use Categories and is legally described in attached Exhibit A.

The request is APPROVED SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development must be consistent with the one-page Master Concept Plan (MCP) entitled "Estero Golf Resort," last revised 5/8/01, stamped "Received May 9 2001," and the

conditions set forth herein. (The MCP has been revised to reflect the Board's action on May 7, 2001.) If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the project and uses:

a. **SCHEDULE OF USES**

(1) **RESIDENTIAL PORTION - TRACTS 5-12**

Accessory Uses
Administrative Offices
Agricultural Uses, as limited by other conditions
Assisted Living Facility, limited to Tracts MPD-5 only-maximum 100 units
Club, Country including the following ancillary uses:
 Consumption on Premises, limited to one for the clubhouse and one
 for the golf course only, includes outdoor seating
 Food and Beverage Service
 Golf Course Maintenance Facility, limited to MPD-7 only
 Health Club and Spa
 Restaurant, includes outdoor seating
 Speciality Retail
Dwelling Units - single-, two-, and multi-family units, zero lot line units, and
 townhouses - limited to a maximum of 820 for the entire project; and
 a maximum of 340 units for MPD-5
Entrance Gates and Gatehouses
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - Not to include the removal of excavated
 material from the site
Fences and Walls
Golf Course, including Practice Greens and Driving Range - subject to
 further review during the development order process to determine
 appropriate locations and possible additional buffering or screening
 required for the practice greens and driving range
Golf and Tennis Pro Shops (limited to ancillary use in clubhouse tract)
Home Occupation, as limited by the LDC
Model Homes, Model Units and Model Display Center
Real Estate Sales and Rental Office - limited to sales of lots, homes or units
 within the development, except as may be permitted in §34-1951 *et*
 seq. The location of, and approval for, the real estate sales office will
 be valid for a period of time not exceeding five years from the date
 the Certificate of Occupancy for the sales office is issued. The
 director may grant one 2-year extension at the same location.
Recreational Facilities, Personal and Private On-site, as defined and
 regulated by the LDC § 34
Signs, in compliance with the LDC
Storage, Open, recreational vehicles, boats and similar items for residents

only, will only be permitted if administrative approval is sought showing the exact location of the use. Such uses, at a minimum, must be shielded behind a continuous visual screen at least eight feet in height when visible from any residential use, and six feet in height when visible from any street right-of-way or street easement. Temporary uses - limited to a sales center and a construction office, in compliance with the LDC for temporary uses

(2) COMMERCIAL PORTION - TRACTS 1-4

Accessory Uses
Administrative Offices
Agricultural Uses, as further limited by other conditions
Animal Clinic - outside kennels are prohibited
Auto Parts Store, subject to permitted Use Note B - limited also by Condition 16
Automobile Repair & Service, Group I only - subject to Permitted use Note B
Banks and Financial Establishments, all Groups
Broadcast Studio, Commercial Radio and Television - an on-site tower is prohibited
Business Services, Groups I & II, Group II - outdoor storage prohibited
Cleaning and Maintenance Services, no outdoor storage of vehicles
Clothing Stores
Computer and Data Processing
Consumption on Premises, subject to Permitted Use Note set forth in 2.a.(3)(B)C
Contractors and Builders, Group I only
Cultural Facilities, limited to Art Galleries and Museums
Daycare Center, Child and Adult
Department Store
Drive-through facility, must be located a minimum of 500 feet from any residential lot in The Vines
Drug Store, limited to Permitted Use Note B
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - Not to include the removal of excavated material from the site
Fences and Walls
Food Stores, Groups I and II
Gift and Souvenir Shop
Hardware Store, limited to Permitted Use Note B
Health Care Facility, Groups I, II and III
Hobby, Toy and Game Shop
Hospice
Model Units and Model Display Centers - subject to conditions below
Non-store Retailers, all Groups, outdoor storage is prohibited
Offices, Medical

Package Store, limited to:
 Wine Shops, and
 Package Stores in conjunction with a Drug Store use only
 Paint, Glass and Wallpaper Store
 Personal Services, Group I, II - limited to Beauty Spas, Health Clubs or
 Spas, Reducing or Slenderizing Salons, Group III, and Group IV -
 limited to babysitting bureaus, debt counseling services, portrait
 copying, shopping services, and tax return preparation services
 Pet Services
 Pet Shop
 Place of Worship
 Real Estate Sales and Rental Office
 Recreational Facilities, Personal and Private On-site only and only in
 conjunction with and on the same tract as any ancillary multi-family
 or townhouse uses
 Rental and Leasing Establishments, Group II - outside storage is prohibited
 Restaurants, Standard - Groups I, II, III & IV - subject to Permitted Use Note
 A
 Schools, Commercial
 Shopping Center
 Signs, in compliance with the LDC
 Social Services, Group I only
 Specialty Retail Shops, Groups I-IV
 Storage, Indoor only and only as an ancillary use
 Studios
 Temporary uses - limited to sales center and construction offices, in
 compliance with LDC regulations regarding temporary uses
 Variety Store
 Wholesale Establishments, Group III only

(3) ADDITIONAL USE CONDITIONS

(A) The following uses may be allowed in Wetland areas subject to review and approval by Environmental Sciences staff as part of development order review:

Interpretative centers, rain shelters gazebos
 Nature and foot paths including pedestrian boardwalks
 Wildlife management areas
 Mitigation activities
 Signs, limited to educational signs only

(B) The following Permitted Use Notes, apply to the uses referenced above (referenced in the Schedule of Uses as A, B & C):

- A. Must be located a minimum of 200 feet from any off-site property zoned for residential purposes
- B. Limited to Tracts MPD-3 and MPD-4

C. Consumption on Premises (COP)

- (1) COPs are limited to a maximum of three for standard restaurants, one for the clubhouse and one for the golf course.
- (2) COPs in Tract MPD-1 must first receive Special Exception or an Administrative Approval, whichever is deemed appropriate by the DCD Director. Since the proposed plan of development is only conceptual, this additional condition is necessary to ensure the placement of the COP use will be compatible with the surrounding land uses.

(C) Uses in MPD Tract 1 are limited as follows:

Hours of operation for businesses open to the public are 7:00 a.m. until 10:00 p.m. Restaurants may be open until 11:00 p.m., Monday through Thursday and 12:00 midnight, Friday and Saturday

Deliveries are prohibited between the hours of 8:00 p.m. and 6:00 a.m.

Outside entertainment, speaker systems, loud speakers or public address systems are prohibited in MPD Tract 1.

b. **SITE DEVELOPMENT REGULATIONS**

Site Development Regulations are limited to the "Property Development Regulations," set forth in Exhibit B as revised on March 30, 2001:

(A) General Project Square Footage Limitations:

- (1) Maximum overall commercial development is limited to 320,000 square feet of retail commercial uses, and 20,000 square feet of office uses, except as limited below; and
- (2) This project can be comprised of medical, general office, retail, or service uses (in compliance with the schedule above), or any combination of those uses, up to the maximum square footage, provided all limiting conditions, parking, open space, buffering, and water management requirements are met.
- (3) All special setback or development regulations contained in the LDC (as it may be amended) for any specific use must be met; and
- (4) The option to convert retail and office uses is approved with

the limitation that no more than 21.94 acres of commercial acreage may be converted to office use; and

- (5) Retail Commercial square footage within the Suburban land use category may not exceed 100,000 square feet. The development must provide cumulative totals for each development order submittal showing compliance with this condition.

(B) Outdoor Seating for COP uses:

- (1) Outdoor seating may not be located within 300 feet of a residential lot in The Vines; and
- (2) Outdoor seating must be located on the side of the principal structure that is opposite residentially zoned or used lot in The Vines; and
- (3) The outdoor seating must cease at 10:00 p.m., Monday through Thursday, and 11:00 p.m., Friday and Saturday;

3. Environmental Conditions: Prior to local development order approval, the developer must:

- a. Provide open space consistent with the Open Space and Indigenous Vegetation Table attached as Exhibit C. Each tract must provide a minimum of 10 percent open space.
- b. Submit development order plans that show a connection between the conservation area in the southeast corner of the MPD Tract-5 and the upland conservation area on the eastern side of the restored wetland. The wildlife connection will run under the road and include a set of two tunnels constructed of 36-inch-wide by 24-inch-high, elliptical concrete pipe. The plans will show the two elliptical wildlife connections placed under the road in a side by side position unless directed otherwise by Division of Planning/Environmental Sciences Staff. At a minimum, the bottom of the pipes will be placed no lower than the existing upland preserve grade to help prevent inundation within the pipes during the wet season.
- c. Submit a detailed wetland restoration plan to the Division of Planning/Environmental Sciences Staff for review and approval. Both the wetland restoration plan and littoral zones required by the LDC must be designed to provide foraging area for wood storks.
- d. Re-survey the potential Big Cypress fox squirrel nests on-site specifically for fox squirrel presence. The protected species survey must be prepared in accordance with LDC § 10-473 and submitted to the Division of Planning/Environmental Sciences for review and approval. If fox squirrel use of the site is verified, the developer must submit final management details in accordance with LDC § 10-474 including a phased exotic removal plan.
- e. Submit a detailed gopher tortoise management plan for review and approval by the

Division of Planning/Environmental Sciences staff.

- f. Obtain a Vegetation Removal Permit to install barricades to protect preserves and conduct excavation of tortoise burrows to move the gopher tortises within the development tracts.
4. The Golf Driving Range is limited to operating during daylight hours.
5. Development order submittals must include a running inventory showing the overall number of units and commercial (retail and office) square footage that have been built, approved to be built, or are in the development approval process.
6. Sandy Lane Extension
 - a. As part of the first development order submittal, the developer must revise the MCP to reflect the planned extension of Sandy Lane along the eastern boundary of the site, consistent with the sketch set forth in the Lee County DOT Exhibit entitled, "Sketch and Description of Sandy Lane Extension," (Exhibit D) unless mutual agreement regarding a different alignment is reached between Lee County and the property owner(s). Lee County will compensate the property owner for the reservation of the property in accordance with the regulations set forth in Chapter 2 of the LDC; and
 - b. The minimum setback for a water retention lake from the road right-of-way must be no less than 25 feet from the western Sandy Lane right of way, consistent with LDC § 10-329(f)(1)a.2 and the sketch noted above, unless mutual agreement regarding a different alignment is reached between Lee County and the property owner(s). The developer must provide satisfactory elements for the protection of wayward vehicles. These elements may consist of fencing, berms, buffering or a combination of all three, however, the exact elements are subject to review and approval by Lee County; and
 - c. This project will be permitted one access point within the southern half of this project's frontage along the proposed Sandy Lane extension. This access point must align with the access point that is approved for the parcel on the tract on the east side of the Sandy Lane extension. (The access point onto Sandy Lane is not a required access point, except that at least one emergency access must be provided to a road other than Koreshan Boulevard as noted in Condition 11.)
7. Bona fide agricultural uses in existence at the time this resolution is finalized may continue until approval of the first local development order. However, no development activity of any kind may occur on the property, including clearing of vegetation or cutting of trees, unless that activity is reviewed and approved in accordance with the Lee County LDC regulations as if no agricultural use existed on the property. The purpose of this condition is to eliminate any exemption or other special considerations or procedures that might otherwise be available under Lee County regulations by virtue of the existing agricultural uses on the property.

8. No excess excavated material may be removed from the site unless the developer can demonstrate to the Director of the Department of Community Development that the material to be removed: 1) is unsuitable material that cannot be used on-site; and 2) the material must be excavated to meet the minimum requirements necessary to accommodate a water management system on the site. The purpose of this condition is to prohibit the voluntary creation of excess fill material for use off-site.
9. Model units and homes are permitted in compliance with the following conditions:
 - a. Administrative approval must be obtained. Administrative Approval is subject to review and approval based upon potential negative impacts to nearby uses regarding, but not limited to, glare, noise, dust
 - b. Each model must be a unique example. Multiple examples of the same unit are not permitted; and
 - c. All model sites must be designated on the development order plans; and
 - d. Prior to model home construction, the lots upon which model homes will be constructed must be shown on a preliminary plat. The preliminary plat must be filed concurrently with the local development order application. The model homes must comply with the setbacks set forth in the property development regulations for the project; and
 - e. Dry models are prohibited.
10. Golf Course Conditions:
 - a. The golf course developer must use fertilizers with a low leaching potential (slow release). Fertilizers must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and
 - b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management plan that includes an integrated pest management (IPM) program and a nutrient management program such that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the U.S. Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may

be used. Turf managed areas (including fairways, tees, and greens) are prohibited within 35 feet of wetlands or preserve areas. The chemical management plan must be reviewed and approved by Lee County Natural Resources Division prior to development order approval.

- c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.
- d. The Developer must utilize a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.
- e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.
- f.
 - 1) Prior to the issuance of local development order approval, the developer must demonstrate compliance with "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, May 1995, as amended.
 - 2) The development order must demonstrate separate mixing and loading facilities for pesticides, and provide a separate pesticide storage area, in compliance with materials specified in the above referenced document. The development order must demonstrate separate mixing and loading facilities for fertilizer, and provide a separate fertilizer storage area, in compliance with materials specified in the above referenced document.
 - 3) The development order plans must specify the construction material for all buildings in compliance with "Best Management Practices for Golf Course Maintenance Departments."
 - 4) Equipment to apply pesticides and fertilizers must be stored in an area protected from rainfall.
- g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, while requiring relatively low fertilizer use;
- h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.
- i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from underdrains must not discharge directly into a surface water management lake.
- j. Stormwater run-off must be pre-treated through an acceptable recreated natural

system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.

- k. The operator of the golf course must submit an annual monitoring report of ground water and surface water quality. The monitoring program must include: testing to assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identifying the locations for the ground water monitoring and testing on a map(s); setting forth the testing and recording requirements. The Developer must submit the test results with the monitoring report to the Lee County Natural Resources Division. The monitoring program will be established and operated at the expense of the Developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 62-302, F.A.C., water quality standards.
 - l. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, the application must cease until there is a revised management plan. If mitigation is necessary to address the pollution, a mitigation plan approved by Lee County must be implemented by the Developer.
 - m. Prior to development order approval for the golf course, the developer must conduct a pre-development groundwater and surface water analysis and submit the analysis to Lee County Division of Natural Resources. This analysis is intended to establish baseline data for groundwater and surface water monitoring for the project area. The analysis must be designed to identify those nutrients and chemicals that are anticipated to be associated with the project. Prior to commencing this baseline study, the developer must submit the methodology for review, comment and approval by Lee County.
- 11. Prior to development order approval for any portion of the property, the developer must show an emergency access connecting to the existing Oriole Road to the north. Prior to the opening of the Sandy Lane extension that will connect to the existing Oriole Road, the developer must revise the emergency access so that it will be accessible from the future Sandy Lane extension.
 - 12. Buildings exceeding 35 feet in height must maintain additional building separation or additional building setbacks consistent with LDC § 34-2174(a) and LDC § 935(e)4.
 - 13. Lighting to serve uses within 200 feet of perimeter property allowing residential uses must be hooded, shuttered, or shielded and may not exceed 18 feet in height. Mercury vapor lamps/lights are prohibited, the lighting in this 200-foot area must be scaled so that no more than the minimum required number of light fixtures are erected. Individual building lighting must be of the lowest intensity to meet safety standards. The scale of the fixtures and the type of hooding, shuttering and shielding is subject to further review prior to the approval of a development order. The individual building fixtures must be either directly fixed to the building or placed on a post lamp standard not to exceed 10 feet in height. Incandescent

lamps are encouraged. The use of mercury vapor lamps/lights is prohibited.

14. Approval of this zoning request does not address access onto U.S. 41, since Lee County has no jurisdiction over that roadway. The developer must pursue U.S. 41 access issues with the Florida Department of Transportation (FDOT). Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order. Approval of this rezoning does not give the developer an undeniable right to receive local development order approval. Future development order approvals must satisfy concurrency requirements as required by Lee Plan Objective 2.2.
15. Approval of this rezoning does not guarantee local development order approval or vest present or future development rights for Lee Plan consistency. Development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b). In addition, development order applications must also be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
16. Installation of any auto parts, either by employees or the general public, in conjunction with the Auto Parts Store is prohibited. Signs must be posted and maintained in the parking lot for this use advising customers that "self installation" is strictly prohibited on the premises.
17. This development must comply with all the requirements of the LDC, specifically including the requirements of LDC § 10-600 *et seq.*, at the time of local development order approval, except as may be granted by deviation as part of this planned development approval or subsequent amendments thereto.
18. Structures within Tract 5 are limited to 2-story height for a distance of 200 feet back from the perimeter property line that is shared with The Vines.
19. Development of this project must not exceed any DRI thresholds, as the impacts of same were not reviewed as part of the rezoning. The developer must provide a project-wide cumulative DRI threshold analysis with each local development order submittal.
20. If the lake shown in Tract 1 is relocated further away from the boundary shared with Tract 5, structures within Tract 1 must maintain a 100-foot setback from the shared property line between the two tracts.
21. Tract MPD-7 is approved in the internal location shown in the revised MCP dated March 30, 2001. The uses permitted in MPD-7 are Residential, Golf Course, and Maintenance. Direct access to Koreshan Boulevard from this tract is prohibited.

SECTION C. DEVIATIONS:

Deviation 1 - WITHDRAWN BY APPLICANT.

Deviation 2 seeks relief from the LDC §10-329(e)(1)(a)(3) requirement to provide a 50-foot

minimum setback for water retention lakes, to allow a 25-foot setback for water retention lakes. This deviation is APPROVED SUBJECT TO the condition that, prior to development order approval, the developer must provide satisfactory elements to discourage access from the adjacent properties. These elements may consist of fencing, berms, buffering or a combination of all three. **This deviation is not approved along the eastern or northern boundary in the area identified in the memo from LCDOT if Condition 6 requires the applicant to revise its MCP to reflect the planned extension of Sandy Lane. This deviation is approved without this condition if the applicant is not required to revise its MCP to reflect the reservation of the northerly extension of Sandy Lane.**

Deviation 3 seeks relief from the LDC § 10-296(d), Table 4(7)(c) requirement to provide wearing surfaces of local and access streets for category A development be constructed of 1½-inch asphaltic concrete, to allow for cement concrete or decorative pavers. This deviation is APPROVED SUBJECT TO the condition that, prior to development order approval, the developer must demonstrate that the pavers are structural equivalent to the asphaltic pavement standard of the LDC and equivalent to 2500 psi concrete.

Deviation 4 seeks relief from the LDC § 10-256(d)(3) requirement to provide wearing surfaces of sidewalks to be constructed of 1½-inch asphaltic concrete, to allow for cement concrete decorative pavers. This deviation is APPROVED SUBJECT TO the condition that, prior to development order approval, the developer must demonstrate that the pavers are structural equivalent to the asphaltic pavement standard of the LDC and equivalent to 2500 psi concrete.

Deviation 5.a - WITHDRAWN BY APPLICANT.

Deviation 5.b - WITHDRAWN BY APPLICANT.

Deviation 6 - WITHDRAWN BY APPLICANT.

Deviation 7 - WITHDRAWN BY APPLICANT.

Deviation 8 seeks relief from the LDC § 10-292(c) requirement to provide residential developments of more than five acres or any commercial development of more than ten acres provide two or more means of ingress or egress for the development, to allow the residential portion of the project that is separated by the railway right-of-way to have one means of ingress and egress. This deviation is APPROVED SUBJECT TO COMPLIANCE WITH CONDITION 11.

Deviation 9 - WITHDRAWN BY APPLICANT.

Deviation 10 - WITHDRAWN BY APPLICANT.

Deviation 11 seeks relief from the LDC §§ 34-2015(2)c and 34-2020(1)c requirements to prohibit the stacking of vehicles in multi-family development, to allow stacking of the vehicles when all of the following requirements are met:

1. The number of units in each multi-family building will be limited to eight units or less; and
2. The first parking space is in an individual garage with an individual driveway; and
3. Each individual driveway has a minimum 1-foot physical separation from any other

- driveway; and
4. It can be demonstrated at the time of development order application that safe sight distance triangles are met.

This deviation is APPROVED SUBJECT TO the above stated requirements.

Deviation 12 seeks relief from the LDC § 10-415(b)(1) requirement to establish open space requirements, to allow the adoption of an Open Space Table. This deviation is APPROVED SUBJECT TO Condition 3.

Deviation 13 seeks relief from the LDC § 34-1264(b)(1)a requirement to require a 500-foot separation distance between an establishment for the sale or service of alcoholic beverages from consumption on the premises, to allow a separation distance of 300 feet. This deviation is APPROVED SUBJECT TO the Permitted Use Notes set forth in Conditions 2.a.3(B)C and 2.a.3(C), above.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: The legal description and STRAP number of the property.
- Exhibit B: Project Development Regulations
- Exhibit C: Open Space and Indigenous Vegetation Table
- Exhibit D: Sketch and Description of Sandy Lane Extension
- Exhibit E: Zoning Map (subject parcel identified with shading)
- Exhibit F: The Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and other applicable code and regulations.
2. The MPD rezoning, as conditioned:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.

3. The approval of this rezoning request satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan will be available and adequate to serve the proposed land use.
5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Coy, seconded by Commissioner Albion, and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Absent
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 30th day of July 2001.

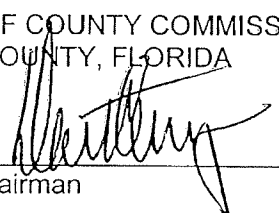
ATTEST:
CHARLIE GREEN, CLERK

BY:

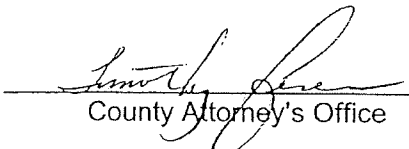

Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

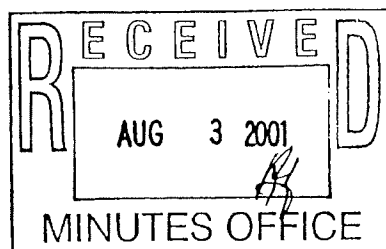
BY:


Chairman

Approved as to form by:


County Attorney's Office

CASE NO:DCI2000-00032



Z-01-012a
Page 14 of 14



COASTAL
ENGINEERING
CONSULTANTS
INC

A CECI GROUP COMPANY

CECI Group Services

Civil Engineering

Survey & Mapping

Coastal Engineering

Real Estate Appraisal

Environmental Assessment

Website: www.coastalengineering.com

EXHIBIT
LEGAL DESCRIPTION
PARCEL "A"
ESTERO GOLF RESORT MPD

A TRACT OR PARCEL OF LAND IN SECTION 21, TOWNSHIP 46 SOUTH,
RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21, THENCE ALONG
THE EAST LINE OF SECTION 21, N 00°46'45" W, A DISTANCE OF 94.98 FEET TO
THE NORTHERLY RIGHT-OF-WAY LINE OF KORESHAN BOULEVARD (AS DESCRIBED
IN O.R. BOOK 2183, PAGES 3461 - 3462) TO THE POINT OF BEGINNING;
THENCE CONTINUE N 00°46'45" W, ALONG SAID EAST LINE OF SECTION 21, A
DISTANCE OF 2555.79 FEET TO THE EAST QUARTER CORNER OF SAID SECTION
21; THENCE N 00°53'22" W, A DISTANCE OF 2646.37 FEET TO THE NORTHEAST
CORNER OF SAID SECTION 21; THENCE N 89°29'23" W, ALONG THE NORTH LINE
OF SECTION 21, A DISTANCE OF 1322.73 FEET TO THE EAST LINE OF THE
VINTAGE GOLF AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 37, PAGE 38
OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 00°53'13" E,
ALONG SAID EAST LINE OF THE VINTAGE GOLF AND COUNTRY CLUB, A DISTANCE
OF 1317.90 FEET; THENCE S 44°54'53" W, A DISTANCE OF 2370.26 FEET;
THENCE CONTINUE S 32°34'51" E, ALONG THE EASTERLY RIGHT-OF-WAY LINE
OF THE SEABOARD COAST LINE RAILROAD A DISTANCE OF 2513.30 FEET;
THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF KORESHAN BOULEVARD
CONTINUE S 86°11'52" E, A DISTANCE OF 1148.53 FEET TO A POINT OF CURVATURE;
THENCE CONTINUE 552.84 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE
NORTHEAST, HAVING A RADIUS OF 11,425.00 FEET, A CENTRAL ANGLE OF 02°46'21",
A CHORD DISTANCE OF 552.79 FEET, AND A CHORD BEARING OF S 87°35'02" E;
TO SAID POINT OF BEGINNING.

PARCEL CONTAINS 240.41 ACRES OF LAND MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

AND THOSE LANDS FURTHER DESCRIBED AS FOLLOWS:

PARCEL "A-1"
ESTERO GOLF RESORT MPD

A TRACT OR PARCEL OF LAND IN SECTION 21 AND 28, TOWNSHIP 46 SOUTH, RANGE 25
EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE ALONG THE EAST
LINE OF SECTION 21, N 00°46'45" W, A DISTANCE OF 94.98 FEET TO THE NORTHERLY RIGHT-
OF-WAY LINE OF KORESHAN BOULEVARD (AS DESCRIBED IN O.R. BOOK 2183, PAGES 3461 -
3462); THENCE CONTINUE ALONG THE NORTHERLY RIGHT-OF-WAY OF KORESHAN
BOULEVARD 552.84 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST,
HAVING A RADIUS OF 11,425.00 FEET, A CENTRAL ANGLE OF 02°46'21", A CHORD DISTANCE
OF 552.79 FEET, AND A CHORD BEARING OF N 87°35'02" W TO A POINT OF TANGENCY;
THENCE N 86°11'52" W, FOR A DISTANCE OF 1310.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE N 86°11'52" W A DISTANCE OF 1166.17 FEET TO A POINT OF
CURVATURE; THENCE 540.77 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE
SOUTHWEST, HAVING A RADIUS OF 1175.00 FEET, A CENTRAL ANGLE OF 26°22'09" A
CHORD DISTANCE OF 536.01 FEET, AND A CHORD BEARING OF S 80°36'51" W TO A POINT OF
COMPOUND CURVATURE; THENCE CONTINUE 358.48' ALONG THE ARC OF CURVE CONCAVE
TO THE SOUTHWEST, HAVING A RADIUS OF 1292.82 FEET, A CENTRAL ANGLE OF 15°53'11",
A CHORD DISTANCE OF 357.31 FEET, AND A CHORD BEARING OF S 59°29'40" W, TO A POINT
OF TANGENCY; THENCE S 51°33'05" W FOR A DISTANCE OF 261.89 FEET TO A POINT OF
CURVATURE; THENCE CONTINUE 79.66 FEET ALONG THE ARC OF A CURVE CONCAVE TO
THE NORTH, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 91°17'11", A CHORD
DISTANCE OF 71.50 FEET, AND A CHORD BEARING OF N 82°48'27" W, TO A POINT OF
TANGENCY; THENCE CONTINUE N 37°10'00" W A DISTANCE OF 955.60 FEET, THENCE
CONTINUE N 37°45'31" W A DISTANCE OF 17.52 FEET; THENCE N 44°54'53" E FOR A
DISTANCE OF 2235.13 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COAST
LINE RAILROAD (AS RECORDED IN DEED BOOK 68, PAGE 78); THENCE CONTINUE ALONG
THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD S 32°34'52" E
FOR A DISTANCE OF 2388.69 FEET TO POINT OF BEGINNING.

PARCEL CONTAINS 74.22 ACRES OF LAND MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS REGISTRATION NO. 9 2484
DANA L. WORLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5823
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL FIGURED SE OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 99509
DATE SIGNED: 02-21-01

Applicant's Legal Checked

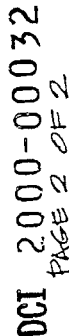
by Jim 3/17/01

DCI 2000-00032

PAGE 1 OF 2

17595 S. Tamiami Trail, Suite #102, Fort Myers, Florida 33908 • Phone (941) 590-9900 • Fax (941) 590-9909 • E-Mail: englee@cecifi.com

Page 2 of 2



PROPERTY DEVELOPMENT REGULATIONS
March 29, 2001

LAND USES	Minimum Lot			Minimum Setback (ft)								Max Lot Coverage (%)			
	Area (sq ft)	Min Width (ft)	Min Depth (ft)	Side ¹ Incl. Corner Lots (ft)	Rear (ft)				Front (ft)		Water Body (ft)	Max Height (ft) ²	Min Bldg Separation (ft) ²	East of railroad with Golf Option	East of Railroad without Golf Option
					Lots	Wetland	Golf	Acc.	Front Entry Garage	Bldg or Side Entry Garage					
Single Family Detached	5,000	50	100	5	20	20	0	5	20	12	25	35 or 2 stories	10	65	40
Zero Lot Line	5,000	50	100	0 or 7½	20	20	0	5	20	12	25	35 or 2 stories	10	65	40
Two Family Attached	3750	37½	100	0 or 10	20	20	0	5	20	12	25	35 or 2 stories	10	65	40
Townhouse	2,000	22	80	0 or 10	20	20	0	5	20	15	25	35 or 2 stories	½ bldg height but not less than 20	n/a	n/a
Multi-Family	10,000	100	100	10	20	20	0	5	20	20	25	55 or 4 stories	½ bldg height but not less than 20	70	40
Clubhouse	20,000	80	100	10	20	20	0	5	n/a	20	25	55 or 4 stories	½ bldg height but not less than 20	55	n/a
Commercial (MPD 1-4)	20,000	80	100	0 or 15 ³	25 ⁴	20	n/a	5	per LDC	per LDC	25	55 or 4 stories	½ bldg height but not less than 20	55	

¹ Applies to lots of all widths and to corner lots.

² Building height is limited to 35 feet or 2 stories within 200 feet of The Vines and San Carlos Park. Buildings exceeding 35 ft in height must maintain additional building separation or additional building setbacks consistent with LDC Section 34-2174(a) and LDC Section 935(e)4.

³ Should the subject property be subdivided, a 0' setback to any internal lot lines will be required.

⁴ Structures in MPD Tract 1 must maintain a 100 ft setback from the Tract 5 property line.

DCI 2000-00032

EXHIBIT C

OPEN SPACE AND INDIGENOUS VEGETATION
ESTERO GOLF RESORT
March 21, 2001

Tracts		OPEN SPACE		INDIGENOUS	
		<u>Required</u>	<u>Provided</u>	<u>Required</u>	<u>Provided</u>
MPD 1-4	34.06± acres	10.22± acres	5.00± acres	5.11± acres	0 acres
MPD 5	40.14± acres	16.06± acres	16.06± acres	8.03± acres	13.14± acres**
			5.22± acres*		
Total	74.20± acres	26.28± acres	26.28± acres	13.14± acres	13.14± acres
MPD 6-12	242.20± acres	96.16± acres	96.16± acres	n/a	n/a

* Balance from Tracts MPD 1-4

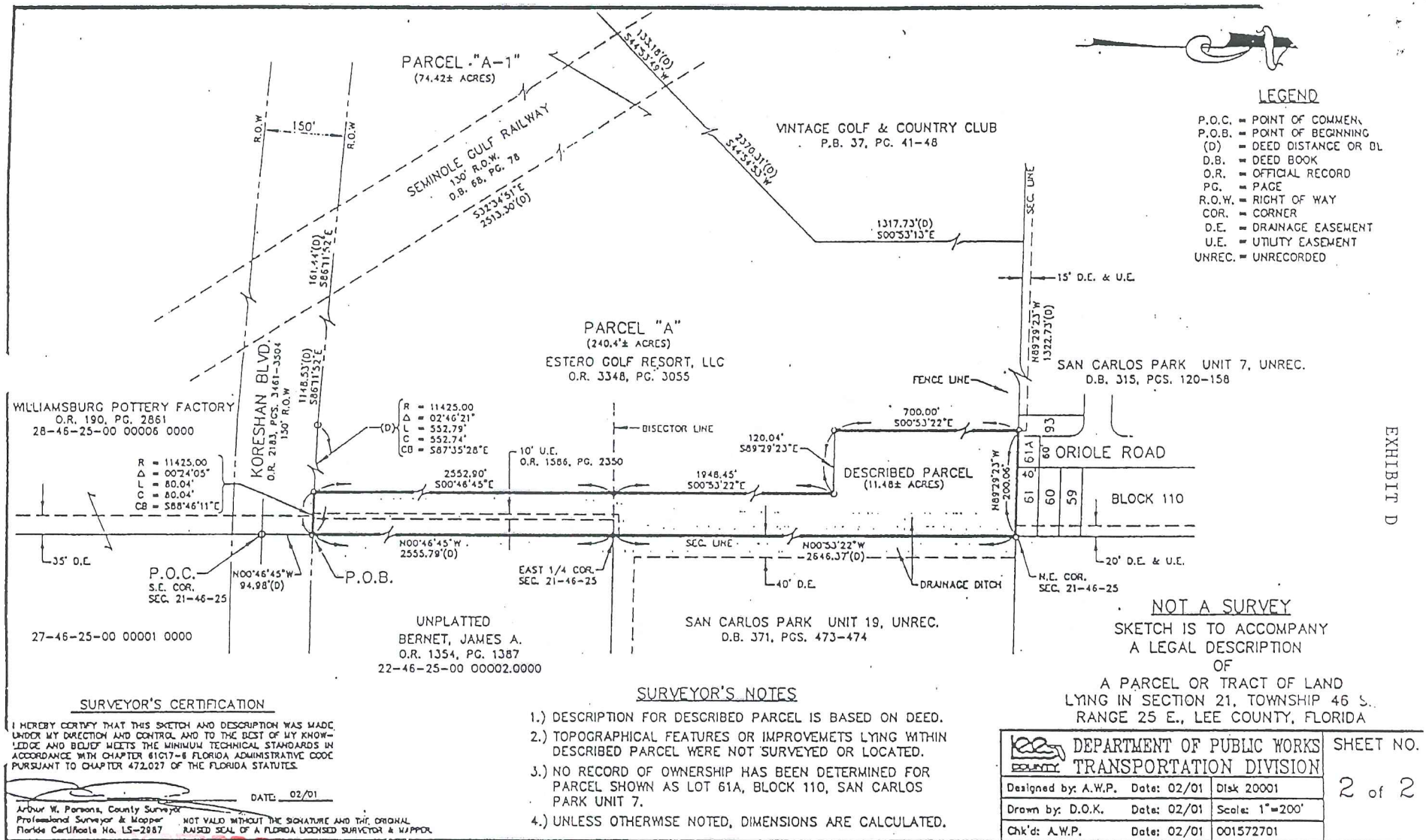
** Including restored wetland

*** This figure would be reduced if any qualifying lots (LDC 10-415) were developed.

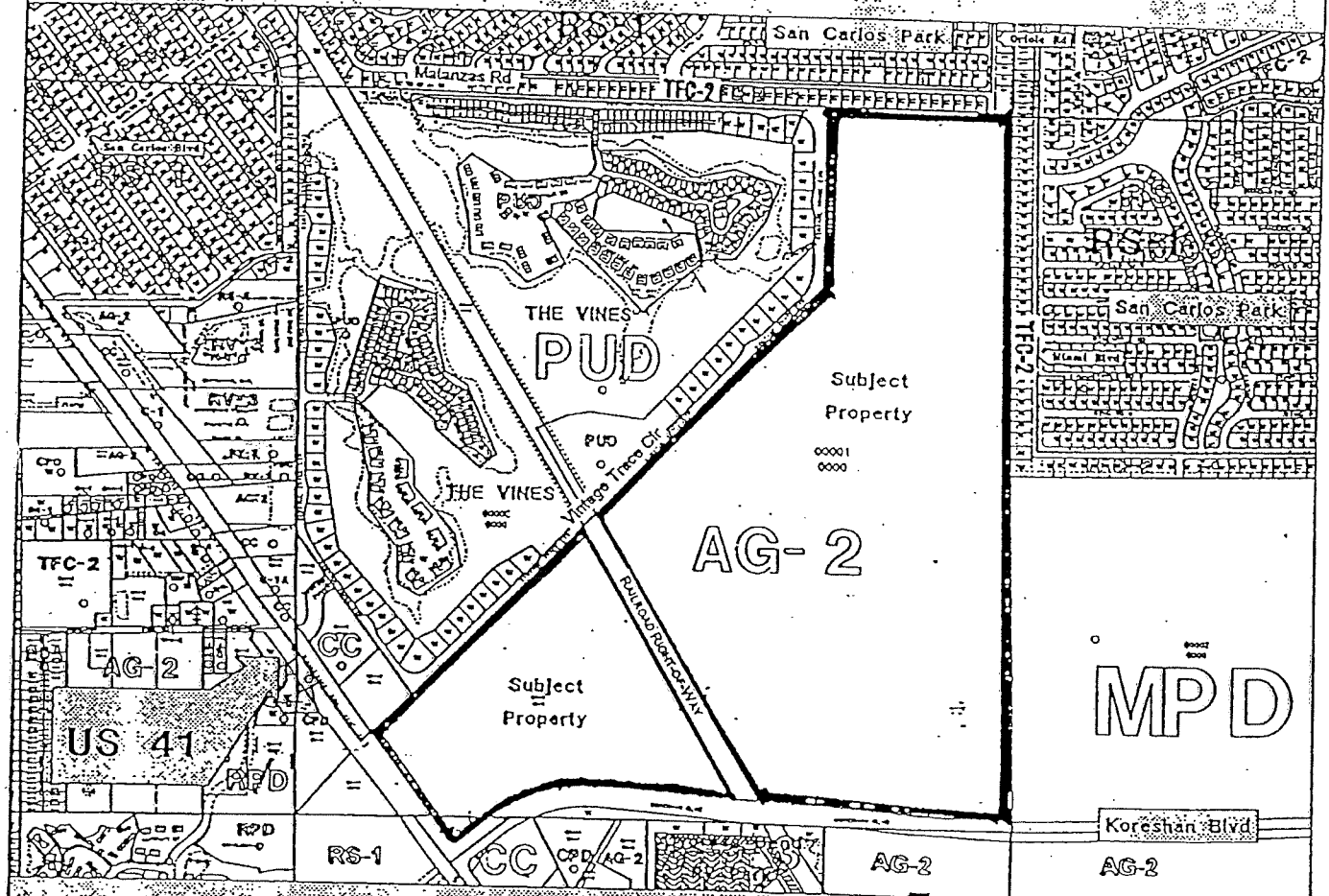
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MAR 21 2001

PERMIT COUNTER

OCI 20 00-0'0'03



Zoning Map



Attachment A

COMMUNITY DEVELOPMENT

DEC 07 2010

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ADD 2010-00100

LAND USE SUMMARY

Land Use	Acres	Units/Sq.Ft.
Commercial Tracts	32.00ac*	320,000 sq ft**
Office Tract	1.06ac*	20,000 sq ft
Residential & Club/Rec Tracts	280.54ac*	820 units ***
TOTAL	314.60ac	

* Acreage includes water management, roadways and open space for the use.
 ** The developer retains the option of converting retail strips to office at a ratio of 4 acres of commercial use to 3 acres of office use.

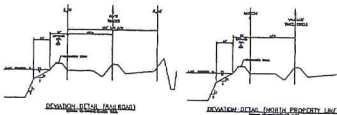
MASTER CONCEPT PLAN NOTES

1. WITHDRAWN
2. The residential unit mix is preliminary and subject to change due to marketing and permitting considerations. Single and multi-family units may be converted on a 1:1 ratio.
3. Multi-family units may be converted to a maximum of 100 Assisted Living Facility (ALF) units in accordance with LDC Section 54-1494.
4. Access to public transit will be provided in accordance with LDC Section 10-42.
5. Private covenants have not been developed for the project.
6. Temporary administration offices and sales offices may utilize septic tanks and/or holding tanks. Permanent septic tanks may be used for golf course rest facilities.
7. There are no structures on site.
8. This property will be developed in one phase.
9. The configuration of the "Conservation" areas and "Restored Wetlands" are approximate and subject to modification by the review agencies.

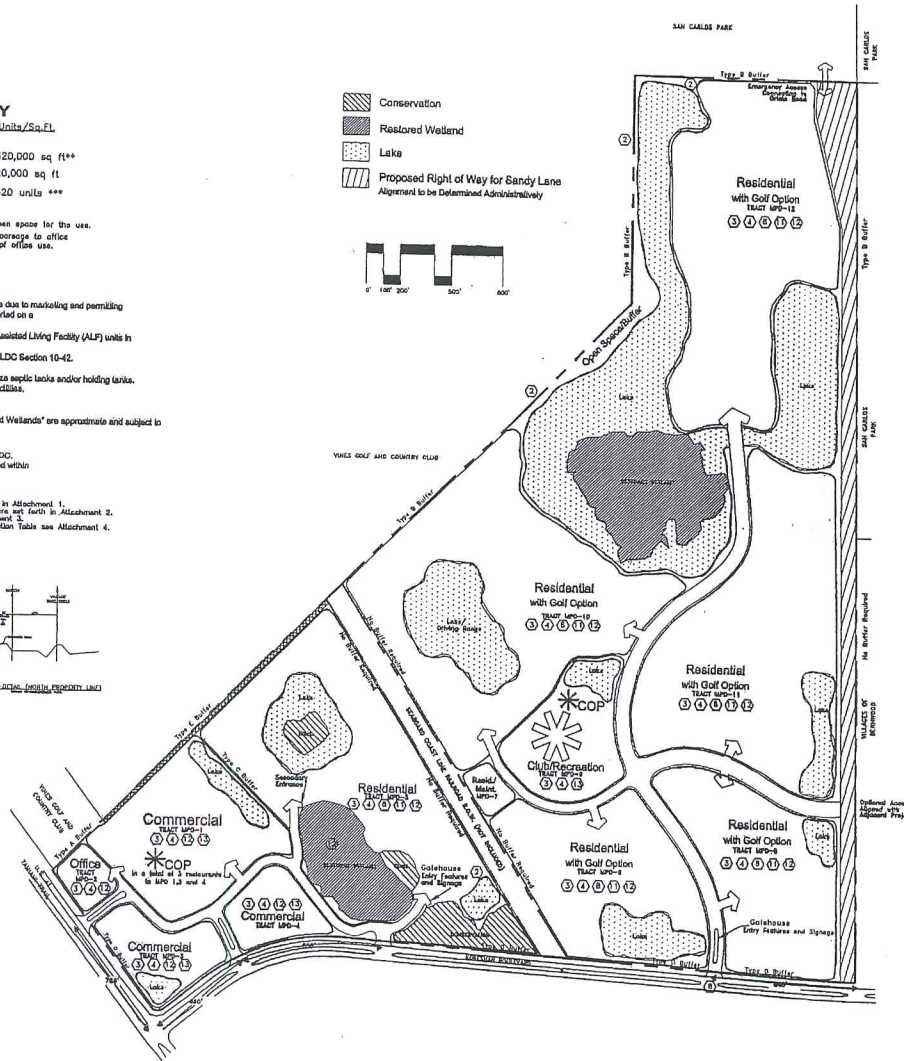
PARKING
 Estero Golf Resort will meet the parking requirements of the LDC. Parking will be calculated based on the specific uses developed within this project.

NOTES

1. Permitted Land Uses for Estero Golf Resort are set forth in Attachment 1.
2. Property Development Regulations for Estero Golf Resort are set forth in Attachment 2.
3. Deviations for Estero Golf Resort are set forth in Attachment 3.
4. For Estero Golf Resort Open Space and Indigenous Vegetation Tables see Attachment 4.



APPROVED
 Master Concept Plan
 Site Plan - 01-012-0 Page 1 of 1
 Subject to conditions in Resolution - 01-012-0.
 Case - 01-012-00032



Survey and site information provided by:
COASTAL ENGINEERING CONSULTANTS, INC.
 1725 S. TAMiami TR. SUITE 100
 MIAMI, FL 33134
 PHONE NO.: (305) 540-8800 FAX NO.: (305) 540-8900

FLORIDA LAND PLANNING, INC.
 1550 Matthew Drive, Suite E - Midtown Professional Center
 Atlanta, Georgia 30322
 (404) 278-5222 Fax (404) 278-4466

ESTERO GOLF RESORT Master Concept Plan

Date: 03/16/2001
 Rev: 03/16/2001
 Rev: 03/29/2001
 Rev: 03/29/2001

SCALE: 1" = 300'



Scale: 1" = 300'
 Sheet 1 of 1

DCI 2000-00032

ADMINISTRATIVE AMENDMENT (PD) ADD2003-00014

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Toll FL GP Corp., General Partner filed an application for administrative approval to a Mixed Use Planned Development on a project known as Estero Golf Resort (Being developed as Belle Lago) for a temporary sales center on property located between US 41 and Three Oaks Pkwy., on north side of Koreshan Blvd., just east of the railroad tracks, described more particularly as:

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

See Legal Description Attached as EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number DCI2000-00032 (with subsequent amendments in case numbers DOS2002-00239 & DOS2002-00253); 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 property was rezoned to a Mixed Use Planned Development, Resolution Z-01-012a, in reference to Estero Golf Resort MPD;and

WHEREAS, the developer is desirous of placing a temporary sales center on the subject property: and

WHEREAS, a temporary sales center is permitted on Tract MPD-5;and

WHEREAS, the temporary sales center will be removed within 60 days after the permanent model/sales center is opened; 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 to amend the master concept plan to allow a temporary sales center in the Mixed Use Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. The temporary sales center must be in compliance with the amended Master Concept Plan, stamped received by Community Development on March 3, 2003, entitled "ESTERO GOLF RESORT Amended Master Concept Plan for Belle Lago Temporary Sales Center", Sheet 1 of 1, dated 02-26-03. Master Concept Plan for ADD2003-00014 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. The terms and conditions of the original zoning resolutions remain in full force and effect.
3. The temporary sales center must be in compliance with the Land Development Code (LDC) for temporary uses.
4. The temporary sales center must be removed within 60 days after the permanent model/sales center receives a certificate of occupancy.

DULY SIGNED this 13th day of March, A.D., 2003.

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

EXHIBIT "A"

LEGAL DESCRIPTION FOR BELLE LAGO

LEGAL DESCRIPTION

A Tract or Parcel of Land In Section 21, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 21, thence along the East line of Section 21, N.00°46'45"W., a distance of 94.98 feet to the Northerly Right-of-Way line of Koreshan Boulevard (As described in O.R. Book 2183, Pages 3461 - 3462) to the Point of Beginning; thence continue N.00°46'45"W. along said East line of Section 21, a distance of 2555.79 feet to the East quarter corner of said Section 21; thence N.00°53'22"W., a distance of 2646.37 feet to the Northeast corner of said Section 21; thence N.89°29'23"W. along the North line of Section 21, a distance of 1322.73 feet to the East line of The Vintage Golf and Country Club as recorded in Plat Book 37, Page 38, of the Public Records of Lee County, Florida; thence S.00°53'13"E., along said East line of The Vintage Golf and Country Club, a distance of 1317.90 feet; thence S.44°54'53"W. a distance of 2370.26 feet; thence continue S.32°34'51"E. along the Easterly Right-of-Way line of the Seaboard Coast line Railroad a distance of 2513.30 feet; thence along the Northerly Right-of-Way line of Koreshan Boulevard, continue S.86°11'52"E., a distance of 1148.53 feet to a point of curvature, thence continue 552.84 feet along the arc of said curve concave to the Northeast, having a radius of 11425.00 feet, a central angle of 02°46'21", a chord distance of 552.79 feet and a chord bearing of S.87°35'02"E. to said Point of Beginning.

Applicant's Legal Checked
by 13 MAR 03 *[Signature]*

RECEIVED
MAR 12 2003

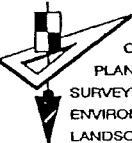
ZONING COUNTER

ADD 2003-00014

Master Plan\Legal\boundary-less-sales-desc.dwg, 11/25/2002 09:12 AM

P:\Estero

PREPARED BY: **HEIDT & ASSOCIATES, Inc.**
Tampa ♦ Fort Myers



CIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE

Fort Myers Office
3800 Colonial Blvd Suite 200
Fort Myers, Florida 33912
Phone: 941-482-7275
FAX: 941-482-2103

LEGAL DESCRIPTION FOR BELLE LAGO

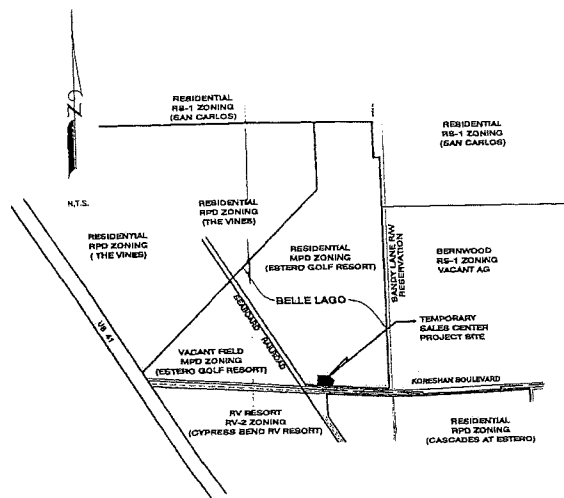
Prepared For: **TOLL BROTHERS INC.**

SHEET 1 OF 1

Own. SU	Ck. SU	DWG: BNDY-LESS-SALES
Date: 10/23/02		Order No.: TB2-ES
SEC. 21, TWP.46 S, RGE. 25 E LEE COUNTY, FLORIDA		

APPROVED
 Amended Plan
 Subject to Case # ADD 2003-00014
 Date 7/20/03

SCALE: 1" = 300'

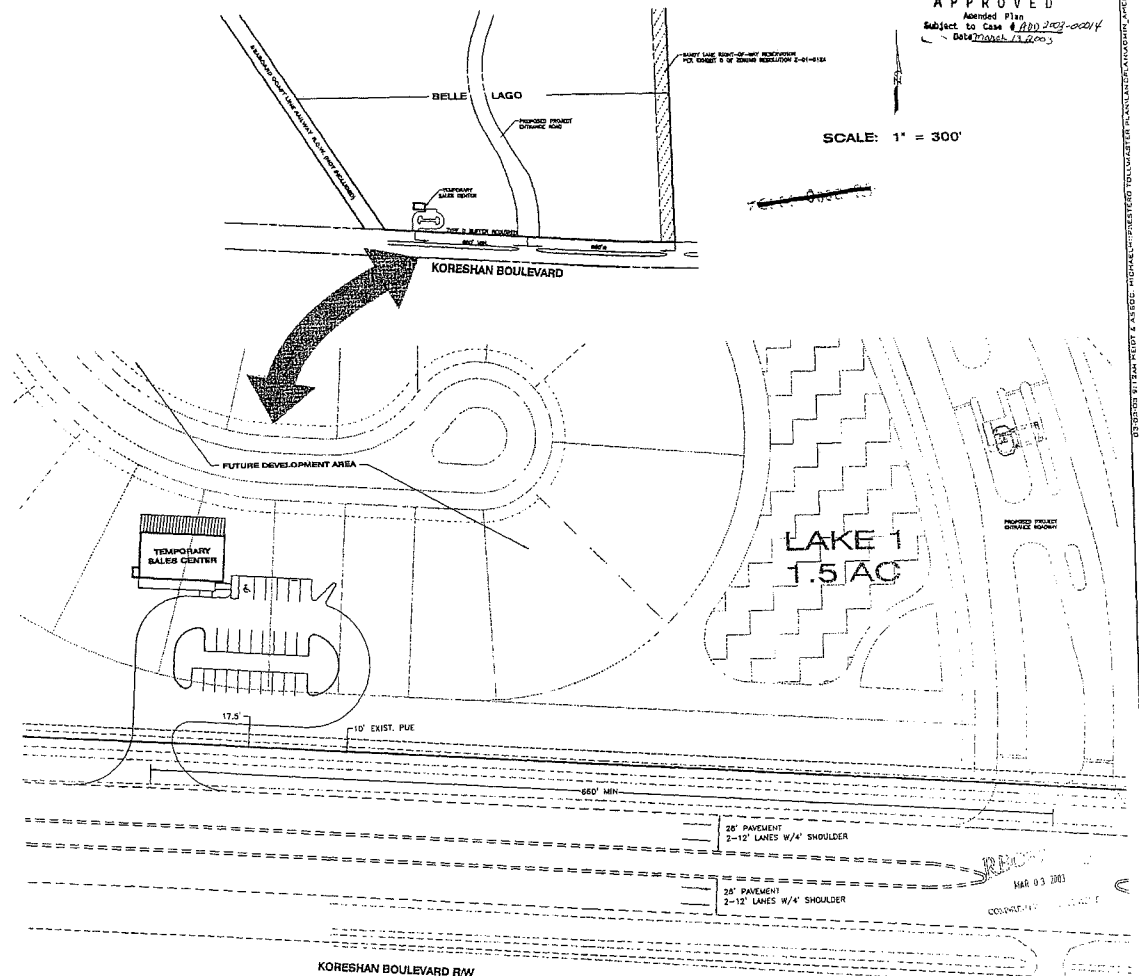


LOCATION MAP

MASTER CONCEPT PLAN NOTES

1. THE TEMPORARY SALES CENTER AND DRIVEWAY CONNECTION TO KORESHAN BOULEVARD SHALL BE REMOVED WITHIN 60 DAYS AFTER THE OPENING OF THE PERMANENT SALES FACILITY WITHIN THE COMMUNITY.

SCALE: 1" = 40'



PREPARED BY: H. H. McCOMPTON, P.E. NO. 45813 FLORIDA PROFESSIONAL ENGINEER		BELLE LAGO ADMINISTRATIVE AMENDMENT 1A ESTERO GOLF RESORT AMENDED MASTER CONCEPT PLAN FOR BELLE LAGO TEMPORARY SALES CENTER TOLL BROTHERS	
DATE: 02-28-03	PREPARED BY: H. H. McCOMPTON	JOB NO.: 102-ES-03A	DESIGNED BY: J. BACH
DATE: 02-28-03	PREPARED BY: H. H. McCOMPTON	JOB NO.: 102-ES-03A	DESIGNED BY: J. BACH
DATE: 02-28-03	PREPARED BY: H. H. McCOMPTON	JOB NO.: 102-ES-03A	DESIGNED BY: J. BACH
DATE: 02-28-03	PREPARED BY: H. H. McCOMPTON	JOB NO.: 102-ES-03A	DESIGNED BY: J. BACH
DATE: 02-28-03	PREPARED BY: H. H. McCOMPTON	JOB NO.: 102-ES-03A	DESIGNED BY: J. BACH
DATE: 02-28-03	PREPARED BY: H. H. McCOMPTON	JOB NO.: 102-ES-03A	DESIGNED BY: J. BACH
DATE: 02-28-03	PREPARED BY: H. H. McCOMPTON	JOB NO.: 102-ES-03A	DESIGNED BY: J. BACH
DATE: 02-28-03	PREPARED BY: H. H. McCOMPTON	JOB NO.: 102-ES-03A	DESIGNED BY: J. BACH
DATE: 02-28-03	PREPARED BY: H. H. McCOMPTON	JOB NO.: 102-ES-03A	DESIGNED BY: J. BACH

SHEET 1 OF 1 SHEETS

ADD 2003-00014

ADMINISTRATIVE AMENDMENT (PD) ADD2003-00014A

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Toll FL GP Corp., General Partner filed an application for administrative approval to a Mixed Use Planned Development on a project known as Estero Golf Resort (Being developed as Belle Lago) to amend the master concept plan in reference to Estero Golf Resort MPD, a mixed use planned development to:

1. revise the master concept plan to address Section B, Condition 6.a., Resolution Z-01-012a, to show the Sandy Lane right-of-way reservation consistent with the sketch set forth in the Lee County DOT Exhibit entitled "Sketch and description of Sandy Lane Extension", Exhibit D;
2. show the location of model homes, model sales center, and parking lot location for the model homes on lots located in Tracts MPD-6 and MPD-7;
3. clarify Section B, Condition 11., Resolution Z-01-012a, that requires the developer show an emergency access connecting to the existing Oriole Road to the north prior to development order approval for any portion of the project;
4. amend Tracts MPD-6 through MPD-12 to reflect the revised master concept plan, which reconfigures Tracts MPD-6 through MPD-12; and
5. revise the master concept plan to construct a combination berm/wall along the Seaboard Coastline Railway R.O.W. and Koreshan Boulevard right-of-way, which exceeds the requirements of Section 34-1743(b)(1) of the land Development code.

on property located between US 41 and Three Oaks Pkwy., on north side of Koreshan Blvd., just east of the railroad tracks, described more particularly as:

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

See Legal Description Attached as EXHIBIT "A"

WHEREAS, the property was originally rezoned to Mixed Use Planned Development (MPD) in case number DCI2000-00032, with subsequent amendments in case numbers DOS2002-00239, DOS2002-00253, and add2003-00014; 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, a temporary sales center was previously approved as a supplement to this application as Administrative Amendment ADD2003-00014; and

WHEREAS, Lee County Department of Transportation has reviewed Sandy Lane right-of-way reservation as shown on the master concept plan and find it consistent with the sketch set forth in Exhibit B entitled "Sketch and description of Sandy Lane Extension"; and

WHEREAS, the master concept plan has been revised to show 15 model homes designated "M" on the revised master concept plan for Tracts MPD-6 and MPD-7, with lots in Tract MPD-6 designated for a sales center and parking in association with the model homes; and

WHEREAS, staff has reviewed the request to amend Section B, Condition 11., Resolution Z-01-012a, to show the emergency access connecting to the existing Oriole Road after the first residential development order approval; and

WHEREAS, the applicant met with the Estero Community Planning Panel (ECP) on October 17, 2002, to discuss the residential development, known as the Estero Golf Resort project; and

WHEREAS, the developer indicated to the ECP that approvals were being sought for the sales center, three residential pods and infrastructure for the entire residential site; and

WHEREAS, summary of the ECP meeting of October 17, 2002, reflected no objection to the proposed changes to the project; and

WHEREAS, the applicant sought comments from the Vines, a residential development immediately to the west of the project, on the proposed changes to the master concept plan; and

WHEREAS, R. W. Collins, President, Board of Directors, Vines Community Association and Bud Caldwell, President, Board of Governors, Vines Country Club, in correspondence dated March 7, 2003, expressed no objection to the revised master concept plan; and

WHEREAS, Ms. Kay Rok, President of the Vines Homeowners Association, in correspondence dated May 2, 2003, expressed no objection to the revised master concept plan with the understanding that there will be a 20 foot Type B buffer with a 2 foot berm and landscaping plantings installed adjacent to the Vines to provide a visual screen between the Vines and Belle Lago; and

WHEREAS, the applicant is proposing a combination wall and berm adjacent to the Seaboard Coastline Railway R.O.W. and Koreshan Boulevard right-of-way that exceeds the requirements of Section 34-1743(b)(1) of the Land Development Code and the proposed buffer will be in substantial compliance with the cross sections shown on the revised master concept plan for Estero Golf Resort project; 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 to amend the master concept plan in reference to Estero Golf Resort MPD, a mixed use planned development Mixed Use Planned Development is **APPROVED** to:

1. amend the master concept plan to address Section B, Condition 6.a., Resolution Z-01-012a, to show the Sandy Lane right-of-way reservation consistent with the sketch set forth in the Lee County DOT Exhibit entitled "Sketch and description of Sandy Lane Extension", Exhibit D;
2. amend the master concept plan to show the location of model homes and sales center, including the sales center parking lot, in association with the model home sites on lots located in Tracts MPD-6 and MPD-7;
3. clarify Section B, Condition 11., Resolution Z-01-012a, that requires the developer show an emergency access connecting to the existing Oriole Road to the north prior to development order approval for any portion of the project;
4. amend Tracts MPD-6 through MPD-12 to reflect the revised master concept plan, which reconfigures Tracts MPD-6 through MPD-12; and
5. to amend the master concept plan to construct a combination berm/wall along the railroad right-of-way and Koreshan Boulevard right-of-way, which exceeds the requirements of Section 34-1743(b)(1) of the land Development code.

Approval is subject to the following conditions:

1. The Development must be in compliance with the amended Master Concept Plan, stamped received by the zoning counter on May 30, 2003, entitled "ESTERO GOLF RESORT Amended Master Concept Plan, MPD TRACTS 6-12", Sheet 1 of 1, dated 02-03-03. Master Concept Plan for ADD2003-00014A is hereby **APPROVED** and adopted. A reduced copy is attached hereto.
2. The proposed amendment to the Master Concept Plan and attendant Land Use Summary, Master Concept Plan Notes, Parking, and South and West Perimeter

Buffers elevations as shown, on the Master Concept Plan, stamped received by Community Development on May 30, 2003, entitled "ESTERO GOLF RESORT Amended Master Concept Plan, MPD TRACTS 6-12", Sheet 1 of 1, dated 02-03-03, apply only to the residential portion of the Estero Golf Resort MPD east of the Seaboard Coastline Railway R.O.W.

3. A maximum of 450 residential dwelling units will be permitted on Tracts MPD-6 through MPD-12, as shown on the revised Master Concept Plan attached hereto.
4. A minimum 20 foot wide Type B buffer, with a 2 foot berm and landscape plantings must be installed adjacent to the Vines property to provide a visual screen between the Vines and Belle Lago. The proposed buffer must be in substantial compliance with the proposed buffer planting plan as shown on the attached sketch entitled, "BELLE LAGO AMENDMENT - PARCEL F", Cross-Section for Parcel F Buffer Adjacent to the Vines, stamped received by the zoning counter on May 16, 2003, attached hereto for reference purposes.
5. The lot configuration for the lots adjacent to the Vines will be in substantial compliance with the attached sketch entitled "BELLE LAGO AMENDMENT - PARCEL F", Typical Lots in Parcel F and Buffer Adjacent to the Vines, stamped received by the zoning counter on May 16, 2003, attached hereto for reference purposes.
6. Lots adjacent to the Vines must be conventional single-family homes on lots having a minimum lot width of 75 feet and a minimum lot depth of 140 feet, as shown on the attached sketch entitled, "BELLE LAGO AMENDMENT - PARCEL F", Typical Lots in Parcel F and Buffer Adjacent to the Vines, stamped received by the zoning counter on May 16, 2003, attached hereto for reference purposes.
7. Prior to local development order approval, the development order plans must include:
 - a. enhancement planting detail as setforth in the document prepared by Pasarella and Associates entitled, "Belle Lago Wetland Mitigation/Monitoring/Maintenance Plan SFWMD application No. 001026-3 Revised January 31, 2003" (attached hereto). Uplands plantings must be mulched with pine straw and temporary irrigation system established;
 - b. the exotic removal plan must include the Category 1 exotic pest plants; and
 - c. where lakes abut the preserve, lake slopes must be 8:1 to provide an enlarged littoral zone. Littoral planting must be calculated as two littoral plants per linear foot. The majority of the littoral plants must be installed in the enlarged littoral zone to provide wading bird habitat.

8. Section B, Condition 11, Resolution Z-01-12a, is hereby amended by adding in underline format the following language:

Prior to the first residential Development Order approval for any portion of the property, the developer must show an emergency access connecting to the existing Oriole Road to the north. Prior to the opening of Sandy Lane extension that will connect to the existing Oriole Road, the developer must revise the emergency access so that it will be accessible from the future sandy Lane extension.

9. Section B, Condition 21, permitted residential, golf course, and maintenance on Tract MPD-7, as originally configured in Resolution Z-01-12a. Any relocation of the internal location of the maintenance facility as originally approved will require, at a minimum, an administrative amendment to the Estero Golf Resort MPD.
10. The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.

DULY SIGNED this 3rd day of June, A.D., 2003.

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

ADMINISTRATIVE AMENDMENT (PD) ADD2004-00127

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Jim Manners filed an application for administrative approval to a Mixed Use Planned Development on a project known as Estero Golf Resort (being developed as Belle Lago) to add a new deviation (Deviation #14) to Resolution Z-01-012a to allow a stacked bulkhead in each of Lakes 1 and 2, pursuant to Section 10-329(d)(4) of the Land Development Code, as the lakes are shown in Administrative Amendment ADD2003-00014A on property located between US41 and Three Oaks Parkway, on north side of Estero (formerly Koreshan) Blvd., described more particularly as:

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number Z-01-01a (with subsequent amendments in case numbers DCI2000-00032; ADD2003-00014; ADD2003-00014a and DOS2002-00253, Ph 1 and DOS2003-00094 Rec Center); 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, lakes 1 and 2 are located at the entrance of the project off Estero Parkway; and

WHEREAS, the applicant is proposing a 140 linear foot stacked rock bulkhead for each of the two lakes; and

WHEREAS, the lake slope at the toe of the bulkhead may be no greater than 4:1; and

WHEREAS, the applicant is also providing a compensatory littoral zone with an 8:1 slope and two littoral plants per linear foot will be provided for each linear foot of bulkhead; and

WHEREAS, the compensatory littoral zone will be provided in lakes 8 and 9; and

WHEREAS, the compensatory littoral zone is adjacent to the 14 acre conservation area and will provide more beneficial habitat adjacent to the preserve than providing the compensatory littoral zone in lakes 1 and 2; and

WHEREAS, the decorative stacked rock bulkheads are to tie the lake shorelines (lakes 1 and 2) in with the fountains and other decorative entrance features; and

WHEREAS, the Division of Environmental Sciences have reviewed the requested deviation; and

WHEREAS, the Division of Environmental Sciences has provided a condition to the approval of Deviation #14; and

WHEREAS, this Administrative Amendment only addresses the addition of Deviation #14 as it may affect Tracts 6-12 of the development approved in Resolution Z-01-012a; 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.

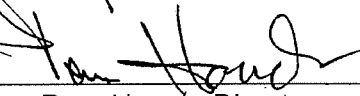
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Mixed Use Planned Development to add Deviation #14, Resolution Z-01-012a, pursuant to Section 10-329(d)(4) of the Land Development Code, to allow a stacked bulkhead in each of Lakes 1 and 2 as the lakes are shown in Administrative Amendment ADD2003-00014A is **APPROVED**.

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, entitled "ESTERO GOLF RESORT AMENDED MASTER CONCEPT PLAN TRACTS 6-12", dated 02-03-03, last revised 6-14-04, and stamped received by the permit counter on June 16, 2004. Master Concept Plan for ADD2004-00127 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
2. **Lake 1 and 2 may utilize 140 linear feet of stacked rock bulkheads for a total of 280 linear feet as depicted on the Master Concept Plan. A compensatory littoral zone must be provided in lakes 8 and 9 for a total of 280 linear feet with an 8:1 slope as depicted in the "Compensatory Littoral zone" cross-section on the Master Concept Plan. A minimum of 560 herbaceous littoral plants must be install within the compensatory littoral zone areas in addition to the required littoral plants for the lakes. A revision must be made to Development Order DOS2004-00132 to delineate the compensatory littoral zone and provide details of the littoral plantings within Lake 8 and 9, and a revision must be made to DOS2002-00253 to delineate the bulkheads in Lake 1 and 2. These development order revisions must be submitted for review and approval within 90-days of the approved of ADD2004-00127.**

3. This Administrative Amendment only addresses the addition of Deviation #14 as it may affect Tracts 6-12 of the development approved in Resolution Z-01-012a and amended by Administrative Amendment ADD2003-00014A.
4. The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.

DULY SIGNED this 25th day of June, A.D., 2004.

BY: 

Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT A

LEGAL DESCRIPTION FOR BELLE LAGO

LEGAL DESCRIPTION

A Tract or Parcel of Land in Section 21, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 21, thence along the East line of Section 21, N.00°46'45"W., a distance of 94.98 feet to the Northerly Right-of-Way line of Koreshan Boulevard (As described in O.R. Book 2183, Pages 3461 - 3462) to the Point of Beginning; thence continue N.00°46'45"W. along said East line of Section 21, a distance of 2555.79 feet to the East quarter corner of said Section 21; thence N.00°53'22"W., a distance of 2646.37 feet to the Northeast corner of said Section 21; thence N.89°29'23"W. along the North line of Section 21, a distance of 1322.73 feet to the East line of The Vintage Golf and Country Club as recorded in Plat Book 37, Page 38, of the Public Records of Lee County, Florida; thence S.00°53'13"E., along said East line of The Vintage Golf and Country Club, a distance of 1317.90 feet; thence S.44°54'53"W. a distance of 2370.26 feet; thence continue S.32°34'51"E. along the Easterly Right-of-Way line of the Seaboard Coast line Railroad a distance of 2513.30 feet; thence along the Northerly Right-of-Way line of Koreshan Boulevard, continue S.86°11'52"E., a distance of 1148.53 feet to a point of curvature, thence continue 552.84 feet along the arc of said curve concave to the Northeast, having a radius of 11425.00 feet, a central angle of 02°46'21", a chord distance of 552.79 feet and a chord bearing of S.87°35'02"E. to said Point of Beginning.

Applicant's Legal Checked
by My 26 MAY 04

RECEIVED
MAY 21 2004

COMMUNITY DEVELOPMENT

ADD 2004-00127

Master Plan\Legal\boundary-less-sales-desc.dwg, 11/25/2002 09:12 AM

PREPARED BY: HEIDT & ASSOCIATES, Inc. Tampa • Fort Myers	
CIVIL ENGINEERING PLANNING SURVEYING ENVIRONMENTAL PERMITTING LANDSCAPE ARCHITECTURE	Fort Myers Office 3800 Colonial Blvd Suite 200 Fort Myers, Florida 33912 Phone: 941-482-7275 FAX: 941-482-2103

LEGAL DESCRIPTION FOR BELLE LAGO

Prepared For: TOLL BROTHERS INC.

SHEET 1 OF 1

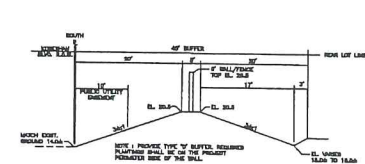
Dwn. SU	Ck. SU	DWG: BNDY-LESS-SALES
Date: 10/23/02	Order No.: TB2-ES	
SEC. 21, TWP. 46 S, RGE. 25 E LEE COUNTY, FLORIDA		

TRACTS MPD-6 THRU MPD-12	228.87 Ac.
SANDY LANE R/W RESERVATION	11.49 Ac.
TOTAL	240.36 Ac.

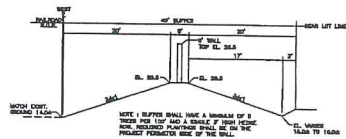
MAXIMUM NUMBER OF RESIDENTIAL UNITS = 450

1. The residential unit mix is preliminary and subject to change due to marketing and pricing considerations. Single and multi-family units may be converted on a 1:1 ratio.
2. Temporary administration offices and sales offices may utilize septic tanks and/or holding tanks.
3. The configuration of the "Conservation" areas and "Restored Wetlands" are approximate and subject to modification by the review agencies.
4. The Temporary Sales Center shall be removed when the Model/Sales Center is opened.

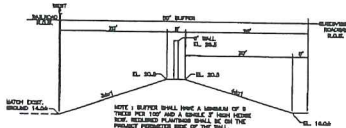
Estero Golf Resort will meet the parking requirements of the LDC. Parking will be calculated based on the specific uses developed within this project.



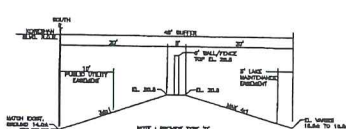
SECTION 1-1
SOUTH PERIMETER BUFFER



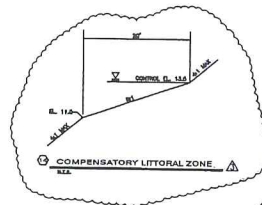
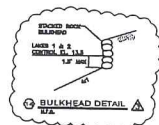
SECTION 2-2
WEST PERIMETER BUFFER



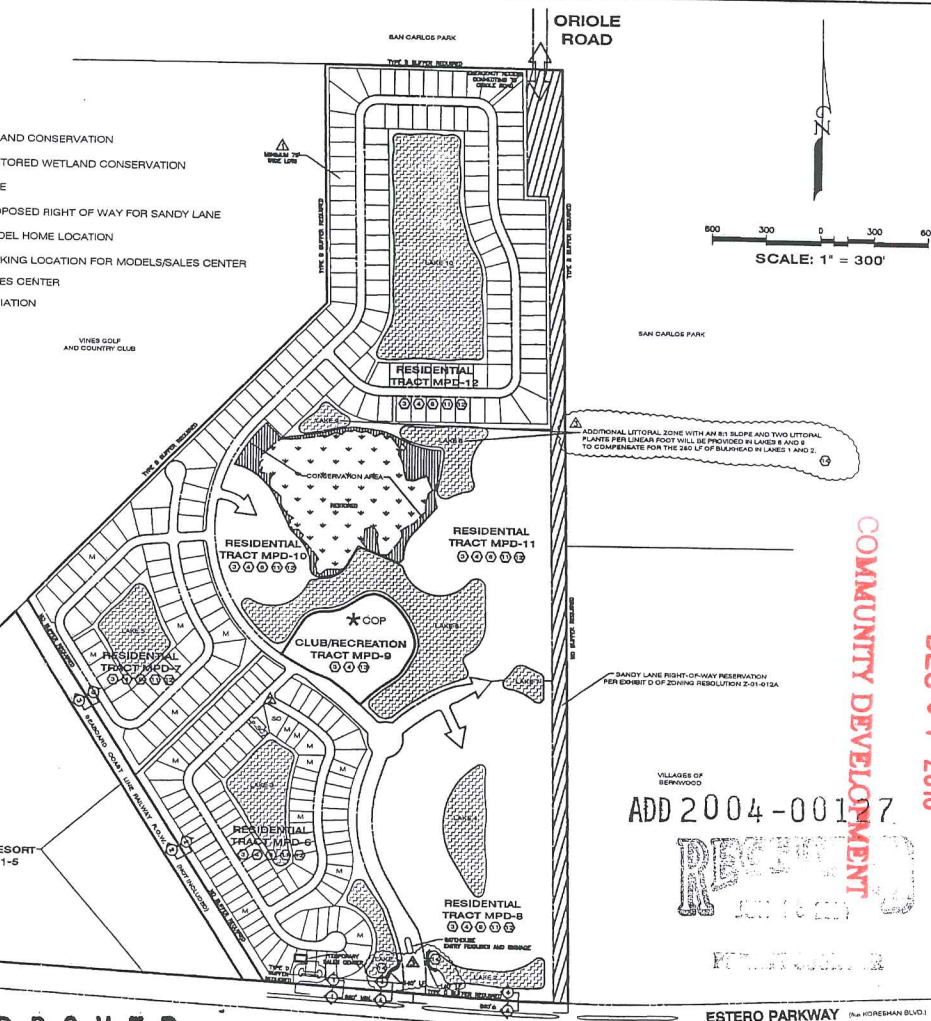
SECTION 3-3



BLUFF, REQUIRED PLANTING
SHALL BE ON THE PROJECT
PERIMETER SIDE OF THE WALL.



VINES GOLF
AND COUNTRY CLUB



Amendment to
Master Concept Plan
Subject to Case # ADD 2004-00127
Date 6/25/04

5-14-04 3-30-03 5-6-03 DATE	BAUNHARD DEVIATION AGGREG SALES CENTER AGGREG LOTS IN TRACT MP-12 REVISIONS	BY	Engineering Blue-Note Contributor of Autoconcrete, Inc. 134 HEIDT & ASSOCIATES, Inc. Tampa  First Mays Office 5600 Columbia Blvd. Suite 200 Tampa, FL 33634 Phone: 336-443-7278 Fax: 336-443-5103	ADMINISTRATIVE AMENDMENT FOR BELLE LAGO FOR THE TRACT-43-000 SECTION BENCH DRAWN MOSHER CHECKED GLE DATE 02-03-03	ESTERO GOLF RESORT AMENDED MASTER CONCEPT PLAN MPD TRACTS 6-12 TOLL BROTHERS SHEET 1 OF 1 SHEETS
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COMMUNITY DEVELOPMENT

DEC 0 / 2010

REVISED

ADD 2010-00100



LEE COUNTY
SOUTHWEST FLORIDA

Writer's Direct Dial # (239) 533-8371

BOARD OF COUNTY COMMISSIONERS

September 10, 2009

Bob James
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tommy Hall
District Four

Frank Mann
District Five

Ms. Neale Montgomery
Pavese Law Firm
1833 Hendry Street
P. O. Drawer 1507
Fort Myers, Florida 33902-1507

RE: Estero Golf Resort
Case No. DCI2009-00026

Donald O. Shilwell
County Manager

Dear Ms. Montgomery:

David M. Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

In response to your letter dated July 27, 2009, please be advised that the above-referenced property is zoned Mixed Use Planned Development (MPD) and is located in the Urban Community, Suburban and Wetlands future land use categories according to the Future Land Use Map of Lee County.

Your letter seeks confirmation concerning the status of the Master Concept Plan (MCP), and if the MCP is still effective, or has/will the MCP vacated. You also ask if it is expected to vacate to be approved for an extension as provided for by Senate Bill (SB) 360.

Based on the following history, staff finds that the Master Concept Plan for Estero Golf Resort has not vacated and still is in effect, as provided for in the current Land Development Code provisions noted above. The MPD zoning remains effective since there is a substantial portion of the development complete and the MPD will not vacate under the current LDC regulations.

The history of this planned development is that it was originally approved on July 30, 2001, by adoption of amended Zoning Resolution Z-01-012a. Since then the overall planned development has been amended administratively and by Zoning Resolution Z-04-048, adopted on October 18, 2004 (see attached).

LDC Section 34-381(a)2. provides:

- (2) Master concept plans approved after December 2, 1991, are subject to the following:
 - a. An Option 1 master concept plan approved after December 2, 1991 is vacated unless the property owner either obtains a development order for a substantial portion of the project or Final Plan Approval of a master concept plan, within five years of the date of the approval of the planned development. Master concept plans that obtained final plan approval within the required time must also obtain a development order for a substantial portion of the project within one year of the adoption of this amendment (June 24, 2003) or the master concept plan is vacated.

Additional development order approvals necessary to complete the project must be obtained from the department within two years of the date of the first development order approval or the remainder of the master concept plan is vacated.

U:\200907\DCI20090.0026\ESTERO GOLF RESORT.WPD

- b. An Option 2 master concept plan approved after December 2, 1991, is vacated unless the property owner obtains a development order for a substantial portion of the project within five years of the date of the approval of the planned development.
- c. A master concept plan approved other than as an Option 1 or Option 2 type master concept plan after March 8, 2001, is vacated if development order for a substantial portion of the project are not approved within five years of the date of the approval of the planned development.
- d. Master concept plans for planned developments that do not require development orders are not subject to the timeframes for vacation in this section.

Substantial portion: A substantial portion of the project consists of no less than 20 percent of the lots, dwelling units, square feet or other measurements of intensity, as applicable unless a lesser percentage is approved by the Board of County Commissioners.

Development Orders for a substantial portion of the planned development were issued in 2002, 2003, and 2004 for the existing residential developments of Belle Lago and Osprey Cove. These developments represent more than 20 percent of the development intensity of the approved planned development.

Please be advised that the information provided herein is based on current regulations and may be subject to change as ordinances are enacted or amended.

Should you have further questions, please do not hesitate to contact our office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division



Alvin Block, AICP
Principal Planner

cc: DCI2000-00032
DCI2003-00058

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Robert M. Bedard filed an application on behalf of the property owners, Estero Land Holdings, LLC, c/o Paula J. Davis, Manager; Stephan M. Davis, Managing Member of General Partner of Osprey Cove of Lee Co. Ltd.; and Koreshan Conservation Area, Inc., to amend the Planned Development for Estero Golf Resort to revise the Master Concept Plan to accommodate a new development scheme for the commercial portion of the MPD, adjust the location of the access to U.S. 41, add to the list of permitted uses, and eliminate certain conditions of the previous approval.

WHEREAS, a public hearing was advertised and held on August 27, 2004, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #2003-00058; and

WHEREAS, a second public hearing was advertised and held on October 18, 2004, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to amend the Planned Development for Estero Golf Resort to revise the Master Concept Plan to accommodate development of a Wal-Mart SuperCenter, adjust the location of the access to U.S. 41, add to the list of permitted uses, and eliminate certain conditions of the previous approval. The property is located in the Urban Land Use Category and is legally described in attached Exhibit A. The request is APPROVED SUBJECT TO the conditions and deviations specified in Sections B and C below.

NOTE: THE CONDITIONS AND DEVIATIONS RELATING TO THE COMMERCIAL PORTION OF THIS PROJECT ARE AT PAGES 12 THROUGH 20 HEREIN.

SECTION B. 1. CONDITIONS RELATING TO THE RESIDENTIAL PORTION:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. **Residential Development** must be consistent with the one-page Master Concept Plan (MCP) entitled "Estero Golf Resort," last revised 5/8/01, stamped "Received May 9 2001" (attached as Exhibit F), and the conditions set forth herein. [The MCP has been revised to reflect the Board's action on May 7, 2001, as further amended by actions taken in ADD2003-00014 (Exhibit G), ADD2003-00014A (Exhibit H), and ADD2004-00127 (Exhibit

COPY

I).] This Resolution supercedes Z-01-012; Z-01-012a; ADD2003-00014; ADD2003-00014A; and ADD2004-00014A. If changes to the approved planned development are subsequently pursued, appropriate approvals will be necessary in accordance with the Land Development Code.

2. The following limits apply to the **residential** portion of the project and uses:

a. **SCHEDULE OF USES**

(1) **RESIDENTIAL PORTION - TRACTS 5-12**

Accessory Uses
Administrative Offices
Agricultural Uses, as limited by other conditions
Assisted Living Facility, limited to Tracts MPD-5 only-maximum 100 units
Club, Country including the following ancillary uses:
Consumption on Premises, limited to one for the clubhouse and one for the golf course only, includes outdoor seating
Food and Beverage Service
Golf Course Maintenance Facility, limited to MPD-7 only
Health Club and Spa
Restaurant, includes outdoor seating
Specialty Retail
Dwelling Units - single-, two-, and multi-family units, zero lot line units, and townhouses - limited to a maximum of 820 for the entire project; and a maximum of 340 units for MPD-5 and as further limited in **Condition 24.**
Entrance Gates and Gatehouses
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - Not to include the removal of excavated material from the site
Fences and Walls
Golf Course, including Practice Greens and Driving Range - SUBJECT TO further review during the development order process to determine appropriate locations and possible additional buffering or screening required for the practice greens and driving range
Golf and Tennis Pro Shops (limited to ancillary use in clubhouse tract)
Home Occupation, as limited by the LDC
Model Homes, Model Units and Model Display Center
Real Estate Sales and Rental Office - limited to sales of lots, homes or units within the development, except as may be permitted in §34-1951 *et seq.* The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years from the date the Certificate of Occupancy for the sales office is issued. The director may grant one 2-year extension at the same location.
Recreational Facilities, Personal and Private On-site, as defined and regulated by the LDC

Signs, in compliance with the LDC

Storage, Open, recreational vehicles, boats and similar items for residents only, will only be permitted if administrative approval is sought showing the exact location of the use. Such uses, at a minimum, must be shielded behind a continuous visual screen at least eight feet in height when visible from any residential use, and six feet in height when visible from any street right-of-way or street easement.

Temporary uses - limited to a sales center and a construction office, in compliance with the LDC for temporary uses

b. **SITE DEVELOPMENT REGULATIONS**

Property Development Regulations, as revised on March 30, 2001:

(See chart attached on pages 15 and 16. The chart applies to both the **residential** and **commercial** portions of this planned development.)

3. Environmental Conditions: Prior to local development order approval, the developer must:

- a. Provide open space consistent with the Open Space and Indigenous Vegetation Table attached as **Exhibit B**. Each tract must provide a minimum of 10 percent open space.
- b. Submit development order plans that show a connection between the conservation area in the southeast corner of the MPD Tract-5 and the upland conservation area on the eastern side of the restored wetland. The wildlife connection must run under the road and include a set of two tunnels constructed of 36-inch-wide by 24-inch-high, elliptical concrete pipe. The plans will show the two elliptical wildlife connections placed under the road in a side by side position unless directed otherwise by Division of Planning/Environmental Sciences Staff. At a minimum, the bottom of the pipes will be placed no lower than the existing upland preserve grade to help prevent inundation within the pipes during the wet season.
- c. Submit a detailed wetland restoration plan to the Division of Planning/Environmental Sciences Staff for review and approval. Both the wetland restoration plan and littoral zones required by the LDC must be designed to provide foraging area for wood storks.
- d. Re-survey the potential Big Cypress fox squirrel nests on-site specifically for fox squirrel presence. The protected species survey must be prepared in accordance with LDC § 10-473 and submitted to the Division of Planning/Environmental Sciences for review and approval. If fox squirrel use of the site is verified, the developer must submit final management details in accordance with LDC § 10-474 including a phased exotic removal plan.

- e. Submit a detailed gopher tortoise management plan for review and approval by the Division of Planning/Environmental Sciences staff.
 - f. Obtain a Vegetation Removal Permit to install barricades to protect preserves and conduct excavation of tortoise burrows to move the gopher tortoises within the development tracts.
4. The Golf Driving Range is limited to operating during daylight hours.
5. Development order submittals must include a running inventory showing the overall number of units and commercial (retail and office) square footage that have been built, approved to be built, or are in the development approval process.
6. Sandy Lane Extension
- a. As part of the first development order submittal, the developer must revise the MCP to reflect the planned extension of Sandy Lane along the eastern boundary of the site, consistent with the sketch set forth in the Lee County DOT Exhibit entitled, "Sketch and Description of Sandy Lane Extension," (Exhibit D of the Staff Report) unless mutual agreement regarding a different alignment is reached between Lee County and the property owner(s). Lee County will compensate the property owner for the reservation of the property in accordance with the regulations set forth in Chapter 2 of the LDC; and
 - b. The minimum setback for a water retention lake from the road right-of-way must be no less than 25 feet from the western Sandy Lane right of way, consistent with LDC § 10-329(f)(1)a.2 and the sketch noted above, unless mutual agreement regarding a different alignment is reached between Lee County and the property owner(s). The developer must provide satisfactory elements for the protection of wayward vehicles. These elements may consist of fencing, berms, buffering or a combination of all three, however, the exact elements are SUBJECT TO review and approval by Lee County; and
 - c. This project will be permitted one access point within the southern half of this project's frontage along the proposed Sandy Lane extension. This access point must align with the access point that is approved for the parcel on the tract on the east side of the Sandy Lane extension. (The access point onto Sandy Lane is not a required access point, except that at least one emergency access must be provided to a road other than Koreshan Boulevard as noted in Condition 11.)
7. Bona fide agricultural uses in existence at the time this resolution is finalized may continue until approval of the first local development order. However, no development activity of any kind may occur on the property, including clearing of vegetation or cutting of trees, unless that activity is reviewed and approved in accordance with the Lee County LDC regulations as if no agricultural use existed on the property. The purpose of this condition is to eliminate any exemption or other special considerations or procedures that might otherwise be available under Lee County regulations by virtue of the existing agricultural uses on the property.

8. No excess excavated material may be removed from the site unless the developer can demonstrate to the Director of the Department of Community Development that the material to be removed: 1) is unsuitable material that cannot be used on-site; and 2) the material must be excavated to meet the minimum requirements necessary to accommodate a water management system on the site. The purpose of this condition is to prohibit the voluntary creation of excess fill material for use off-site.
9. Model units and homes are permitted in compliance with the following conditions:
 - a. Administrative approval must be obtained. Administrative Approval is SUBJECT TO review and approval based upon potential negative impacts to nearby uses regarding, but not limited to, glare, noise, dust
 - b. Each model must be a unique example. Multiple examples of the same unit are not permitted; and
 - c. All model sites must be designated on the development order plans; and
 - d. Prior to model home construction, the lots upon which model homes will be constructed must be shown on a preliminary plat. The preliminary plat must be filed concurrently with the local development order application. The model homes must comply with the setbacks set forth in the property development regulations for the project; and
 - e. Dry models are prohibited.
10. Golf Course Conditions:
 - a. The golf course developer must use fertilizers with a low leaching potential (slow release). Fertilizers must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and
 - b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management plan that includes an integrated pest management (IPM) program and a nutrient management program such that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the U.S. Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may

be used. Turf managed areas (including fairways, tees, and greens) are prohibited within 35 feet of wetlands or preserve areas. The chemical management plan must be reviewed and approved by Lee County Natural Resources Division prior to development order approval.

- c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.
- d. The Developer must utilize a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.
- e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.
- f.
 - 1) Prior to the issuance of local development order approval, the developer must demonstrate compliance with "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, May 1995, as amended.
 - 2) The development order must demonstrate separate mixing and loading facilities for pesticides, and provide a separate pesticide storage area, in compliance with materials specified in the above referenced document. The development order must demonstrate separate mixing and loading facilities for fertilizer, and provide a separate fertilizer storage area, in compliance with materials specified in the above referenced document.
 - 3) The development order plans must specify the construction material for all buildings in compliance with "Best Management Practices for Golf Course Maintenance Departments."
 - 4) Equipment to apply pesticides and fertilizers must be stored in an area protected from rainfall.
- g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, while requiring relatively low fertilizer use;
- h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.
- i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from underdrains must not discharge directly into a surface water management lake.

- j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.
 - k. The operator of the golf course must submit an annual monitoring report of ground water and surface water quality. The monitoring program must include: testing to assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identifying the locations for the ground water monitoring and testing on a map(s); setting forth the testing and recording requirements. The Developer must submit the test results with the monitoring report to the Lee County Natural Resources Division. The monitoring program will be established and operated at the expense of the Developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 62-302, F.A.C., water quality standards.
 - l. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, the application must cease until there is a revised management plan. If mitigation is necessary to address the pollution, a mitigation plan approved by Lee County must be implemented by the Developer.
 - m. Prior to development order approval for the golf course, the developer must conduct a pre-development groundwater and surface water analysis and submit the analysis to Lee County Division of Natural Resources. This analysis is intended to establish baseline data for groundwater and surface water monitoring for the project area. The analysis must be designed to identify those nutrients and chemicals that are anticipated to be associated with the project. Prior to commencing this baseline study, the developer must submit the methodology for review, comment and approval by Lee County.
- 11. Prior to development order approval for any portion of the property, the developer must show an emergency access connecting to the existing Oriole Road to the north. Prior to the opening of the Sandy Lane extension that will connect to the existing Oriole Road, the developer must revise the emergency access so that it will be accessible from the future Sandy Lane extension.
 - 12. Buildings exceeding 35 feet in height must maintain additional building separation or additional building setbacks consistent with LDC § 34-2174(a) and LDC § 34-935(e)4.
 - 13. Lighting to serve uses within 200 feet of perimeter property allowing residential uses must be hooded, shuttered, or shielded and may not exceed 18 feet in height. Mercury vapor lamps/lights are prohibited, the lighting in this 200-foot area must be scaled so that no more than the minimum required number of light fixtures are erected. Individual building lighting must be of the lowest intensity to meet safety standards. The scale of the fixtures and the type of hooding, shuttering and shielding is SUBJECT TO further review prior to the approval of a development order. The individual building fixtures must be either directly

fixed to the building or placed on a post lamp standard not to exceed 10 feet in height. Incandescent lamps are encouraged. The use of mercury vapor lamps/lights is prohibited.

14. Approval of this zoning request does not address access onto U.S. 41, since Lee County has no jurisdiction over that roadway. The developer must pursue U.S. 41 access issues with the Florida Department of Transportation (FDOT). Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order. Approval of this rezoning does not give the developer an undeniable right to receive local development order approval. Future development order approvals must satisfy concurrency requirements as required by Lee Plan Objective 2.2.
15. Approval of this rezoning does not guarantee local development order approval or vest present or future development rights for Lee Plan consistency. Development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b). In addition, development order applications must also be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
16. This development must comply with all the requirements of the LDC, specifically including the requirements of LDC § 10-600 *et seq.*, at the time of local development order approval, except as may be granted by deviation as part of this planned development approval or subsequent amendments thereto.
17. Structures within Tract 5 are limited to 2-story height for a distance of 200 feet back from the perimeter property line that is shared with The Vines.
18. Development of this project must not exceed any DRI thresholds, as the impacts of same were not reviewed as part of the rezoning. The developer must provide a project-wide cumulative DRI threshold analysis with each local development order submittal.
20. Tract MPD-7 is approved in the internal location shown in the revised MCP dated March 30, 2001. The uses permitted in MPD-7 are Residential, Golf Course, and Maintenance. Direct access to Koreshan Boulevard from this tract is prohibited.
21. The temporary sales center must be in compliance with the Land Development Code (LDC) for temporary uses. (ADD2003-00014)
22. The temporary sales center must be removed within 60 days after the permanent model/sales center receives a certificate of occupancy. (ADD2003-00014).
23. The proposed amendment to the Master Concept Plan and attendant Land Use Summary, Master Concept Plan Notes, Parking, and South and West Perimeter Buffers elevations as shown, on the Master Concept Plan, stamped received by Community Development on May 30, 2003, entitled "ESTERO GOLF RESORT Amended Master Concept Plan, MPD TRACTS 6-12", Sheet 1 of 1, dated 02-03-03, apply only to the residential portion of the

Estero Golf Resort MPD east of the Seaboard Coastline Railway R.O.W. (ADD2003-00014A)

24. A maximum of 450 residential dwelling units will be permitted on Tracts MPD-6 through MPD-12, as shown on the revised Master Concept Plan attached hereto. (ADD2003-00014A)
25. A minimum 20-foot-wide Type B buffer, with a 2-foot-high berm and landscape plantings must be installed adjacent to the Vines property to provide a visual screen between the Vines and Belle Lago. The proposed buffer must be in substantial compliance with the proposed buffer planting plan as shown on the attached sketch entitled, "BELLE LAGO AMENDMENT - PARCEL F" (Exhibit J), Cross-Section for Parcel F Buffer Adjacent to the Vines, stamped received by the zoning counter on May 16, 2003, attached hereto for reference purposes. (ADD2003-00014A)
26. The lot configuration for the lots adjacent to the Vines will be in substantial compliance with the attached sketch entitled "BELLE LAGO AMENDMENT - PARCEL F" (Exhibit J), Typical Lots in Parcel F and Buffer Adjacent to the Vines, stamped received by the zoning counter on May 16, 2003, attached hereto for reference purposes. (ADD2003-00014A)
27. Lots adjacent to the Vines must be conventional single-family homes on lots having a minimum lot width of 75 feet and a minimum lot depth of 140 feet, as shown on the attached sketch entitled, "BELLE LAGO AMENDMENT - PARCEL F" (Exhibit J), Typical Lots in Parcel F and Buffer Adjacent to the Vines, stamped received by the zoning counter on May 16, 2003, attached hereto for reference purposes. (ADD2003-00014A)
28. Prior to local development order approval, the development order plans must include (ADD2003-00014A):
 - a. enhancement planting detail as set forth in the document prepared by Pasarella and Associates entitled, "Belle Lago Wetland Mitigation/Monitoring/Maintenance Plan SFWMD application No. 001026-3 Revised January 31, 2003" (Exhibit K). Uplands plantings must be mulched with pine straw and temporary irrigation system established;
 - b. the exotic removal plan must include the Category 1 exotic pest plants; and
 - c. where lakes abut the preserve, lake slopes must be 8:1 to provide an enlarged littoral zone. Littoral planting must be calculated as two littoral plants per linear foot. The majority of the littoral plants must be installed in the enlarged littoral zone to provide wading bird habitat.
29. Section B, Condition 11, Resolution Z-01-12a, is hereby amended by adding in underline format the following language:

Prior to the first residential Development Order approval for any portion of the property, the developer must show an emergency access connecting to the existing Oriole Road to the north. Prior to the opening of Sandy Lane extension that will

connect to the existing Oriole Road, the developer must revise the emergency access so that it will be accessible from the future sandy Lane extension. (ADD2003-00014A)

30. As to Section B, Condition 21, permitted residential, golf course, and maintenance on Tract MPD-7, as originally configured in Resolution Z-01-12a. Any relocation of the internal location of the maintenance facility as originally approved will require, at a minimum, an administrative amendment to the Estero Golf Resort MPD. (ADD2003-00014A)
31. Lake 1 and 2 may utilize 140 linear feet of stacked rock bulkheads for a total of 280 linear feet as depicted on the Master Concept Plan. A compensatory littoral zone must be provided in lakes 8 and 9 for a total of 280 linear feet with an 8:1 slope as depicted in the "Compensatory Littoral zone" cross-section on the Master Concept Plan. A minimum of 560 herbaceous littoral plants must be install within the compensatory littoral zone areas in addition to the required littoral plants for the lakes. A revision must be made to Development Order DOS2004-00132 to delineate the compensatory littoral zone and provide details of the littoral plantings within Lake 8 and 9, and a revision must be made to DOS2002-00253 to delineate the bulkheads in Lake 1 and 2. These development order revisions must be submitted for review and approval within 90-days of the approved of ADD2004-00127. (ADD2004-00127)
32. This Administrative Amendment only addresses the addition of Deviation 14 as it may affect Tracts 6-12 of the development approved in Resolution Z-01-012a and amended by Administrative Amendment ADD2003-00014A. (ADD2004-00127).
33. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

SECTION C. DEVIATIONS- RESIDENTIAL PORTION:

1. Deviation 1 - WITHDRAWN BY APPLICANT.
2. Deviation (2) seeks relief from the LDC §10-329(e)(1)(a)(3) requirement to provide a 50-foot minimum setback for water retention lakes, to allow a 25-foot setback for water retention lakes. This deviation is APPROVED SUBJECT TO the condition that:

Prior to development order approval, the Developer must provide satisfactory elements to discourage access from the adjacent properties. These elements may consist of fencing, berms, buffering or a combination of all three. This deviation is not approved along the eastern or northern boundary in the area identified in the memo from LCDOT if Condition 6 requires the Applicant to revise its MCP to reflect the planned extension of Sandy Lane. This deviation is approved without this condition if the Applicant is not required to revise its MCP to reflect the reservation of the northerly extension of Sandy Lane.

3. Deviation (3) seeks relief from the LDC § 10-296(d), Table 4(7)(c) requirement to provide wearing surfaces of local and access streets for category A development be constructed

of 1.5-inch asphaltic concrete, to allow for cement concrete or decorative pavers. This deviation is APPROVED SUBJECT TO the condition that:

Prior to development order approval, the Developer must demonstrate that the pavers are structural equivalent to the asphaltic pavement standard of the LDC and equivalent to 2500 psi concrete.

4. Deviation (4) seeks relief from the LDC § 10-256(d)(3) requirement to provide wearing surfaces of sidewalks to be constructed of 1.5-inch asphaltic concrete, to allow for cement concrete decorative pavers. This deviation is APPROVED SUBJECT TO the condition that:

Prior to development order approval, the Developer must demonstrate that the pavers are structural equivalent to the asphaltic pavement standard of the LDC and equivalent to 2500 psi concrete.

5. Deviation 5.a - WITHDRAWN BY APPLICANT.

Deviation 5.b - WITHDRAWN BY APPLICANT.

6. Deviation 6 - WITHDRAWN BY APPLICANT.

7. Deviation 7 - WITHDRAWN BY APPLICANT.

8. Deviation (8) seeks relief from the LDC § 10-292(c) requirement to provide residential developments of more than five acres or any commercial development of more than 10 acres provide two or more means of ingress or egress for the development, to allow the residential portion of the project that is separated by the railway right-of-way to have one means of ingress and egress. This deviation is APPROVED SUBJECT TO Condition 11 below.

9. Deviation 9 - WITHDRAWN BY APPLICANT.

10. Deviation 10 - WITHDRAWN BY APPLICANT.

11. Deviation (11) seeks relief from the LDC §§ 34-2015(2)c and 34-2020(1)c requirements to prohibit the stacking of vehicles in multi-family development, to allow stacking of the vehicles when all of the following requirements are met:

1. The number of units in each multi-family building will be limited to eight units or less; and
2. The first parking space is in an individual garage with an individual driveway; and
3. Each individual driveway has a minimum 1-foot physical separation from any other driveway; and
4. It can be demonstrated at the time of development order application that safe sight distance triangles are met.

This deviation is APPROVED and conditioned in the original rezoning to compliance with the above stated requirements.

12. Deviation (12) seeks relief from the LDC § 10-415(b)(1) requirement to establish open space requirements, to allow the adoption of an Open Space Table. This deviation is APPROVED and conditioned in the original rezoning to compliance with Condition 3 below.
13. Deviation (13) seeks relief from the LDC § 34-1264(b)(1)a requirement to require a 500-foot separation distance between an establishment for the sale or service of alcoholic beverages from consumption on the premises, to allow a separation distance of 300 feet. This deviation is APPROVED and conditioned in the original rezoning to be SUBJECT TO the Permitted Use Notes set forth in Conditions 2.a.(3)(B)3. and 2.a.(3)(C), above.
14. Deviation (14) is APPROVED as addressed in Condition 33 and as depicted on the Master Concept Plan that was approved in ADD2004-00127.

SECTION B. 2. CONDITIONS OF THE COMMERCIAL PORTION:

The following Conditions, to be known as the **Commercial Portion** are added to the MPD approval. These Conditions and Deviations will not replace the above actions (Conditions 1 through 33 and Deviations 1 through 14) relating to the **Residential Portion** but are to regulate the **commercial** development of this site.

1. The development of the **commercial portion** of this project must be consistent with the two-page Master Concept Plan entitled "Estero Golf Resort Master Concept Plan" dated July 2003, and stamped "RECEIVED JUL 30 2004 ZONING", (Sheet No. C-2 and C-4, attached as **Exhibit C**) and the five-page Landscape Plan (Sheet No. L-1, L-1B, L-1C, L-2, and L-3), stamped "RECEIVED JUL 30 2004 ZONING", and attached as **Exhibit D**, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at the time of local development order approval, except as may be granted by deviations as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the **commercial** portion of the project and uses:

a. Schedule of Uses

(1) COMMERCIAL PORTION--"Anchor Parcel" - limited to a maximum of 228,000 square feet of floor area (including the lawn and garden center)

Department Store, Large Retail, including the following subordinate uses. These subordinate uses must be contained within the proposed large retail building:

- Administrative Offices
- Auto Parts Store, see Condition 6
- Automobile Repair & Service, Group I only, limited to:
 - Cellular phone installation
 - Drive-in oil change
 - Tire repair shops, no vulcanizing
 - Wheel alignment
- Banks and Financial Establishments, Group I only
- Business Services, Groups I, limited to:
 - Film processing or developing
- Cultural Facilities, limited to Art Galleries and Museums
- Drug Store
- Food Stores, Groups I and II
- Hardware Store
- Lawn and Garden Supply Store
- Personal Services, Group I only
- Restaurants, Fast Food, must be located entirely within the building with no direct exterior access, unless required for public safety.
- Storage, Indoor only and only as an ancillary use
- Essential Services
- Essential Service Facilities, Group I
- Excavation, Water Retention--Not to include the removal of excavated material from the site
- Fences and Walls
- Parks, Group I, limited to Neighborhood parks
- Signs, in compliance with the LDC, and Conditions 6 and 16, below
- Temporary uses--limited to construction offices, in compliance with LDC regulations regarding temporary uses

(2) COMMERCIAL PORTION--"Outparcel" - limited to a maximum of 20,000 square feet of floor area.

- Administrative Offices
- Banks and Financial Establishments, Group I, with a drive-through facility
- Consumption on Premises, limited to a maximum of one (1) for a standard Group III restaurant
- Cultural Facilities, limited to Art Galleries and Museums
- Essential Services
- Excavation, Water Retention--not to include the removal of excavated material from the site

Fences and Walls
Offices, Medical
Real Estate Sales and Rental Office
Restaurants, Standard--Group III, must be located a minimum of 200 feet
from any off-site property zoned or used for residential purposes
Signs, in compliance with the LDC and Conditions 6 and 16 below
Storage, Indoor only and only as an ancillary use
Studios
Temporary uses--limited to construction offices, in compliance with LDC
regulations regarding temporary uses

b. SITE DEVELOPMENT REGULATIONS

Property Development Regulations / Commercial Portion:

- (1) Retail Commercial square footage within the Suburban land use category must not exceed 100,000 square feet. The development must provide cumulative totals for each development order application showing compliance with this condition.
- (2) Outdoor Seating for COP uses:
 - (i) Outdoor seating must not be located within 300 feet of any property zoned or used for residential purposes; and
 - (ii) Outdoor seating must be located on the side of the principal structure opposite to any property zoned or used for residential purposes; and
 - (iii) The outdoor seating must cease at 10:00 p.m., Sunday through Thursday, and 11:00 p.m., Friday and Saturday;
- (3) Accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract parcel or outparcel.

PROPERTY DEVELOPMENT REGULATIONS TABLE /ENTIRE MPD

LAND USES	MIN. LOT AREA (SF)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT.)	SIDE1 INCL. COR- NER LOTS (FT)	MIN. REAR LOT SET- BACK (FT)	MIN. REAR WET- LAND SET- BACK (FT)	MIN. REAR GOLF SET- BACK (FT)	MIN. REAR ACC. SET- BACK (FT)	MIN. FRONT ENTRY/ GAR. SET- BACK (FT)	MIN. FRONT BLDG. OR SIDE ENTRY SET- BACK (FT)	MIN. WATER BODY SET- BACK (FT)	MAX. BLDG. HT. (FT)2	MIN. BLDG. SEPAR- ATION (FT) 2	MAX. LOT (%) COVER EAST OF RAIL- ROAD W/ GOLF OPTION	MAX LOT (%) COVER EAST OF RAIL- ROAD W/O GOLF OPTION
SINGLE FAMILY DETACHED	5,000	50	100	5	20	20	0	5	20	12	25	35 or Two stories	10	65	40
ZERO LOT LINE	5,000	50	100	0 or 7.5	20	20	0	5	20	12	25	35 or Two stories	10	65	40
TWO- FAMILY ATTACHED	3,750	37.5	100	0 or 10	20	20	0	5	20	12	25	35 or Two stories	10	65	40
TOWN- HOUSE	2,000	22	80	0 or 10	20	20	0	5	20	15	25	35 or Two stories	½ Bldg. Ht. but not less than 20	N/A	N/A
MULTI- FAMILY	10,000	100	100	10	20	20	0	5	20	20	25	55 or Four stories	½ Bldg. Ht. but not less than 20	70	40
CLUB HOUSE	20,000	80	100	10	20	20	0	5	N/A	20	25	55 or Four stories	½ Bldg. Ht. but not less than 20	55	N/A

COMMERCIAL (MPD 1&3)	20,000	80	100	0 or 15	25	20	N/A	5	per LDC	per LDC	25	55 or Four stories	½ Bldg. Ht. but not less than 20	55	55
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1 Applies to lots of all widths and to corner lots.

2 Building height is limited to 35 feet or 2-stories within 200 feet of The Vines and San Carlos Park. Building exceeding 35 ft. in height must maintain additional building separation or additional building setbacks consistent with LDC § 34-2174(a) and LDC § 34-935(e)4.

3 Should the subject property be subdivided, a zero-foot setback to any internal lot lines will be required.

4 Structures in MPD Tract 1 must maintain a 100-foot setback from the Tract 5 property line.

3. Additional Environmental Conditions applicable to the Commercial Portion. Note all elements of Condition 3 of Resolution Z-01-012A (and this resolution) to the entire MPD remain in effect and are supplemented with conditions g., h. and i. below: Prior to local development order approval, the developer must:
 - g. Submit development order plans that delineate a minimum of 13.98 acres of indigenous preservation and restoration in substantial compliance with the MCP.
 - h. Submit landscape plans for the commercial portion of the MPD that clearly indicate include a minimum of 10 acres of open space within the commercial portion of the MPD; and are consistent with the five-page landscape plan stamped received July 30, 2004 prepared by CPH Engineers (Exhibit D).
 - i. The above conditions may already be addressed in the Development Order submittal currently under review by Lee County (DOS2003-00222).
4. Prior to issuance of a Certificate of Compliance for the commercial portion of the planned development, the indigenous restoration and invasive exotic removal must be completed within the preserves west of the railroad tracts.
5. Prior to approval of any development order for this project, the developer must submit a lighting plan in accordance with the provisions of the LDC, as amended, indicating compliance with the LDC and Condition 13 of the overall conditions of the MPD, whichever is more restrictive.
6. Installation of any auto parts, either by employees or the general public, in conjunction with the Auto Parts Store subordinate use to the Department Store use is prohibited outside the Tire Lube Express areas. Signs must be posted at all exits and at the auto parts/auto service counter advising that "self installation" is strictly prohibited on the premises.
7. This development must comply with all the requirements of the LDC, as amended, at the time of local development order approval, except as may be granted by deviation as part of this planned development approval or subsequent amendments thereto.
8. Construction and site excavation within this portion of the planned development is prohibited between the hours of 6:00 p.m and 8:00 a.m.
9. If the lake shown in the Anchor Parcel is relocated further away from the boundary shared with MPD Tract 5, structures within the Anchor Parcel must maintain a 100-foot setback from the shared property line between the two tracts.
10. The architectural design must be consistent with the elevation drawings, attached hereto as **Exhibit E**. The architectural design for the Outparcel must be consistent with the architecture of the these elevation drawings.
11. Outdoor display and sales is prohibited.
12. Outdoor storage including the use of trailers, cargo containers and the like is prohibited.

13. Overnight Recreational Vehicle parking is prohibited.
14. Blasting is prohibited unless approved in subsequent public hearing.
15. Prior to the issuance of any Certificate of Compliance for commercial development, all landscaping for the Anchor Parcel and the Outparcel must be installed in accordance with the Commercial Portion landscape plans, attached hereto as **Exhibit D**.
16. Prior to the issuance of any Certificate of Compliance for commercial development, 5-foot wide sidewalks must be constructed on the interior side of the buffer proposed along the US 41 and Estero Parkway (fka Koreshan Boulevard) rights-of-way. Interconnections to abutting parcels and to interior pedestrian circulation must also be provided. Interconnections that cross vehicular traffic aisles must be clearly visually and texturally differentiated from the paving treatment and must be identified by signs, consistent with the Manual on Uniform Traffic Control Devices, advising customers that this is a pedestrian crossing.
17. Walls. Prior to issuance of a Certificate of Compliance for the anchor parcel, the developer must construct or install:
 - a. a 10-foot-high masonry or pre-cast wall surrounding every trash compactor, and an 18-foot-high masonry or pre-cast concrete housing, designed to reduce the sound generated by the equipment by no less than 20 dB as measured at the outside of the housing, around each compressor and chiller. Variable speed motors must be used in all compressors.
 - b. a 16-foot-high masonry or precast concrete screening wall to shield the delivery truck well and docks from adjacent developments.
 - c. a 10-foot-high wall located adjacent to the rear service drive, and wrapping around the northerly side of the building up to the at-grade delivery doors.
 - d. a 4-foot-high berm, with a 6-foot-high masonry or precast concrete screening wall along the northwesterly property line. Construction of said berm and wall must begin immediately upon beginning project construction.
18. Deliveries. Delivery hours must be limited to the following daily deliveries:
 - a. 4 a.m to 6 a.m.: Two local vendor deliveries (i.e. bread, milk, etc.) NO semi-truck deliveries.
 - b. 7a.m. to 9 p.m.: Semi-truck and local vendor deliveries.
 - c. All deliveries are prohibited from 9 p.m to 4 a.m.
19. Sidewalk sales, tent sales, parking lot sales, auto shows, and other similar special events are prohibited outside the large retail building.

20. The main building in the Anchor parcel may be open 24 hours a day. Access to the building between the hours of 11 p.m. and 6 a.m. is restricted solely to the southerly public access to the building. All other public access doors to the building must be closed for use except in the case of an emergency. The subordinate Tire and Lube use is prohibited to operate between the hours of 8 p.m. to 7 a.m.
21. Approval of this zoning request does not address approving access onto U.S. 41, since Lee County has no jurisdiction to approve access to that roadway. The Developer must receive approval for the access to U.S. 41 from the Florida Department of Transportation (FDOT).
22.
 - a. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order. Approval of this rezoning does not give the Developer an undeniable right to receive local development order approval.
 - b. The Developer may obtain the necessary development orders when the project meets Lee County concurrency requirements (all conditions required by the Lee Plan and the Land Development Code). However, the Developer may not obtain a building permit until notification of the commencement of the U.S. 41 six lane improvements.
23. The project will not be permitted any temporary signage.
24. In the outparcel, identified as Commercial Tract MPD-3, a sign can be sought that identifies Florida Gulf Coast University. This can be pursued through the Administrative Amendment process, which may include the necessary deviation(s) from the Land Development Code to achieve it.

SECTION E. DEVIATIONS FOR THE COMMERCIAL PORTION:

1. Deviation (1) seeks relief from the LDC §10-416(c)(1) requirement that the front of a vehicle may overhang any landscaped area a maximum of two feet, provided the landscaped area is protected by motor vehicle wheel stops or curbing, to allow linear concrete islands in lieu of wheel stops or curbing. This deviation is APPROVED SUBJECT TO the condition that:

The deviation is allowed only where linear concrete bound landscape islands are provided, AND SUBJECT TO development order review in accordance with the requirements of LDC §34-1042 and subsequent development review and application approval by the Development Services Division.
2. Deviation (2) seeks relief from the LDC §10-329(d)(1)a.2. requirement that no excavation be allowed within 50 feet of any existing or proposed right-of-way line or easement line for a collector or arterial street, to allow a minimum setback of 28.50 feet. This deviation is APPROVED SUBJECT TO the condition that:

That adequate protection for wayward vehicles be provided, SUBJECT TO development order review in accordance with the requirements of LDC §34-1042 and

subsequent development review and application approval by the Development Services Division.

3. Deviation (3) seeks relief from the LDC §10-329(d)(1)a.3. requirement that no excavation be allowed within 50 feet of any private property line under separate ownership, to allow a minimum setback of 46.25 feet along the eastern property line for lakes. This deviation is APPROVED SUBJECT TO the condition that:

Fencing or other acceptable barrier may be required, SUBJECT TO development order review in accordance with the requirements of LDC §34-1042 and subsequent development review and application approval by the Development Services Division.

SECTION F. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Open Space and Indigenous Vegetation Table
- Exhibit C: Estero Golf Resort Master Concept Plan
- Exhibit D: Landscape Plan
- Exhibit E: Architectural design/elevation drawings
- Exhibit F: Z-01-012a and Estero Golf Resort Master Concept Plan
stamped "RECEIVED MAY 9 2001"
- Exhibit G: ADD2003-00014
- Exhibit H: ADD2003-00014A
- Exhibit I: ADD2004-00127
- Exhibit J: Belle Lago Amendment - Parcel F
- Exhibit K: Belle Lago Wetland Mitigation/Monitoring/Maintenance Plan

The applicant has indicated that the STRAP number for the subject property is:
26-46-25-00-00001.0000, 26-46-25-00-00001.0020, & 26-46-25-00-00001.0030

SECTION G. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,

- c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
- a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Judah, seconded by Commissioner St. Cerny and, upon being put to a vote, the result was as follows:

Robert P. Janes	Absent
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Nay
John E. Albion	Aye

DULY PASSED AND ADOPTED this 18th day of October, 2004.

ATTEST:
CHARLIE GREEN, CLERK

BY: *Charlie Green*
Deputy Clerk

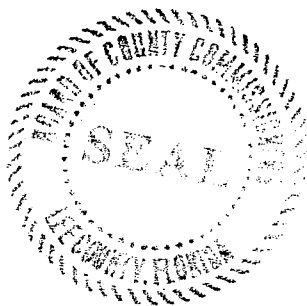
BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____

[Signature]
Chairman

Approved as to form by:

[Signature]
County Attorney's Office



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MINUTES OFFICE
eg
2005 MAR 24 AM 10:12



**COASTAL
ENGINEERING
CONSULTANTS
INC**

A CECI GROUP COMPANY

RECEIVED

MAR 09 2004

ZONING

CECI Group Services

Civil Engineering

Planning Services

Survey & Mapping

Coastal Engineering

Real Estate Appraisal

Website: www.coastalengineering.com

DCI 2003-00058

**EXHIBIT
LEGAL DESCRIPTION
PARCEL "A"
ESTERO GOLF RESORT MPD**

A TRACT OR PARCEL OF LAND IN SECTION 21, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF SECTION 21, N 00°48'45" W, A DISTANCE OF 84.88 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KORESHAN BOULEVARD (AS DESCRIBED IN O.R. BOOK 2183, PAGES 3481 - 3482) TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°48'45" W, ALONG SAID EAST LINE OF SECTION 21, A DISTANCE OF 2555.79 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE N 00°53'21" W, A DISTANCE OF 2144.37 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21; THENCE N 87°25'02" W, ALONG THE NORTH LINE OF SECTION 21, A DISTANCE OF 1322.73 FEET TO THE EAST LINE OF THE VINTAGE GOLF AND COUNTRY CLUB AS RECORDED IN DEED BOOK 37, PAGE 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 00°53'15" E, ALONG SAID EAST LINE OF THE VINTAGE GOLF AND COUNTRY CLUB, A DISTANCE OF 1317.93 FEET; THENCE S 4°54'53" W, A DISTANCE OF 2370.28 FEET; THENCE CONTINUE S 32°34'52" E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD A DISTANCE OF 2518.30 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF KORESHAN BOULEVARD CONTINUE S 8°11'52" E, A DISTANCE OF 1148.83 FEET TO A POINT OF CURVATURE; THENCE CONTINUE 552.84 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 11425.00 FEET, A CENTRAL ANGLE OF 02°46'21", A CHORD DISTANCE OF 552.79 FEET, AND A CHORD BEARING OF S 87°35'02" E; TO SAID POINT OF BEGINNING.

PARCEL CONTAINS 240.42 ACRES OF LAND MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

AND THOSE LANDS FURTHER DESCRIBED AS FOLLOWS:

**PARCEL "A-1"
ESTERO GOLF RESORT MPD**

A TRACT OR PARCEL OF LAND IN SECTION 21 AND 28, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF SECTION 21, N 00°48'45" W, A DISTANCE OF 84.88 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KORESHAN BOULEVARD (AS DESCRIBED IN O.R. BOOK 2183, PAGES 3481 - 3482); THENCE CONTINUE ALONG THE NORTHERLY RIGHT-OF-WAY OF KORESHAN BOULEVARD 552.84 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 11425.00 FEET, A CENTRAL ANGLE OF 02°46'21", A CHORD DISTANCE OF 552.79 FEET, AND A CHORD BEARING OF N 87°25'02" W TO A POINT OF TANGENCY; THENCE N 87°11'52" W, FOR A DISTANCE OF 1310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 87°11'52" W A DISTANCE OF 1148.17 FEET TO A POINT OF CURVATURE; THENCE 840.77 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1178.00 FEET, A CENTRAL ANGLE OF 38°22'09", A CHORD DISTANCE OF 834.01 FEET, AND A CHORD BEARING OF S 80°28'51" W TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUE 358.48' ALONG THE ARC OF CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1282.82 FEET, A CENTRAL ANGLE OF 18°53'11", A CHORD DISTANCE OF 357.31 FEET, AND A CHORD BEARING OF S 81°28'40" W, TO A POINT OF TANGENCY; THENCE S 81°33'03" W FOR A DISTANCE OF 281.89 FEET TO A POINT OF CURVATURE; THENCE CONTINUE 78.88 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 81°17'11", A CHORD DISTANCE OF 71.50 FEET, AND A CHORD BEARING OF N 82°48'27" W, TO A POINT OF TANGENCY; THENCE CONTINUE N 37°10'00" W A DISTANCE OF 853.60 FEET, THENCE CONTINUE N 37°45'21" W A DISTANCE OF 17.82 FEET; THENCE N 4°54'53" E FOR A DISTANCE OF 2235.18 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD (AS RECORDED IN DEED BOOK 68, PAGE 78); THENCE CONTINUE ALONG THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD S 32°34'52" E FOR A DISTANCE OF 2388.89 FEET TO POINT OF BEGINNING.

PARCEL CONTAINS 71.24 ACRES OF LAND MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

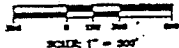
COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LC-2443
DATE 3/10/2004
DAN L. WOLFE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 8451
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL SESSAL SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
C/O FILE NO. 19809 1111
DATE MONDAY 3/10/2004

Applicant's Legal Checked

by [Signature] 3/09/2004.

DESCRIPTION		
Lxx-COURSE DATA		
LINE	DESCRIPTION	AMOUNT
1	W 00-40-41 W	34.00
2	W 00-41-42 W	70.47
3	W 00-42-43 W	26.50
4	W 00-43-44 W	17.82
5	W 00-44-45 C	121.17

N
1



1. The first step is to identify the problem.

PARCEL "A"
NFD
CHAS. A. ROSE

PARCEL "A-1"
MFD
(LARGE HOUSE)

THIS INSTRUMENT PREPARED BY
DANIEL L. WORTLEY P.E.
PROFESSIONAL SURVEYOR AND MAPPER
COASTAL ENGINEERING CONSULTANTS, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
17200 S. DUNDAS TR., STE. #102
PHOENIX, AZ. (602) 980-8800 FAX NO. (602) 980-8800

NOT A BOUNDARY SURVEY

EDWARD
 LEONE, DISGUISED
 PARCEL "A"
 EXPORT ROLF REICHERT WIFE

A TRACT OR PARCEL OF LAND IN SECTION 24, TOWNSHIP 28 SOUTH,
RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

CONCRETE AT THE SOUTHWEST CORNER OF SAID SECTION 21, THENCE ALONG THE EAST LINE OF SECTION 21, N 89°46'47" E, A DISTANCE OF 34.821 FEET TO THE INTERSECTION SAID LINE OF THE RICHMOND HIGHWAY (ONE RECORDED IN A.S. BOOK 2152, PAGE 24) — SAID TO THE POINT OF BEGINNING. THENCE CONTINUE N 89°46'47" E, ALONG SAID EAST LINE OF SECTION 21, A DISTANCE OF 10.000 FEET TO THE POINT OF BEGINNING OF SAID SECTION 21, THENCE N 89°46'47" E, A DISTANCE OF 34.821 FEET TO THE INTERSECTION CORNER OF SAID SECTION 21 THENCE N 89°46'47" E, ALONG THE NORTH LINE OF SECTION 21, A DISTANCE OF 132.373 FEET TO THE EAST LINE OF THE INTERSECTION CORNER OF SAID SECTION 21 THENCE N 89°46'47" E, ALONG THE EAST LINE OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE S 89°46'47" E, ALONG SAID LINE OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 137.110 FEET, THENCE S 89°46'47" E, A DISTANCE OF 25.213 FEET TO THE INTERSECTION CORNER OF SAID SECTION 21, THENCE S 89°46'47" E, ALONG SAID LINE OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 25.213 FEET, THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LINE OF RICHMOND HIGHWAY (ONE RECORDED IN A.S. BOOK 2152, PAGE 24) TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°46'47" E, ALONG THE ARC OF SAID CURVE CURVING TO THE NORTHEAST, BEARING A RADIAL OF 11,422.581 FEET, A CENTRAL ANGLE OF 89°46'47", A CHORD BEARING OF 32.373 FEET, AND A CHORD BEARING OF S 89°46'47" E.

PAGE 2 CONTAINS \$40.44 ADDED MORE ON LIST.

SUBJECT TO TARIFFS, RESTRICTIONS AND SHORTFALLS OF STOCKS.

AND THOSE LAMBS FURTHER RECORDED AS FOLLOWS:

PARCEL 2-1-1
ENTERED 2007 RECORD 1499

A TRACT OR PARCEL OF LAND IN SECTION 24 AND 26, TOWNSHIP 46 NORTH, RANGE 20 EAST, LIX COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PAGE 2, CONTINUE FILE ABOVE OF LAND MONITORING LINE.

SUBJECT TO EXISTING RESTRICTIONS AND RESERVATIONS OF RECORD.

100

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CHARTERED, REGISTERED, GENERAL, TRADING, CO.,
INCORPORATED IN THE STATE OF NEW YORK
100 WALL STREET, NEW YORK, N. Y.
JAN. 1, 1900. A.M.
FURNISHING, MANUFACTURING, AND
TRADING COMPANY, INCORPORATED IN
THE STATE OF NEW YORK
100 WALL STREET, NEW YORK, N. Y.
CHARTERED, REGISTERED, GENERAL, TRADING, CO.,
INCORPORATED IN THE STATE OF NEW YORK

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DEC 07 2010

ADD 2010-00100

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DEC 07 2010



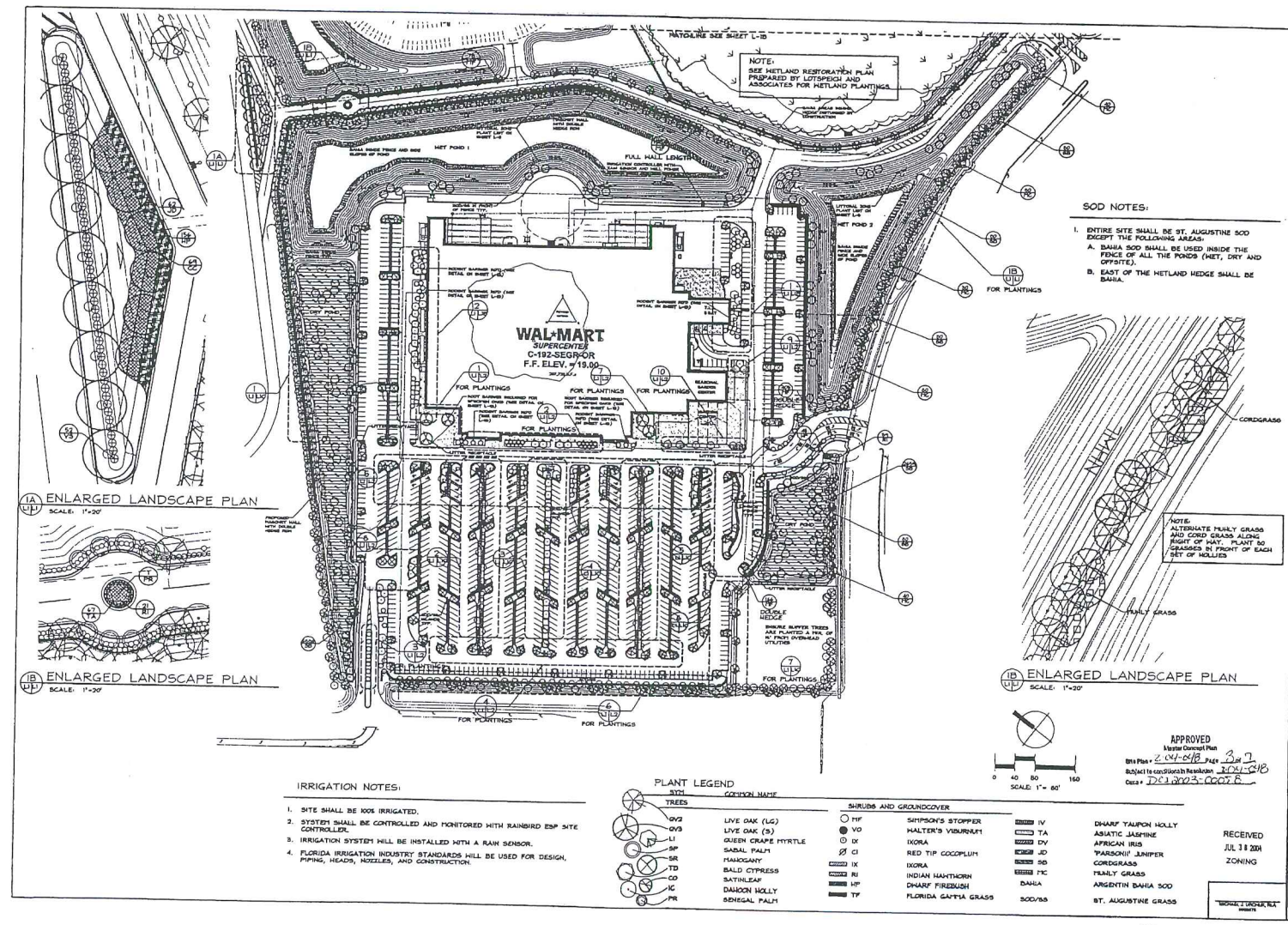
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DEC 07 2010

COMMUNITY DEVELOPMENT

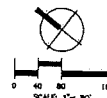
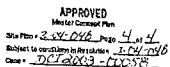
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EXHIBIT D

	
Project Name: WAL-MART Address: STORE #5247-00, ESTERO, FLORIDA Date: 12/03/08	Scale: 1" = 80' Date: 12/03/08 File: LSP
Design: ADD Check: ADD Approved: ADD Date: 12/03/08	Revision: ADD Date: 12/03/08
EXHIBIT B - LANDSCAPE PLAN WAL-MART STORE #5247-00, ESTERO, FLORIDA	
Sheet No. L-1	RECEIVED JUL 18 2004 ZONING



Control of invasive exotics to be achieved through initial hand, mechanical and chemical methods. A series of post emergent herbicide applications made by a certified landscape and/or pest control applicator are to be made until 100% control is achieved. Upon review a pre-emergent herbicide is to be applied on a regular basis as well as periodic hand removal of invasive exotic species.



DCI 2003-00058

RECEIVED

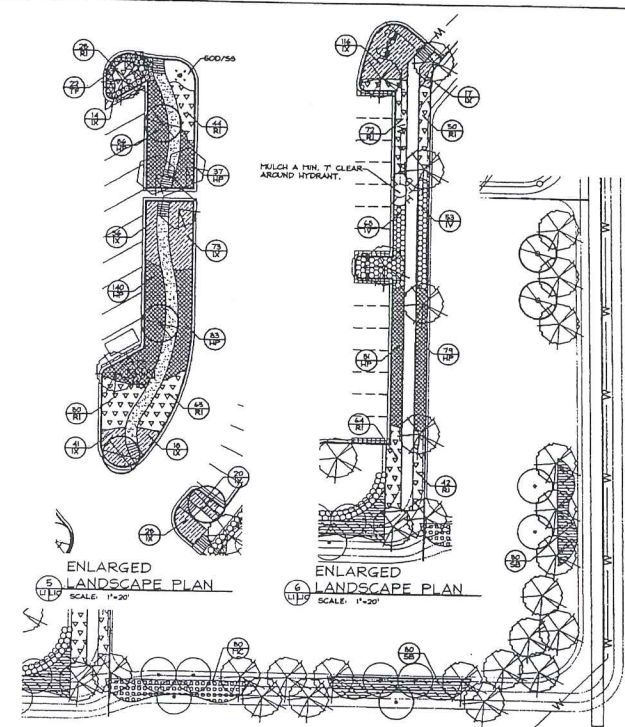
DEC 07 2010

ADD 2010-00100

COMMUNITY DEVELOPMENT

epb Environmental Planning Department of Planning 1000 N. G Street, Suite 100 Tallahassee, FL 32301 Tel: 904/644-2200 Fax: 904/644-2201	
Project No.: Date: AUG 2003 Job No.: W1303 Approved: [Signature] Revision:	Scale: 1" = 20' Date: JUL 2003 Job No.: W1303 Approved: [Signature] Revision:
Activity: Designed By: Drawn By: Checked By: Approved By:	Date: No.: No.: No.: No.:
EXHIBIT B - LANDSCAPE PLAN WAL-MART SUPERCENTER STORE #5517-00, ESTERO, FLORIDA	
Sheet No.: 1-1	Date:

RECEIVED
JUL 28 2004
ZONING

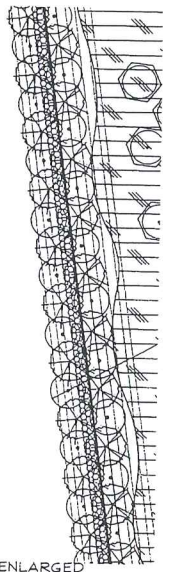


7 ENLARGED LANDSCAPE PLAN
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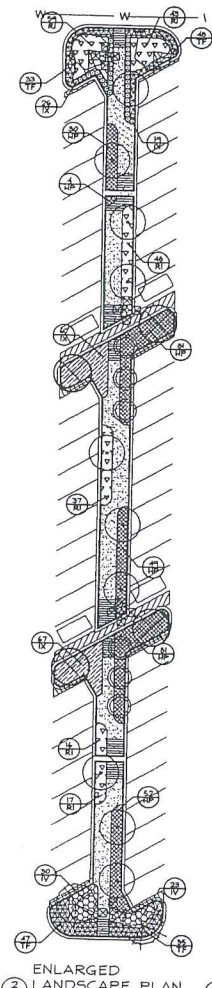
PLANT LEGEND	
TREES	SHRUBS AND GROUND COVER
LG LIVE OAK (LG) LS LIVE OAK (LS) QM QUEEN GRAPES MYRTLE SP SABAL PALM SE SE TD TROPICAL DORADO CO CO IC IC PR PR	IV SHIMPSON'S STOPPER VV HALTOM'S VIBURNUM IX IX CI RED TIP COCCOPLUM IX IX RI INDIAN HAWTHORN IP DRAKE FIREBUSH TP FLORIDA GAFFA GRASS
DV DV LI LI SP SP SE SE TD TD CO CO IC IC PR PR	IV IV FA ASIATIC JASMINE DV DV JD JORDAN DB DB PC PC BA BAHIA SD ST. AUGUSTINE GRASS

APPROVED
Master Concept Plan
 By: [Signature]
 Subject to any other conditions: [Signature]
 Date: 10/20/03

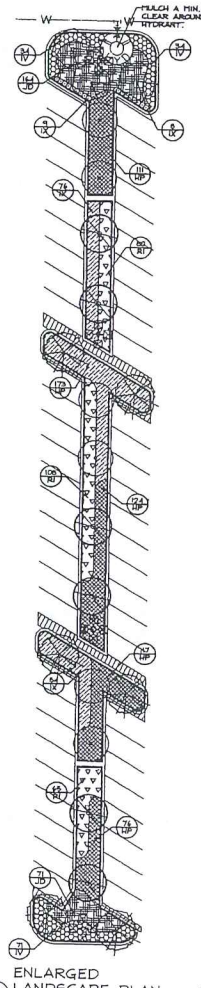
OCI 2003-00058



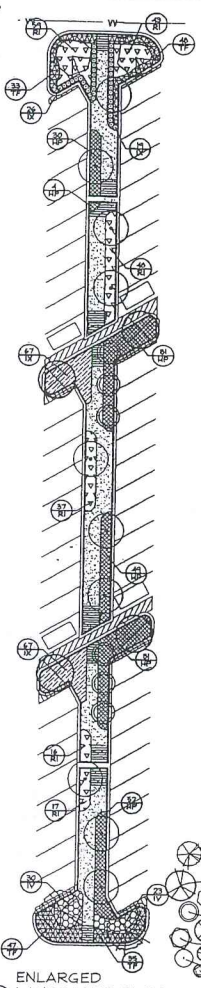
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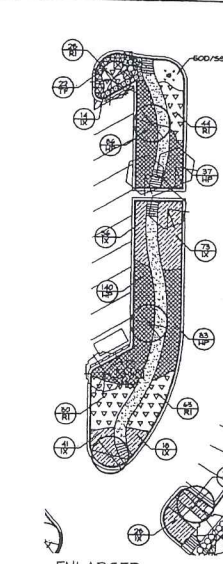
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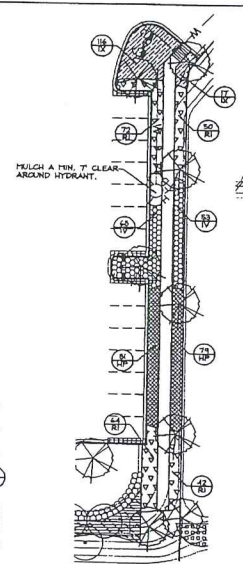
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SCALE: 1"=20'



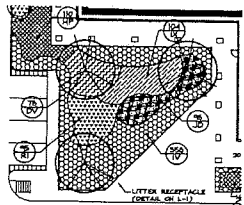
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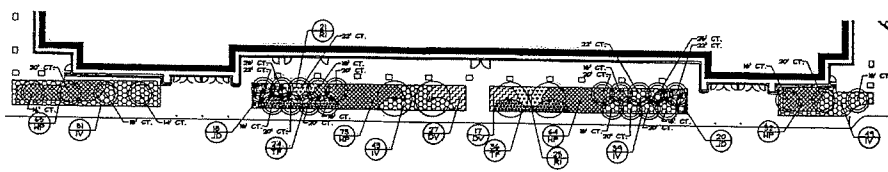
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6 ENLARGED LANDSCAPE PLAN
SCALE: 1"=20'



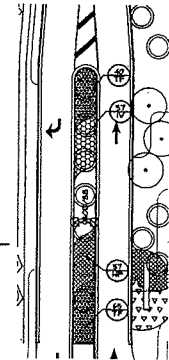
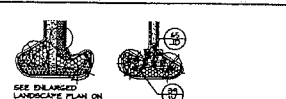
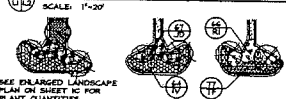
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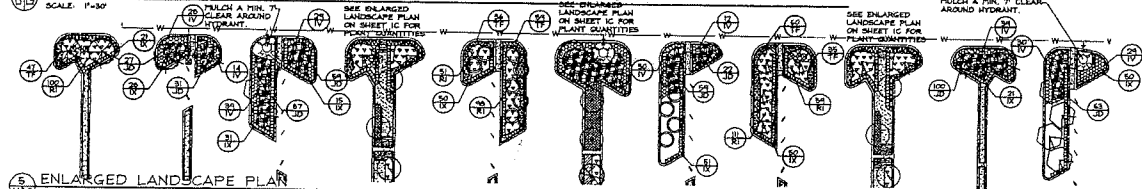
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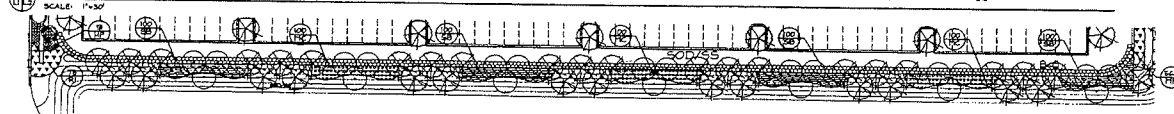
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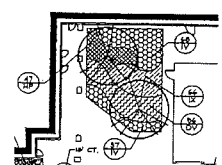
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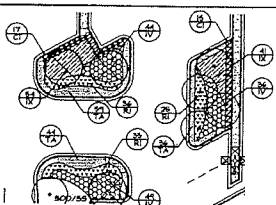
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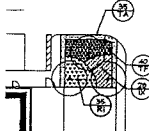
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SCALE: 1"=20'



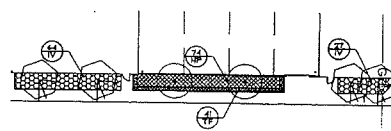
17 ENLARGED LANDSCAPE PLAN
SCALE: 1"=20'



18 ENLARGED LANDSCAPE PLAN
SCALE: 1"=20'



19 ENLARGED LANDSCAPE PLAN
SCALE: 1"=20'



20 ENLARGED LANDSCAPE PLAN
SCALE: 1"=20'

PLANT LEGEND

SYMBOL	COMMON NAME	SYMBOL	COMMON NAME
○	LIVE OAK (LG)	○	SHRUBS AND GROUNDCOVER
●	LIVE OAK (S)	○	SHRUBS STOPPER
○	GREEN GRAPE MYRTLE	○	WALTER'S VIBURNUM
○	SABAL PALM	○	LYONIA
○	MAHOGANY	○	RED TIP COCCOPLUM
○	BAIRD CYPRESS	○	LYONIA
○	SATINLEAF	○	INDIAN HAWTHORN
○	DWARF HOLLY	○	DWARF FIREBUSH
○	SEMI-PALM	○	FLORIDA GAMMA GRASS
○		○	

APPROVED
Master Control Plan
Site Plan 2-01-018
Subject to review and approval
Date: 10/20/00

RECEIVED
JUL 11 2001
ZONING

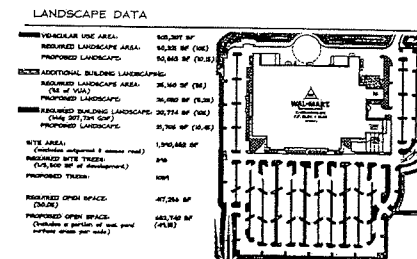
EXHIBIT B - LANDSCAPE PLAN
WAL-MART
SUPERCENTER
STORE #347-001 ESTERO, FLORIDA

Scale: 1"=20'
Date: AUG 2003
Drawn By: [Signature]
Checked By: [Signature]
Approved By: [Signature]

Sheet No. **L-2**

[illegible]

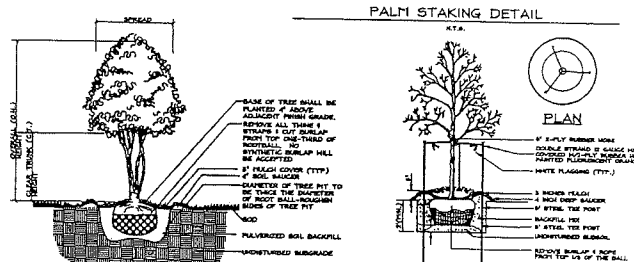
1. SITE SHALL BE 100% IRRIGATED.
2. SYSTEM SHALL BE CONTROLLED AND MONITORED WITH RAINEIRD ESP SITE CONTROLLER.
3. IRRIGATION SYSTEM WILL BE INSTALLED WITH A RAIN SENSOR.
4. FLORIDA IRRIGATION INDUSTRY STANDARDS WILL BE USED FOR DESIGN, PIPING, HEADS, NOZZLES, AND CONSTRUCTION.



WET POND 1		
TYPE	ZONES SECTION	DESCRIPTION
L1	2	NO PLANTS IN O.C. - COM LST
L2	4	200 PLANTS IN O.C. - PROGRESS. WEED & CANNA (TH)
L3	8	100 PLANTS IN O.C. - WHITE WATER LILY
L4	2	400 PLANTS IN O.C. - PROGRESS. WEED & CANNA (TH)

INSULATED LITTORAL PLANTS:		2,364 PLANTS (1 / 1 L OF BACKLINE)
PROMISED LITTORAL PLANTS:		2,364 PLANTS
WET POND 2		
TYPE	QUANTITY	DESCRIPTION
U1	2	NO PLANTS w/ O.C. - GEN LILY
U2	1	300 PLANTS w/ O.C. - PROMISED, NEED 4 CANNA (PENDING)
U3	1	400 PLANTS w/ O.C. - NEED 1000 LILY
U4	1	400 PLANTS w/ O.C. - PROMISED, NEED 4 CANNA (PENDING)
INSULATED LITTORAL PLANTS:		1,400 PLANTS (1 / 1 L OF BACKLINE)
PROMISED LITTORAL PLANTS:		1,400 PLANTS
TOTAL INSULATED PLANTS:		4,264 PLANTS
TOTAL PROMISED LITTORAL PLANTS:		2,364 PLANTS

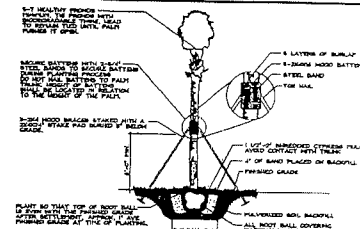
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PROCESS	# OF BUFFERS	START/STOP TIME	LOADING PAGE #	LOADING PAGE #
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MAIN	1	10:05 - 10:10	2	2
MAIN	1	10:10 - 10:15	3	3
MAIN	1	10:15 - 10:20	4	4
MAIN	1	10:20 - 10:25	5	5
MAIN	1	10:25 - 10:30	6	6
MAIN	1	10:30 - 10:35	7	7
MAIN	1	10:35 - 10:40	8	8
MAIN	1	10:40 - 10:45	9	9
MAIN	1	10:45 - 10:50	10	10
MAIN	1	10:50 - 10:55	11	11
MAIN	1	10:55 - 11:00	12	12
MAIN	1	11:00 - 11:05	13	13
MAIN	1	11:05 - 11:10	14	14
MAIN	1	11:10 - 11:15	15	15
MAIN	1	11:15 - 11:20	16	16
MAIN	1	11:20 - 11:25	17	17
MAIN	1	11:25 - 11:30	18	18
MAIN	1	11:30 - 11:35	19	19
MAIN	1	11:35 - 11:40	20	20
MAIN	1	11:40 - 11:45	21	21
MAIN	1	11:45 - 11:50	22	22
MAIN	1	11:50 - 11:55	23	23
MAIN	1	11:55 - 12:00	24	24
MAIN	1	12:00 - 12:05	25	25
MAIN	1	12:05 - 12:10	26	26
MAIN	1	12:10 - 12:15	27	27
MAIN	1	12:15 - 12:20	28	28
MAIN	1	12:20 - 12:25	29	29
MAIN	1	12:25 - 12:30	30	30
MAIN	1	12:30 - 12:35	31	31
MAIN	1	12:35 - 12:40	32	32
MAIN	1	12:40 - 12:45	33	33
MAIN	1	12:45 - 12:50	34	34
MAIN	1	12:50 - 12:55	35	35
MAIN	1	12:55 - 1:00	36	36
MAIN	1	1:00 - 1:05	37	37
MAIN	1	1:05 - 1:10	38	38
MAIN	1	1:10 - 1:15	39	39
MAIN	1	1:15 - 1:20	40	40
MAIN	1	1:20 - 1:25	41	41
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MAIN	1	1:30 - 1:35	43	43
MAIN	1	1:35 - 1:40	44	44
MAIN	1	1:40 - 1:45	45	45
MAIN	1	1:45 - 1:50	46	46
MAIN	1	1:50 - 1:55	47	47
MAIN	1	1:55 - 2:00	48	48
MAIN	1	2:00 - 2:05	49	49
MAIN	1	2:05 - 2:10	50	50
MAIN	1	2:10 - 2:15	51	51
MAIN	1	2:15 - 2:20	52	52
MAIN	1	2:20 - 2:25	53	53
MAIN	1	2:25 - 2:30	54	54
MAIN	1	2:30 - 2:35	55	55
MAIN	1	2:35 - 2:40	56	56
MAIN	1	2:40 - 2:45	57	57
MAIN	1	2:45 - 2:50	58	58
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MAIN	1	2:55 - 3:00	60	60
MAIN	1	3:00 - 3:05	61	61
MAIN	1	3:05 - 3:10	62	62
MAIN	1	3:10 - 3:15	63	63
MAIN	1	3:15 - 3:20	64	64
MAIN	1	3:20 - 3:25	65	65
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MAIN	1	3:30 - 3:35	67	67
MAIN	1	3:35 - 3:40	68	68
MAIN	1	3:40 - 3:45	69	69
MAIN	1	3:45 - 3:50	70	70
MAIN	1	3:50 - 3:55	71	71
MAIN	1	3:55 - 4:00	72	72
MAIN	1	4:00 - 4:05	73	73
MAIN	1	4:05 - 4:10	74	74
MAIN	1	4:10 - 4:15	75	75
MAIN	1	4:15 - 4:20	76	76
MAIN	1	4:20 - 4:25	77	77
MAIN	1	4:25 - 4:30	78	78
MAIN	1	4:30 - 4:35	79	79
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MAIN	1	4:50 - 4:55	83	83
MAIN	1	4:55 - 5:00	84	84
MAIN	1	5:00 - 5:05	85	85
MAIN	1	5:05 - 5:10	86	86
MAIN	1	5:10 - 5:15	87	87
MAIN	1	5:15 - 5:20	88	88
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MAIN	1	5:35 - 5:40	92	92
MAIN	1	5:40 - 5:45	93	93
MAIN	1	5:45 - 5:50	94	94
MAIN	1	5:50 - 5:55	95	95
MAIN	1	5:55 - 6:00	96	96
MAIN	1	6:00 - 6:05	97	97
MAIN	1	6:05 - 6:10	98	98
MAIN	1	6:10 - 6:15	99	99
MAIN	1	6:15 - 6:20	100	100



TREE PLANTING

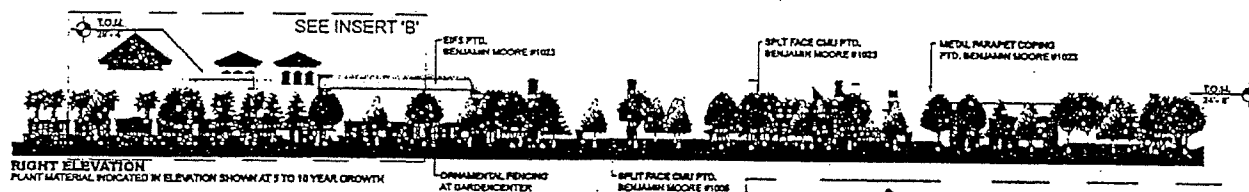
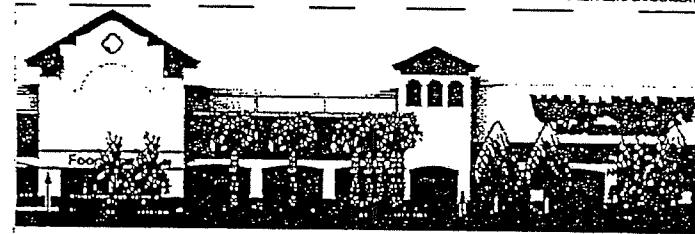
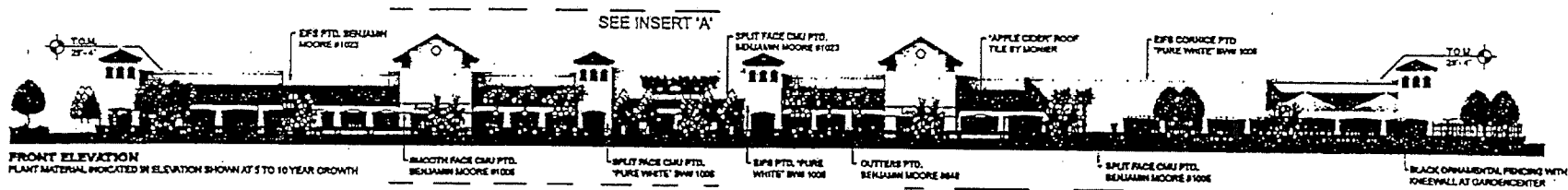
PLANT LIST				SITE		SPECIES		BOTANICAL NAME		COMMON NAME		DESCRIPTION	
PLANT LIST				SITE		SPECIES		BOTANICAL NAME		COMMON NAME		DESCRIPTION	
SVS	886								QUERCUS VIRGINIANA	NATIVE			65 GAL, 3" PIN, GAL, 14-15" HT.
SVS	92								GUENIERA VIRGINIANA	N	LIVE OAK (LG)		7 GAL, 3" PIN, 30" HT, PIN 15" SPREAD
SVS	6								LAGUNCULARIA FLORIDANA	N	LIVE OAK (S)		28 GAL, 10" HT, PIN 4" SPREAD
SVS	128								MACALVA FLORIDANA	N	MACALVA		14" PIN, 14-15" HT, 14-15" SPREAD
SVS	48								MACALVA FLORIDANA	N	MACALVA		65 GAL, 3" PIN, GAL, 14-15" HT, 14-15" SPREAD
SVS	144								MACALVA FLORIDANA	N	MACALVA		3" GAL, 10" PIN, HT, 4" SPREAD
SVS	30								MACALVA FLORIDANA	N	MACALVA		14" PIN, 14-15" HT, 14-15" SPREAD
SVS	30								MACALVA FLORIDANA	N	MACALVA		65 GAL, 3" PIN, GAL, 14-15" HT, 14-15" SPREAD
SVS	1								MACALVA FLORIDANA	N	MACALVA		3" GAL, 10" PIN, HT, 4" SPREAD
SVS	1								MACALVA FLORIDANA	N	MACALVA		14" PIN, 14-15" HT, 14-15" SPREAD
SVS	1								MACALVA FLORIDANA	N	MACALVA		65 GAL, 3" PIN, GAL, 14-15" HT, 14-15" SPREAD
SVS	1								MACALVA FLORIDANA	N	MACALVA		3" GAL, 10" PIN, HT, 4" SPREAD
SVS	1								MACALVA FLORIDANA	N	MACALVA		14" PIN, 14-15" HT, 14-15" SPREAD
SVS	1								MACALVA FLORIDANA	N	MACALVA		65 GAL, 3" PIN, GAL, 14-15" HT, 14-15" SPREAD
SVS	1								MACALVA FLORIDANA	N	MACALVA		3" GAL, 10" PIN, HT, 4" SPREAD
SVS	1								MACALVA FLORIDANA	N	MACALVA		14" PIN, 14-15" HT, 14-15" SPREAD
SVS	1								MACALVA FLORIDANA	N	MACALVA		65 GAL, 3" PIN, GAL, 14-15" HT, 14-15" SPREAD
SVS	1								MACALVA FLORIDANA	N	MACALVA		3" GAL, 10" PIN, HT, 4" SPREAD
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SVS	1								MACALVA FLORIDANA	N	MACALVA		3" GAL, 10" PIN, HT, 4" SPREAD
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SVS	1								MACALVA FLORIDANA	N	MACALVA		65 GAL, 3" PIN, GAL, 14-15" HT, 14-15" SPREAD
SVS	1								MACALVA FLORIDANA	N	MACALVA		3" GAL, 10" PIN, HT, 4" SPREAD
SVS	1								MACALVA FLORIDANA	N	MACALVA		14" PIN, 14-15" HT, 14-15" SPREAD
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SVS	1								MACALVA FLORIDANA	N	MACALVA		3" GAL, 10" PIN, HT, 4" SPREAD
SVS	1								MACALVA FLORIDANA	N	MACALVA		14" PIN, 14-15" HT, 14-15" SPREAD
SVS	1								MACALVA FLORIDANA	N	MACALVA		65 GAL, 3" PIN, GAL, 14-15" HT, 14-15" SPREAD
SVS	1								MACALVA FLORIDANA	N	MACALVA		3" GAL, 10" PIN, HT, 4" SPREAD
SVS	1								MACALVA FLORIDANA	N	MACALVA		14" PIN, 14-15" HT, 14-15" SPREAD
SVS	1								MACALVA FLORIDANA	N	MACALVA		65 GAL, 3" PIN, GAL, 14-15" HT, 14-15" SPREAD
SVS	1								MACALVA FLORIDANA	N	MACALVA		3" GAL, 10" PIN, HT, 4" SPREAD
SVS	1												

NOTE: IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND COUNTY STAFF.



PLAN

Sheet No. 1-3	LANDSCAPE DETAILS AND NOTES										WAL-MART SUPERCENTERS STORE #5544 400 ESTERO, FLORIDA									
	Activity	Name	Date	Designed by	Drawn by	Checked by	Scale	Date	Job No.	File	Approved	Revision	No.	Date						
																				
6000 N. W. 12th St., Suite 100 Fort Lauderdale, FL 33309 Phone (305) 581-1000																				



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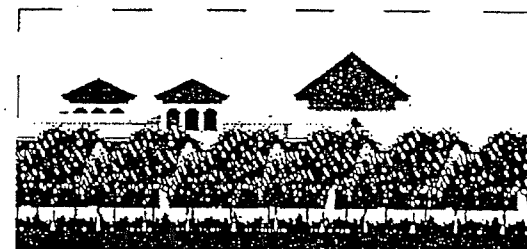
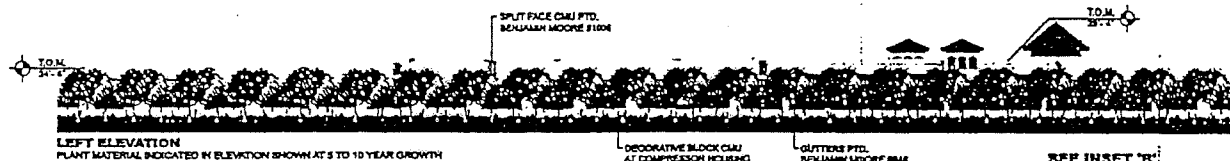
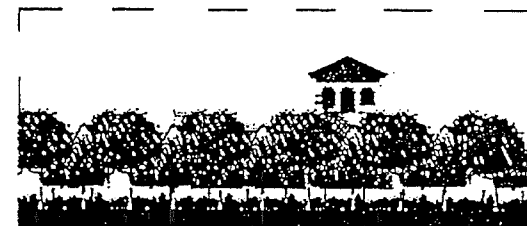
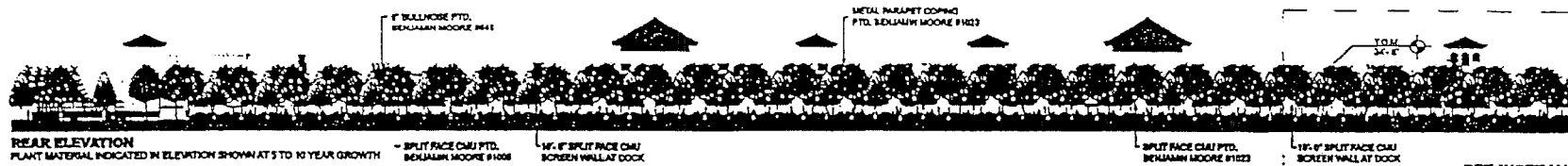
EXHIBIT "E"

REPRESENTATION ONLY
NOT FOR CONSTRUCTION

Building, landscaping, and site furnishing images shown are a representation of the design intent and may not reflect any specific materials or colors, materials or construction that may occur due to local material availability and local design standards.

WAL★MART
SUPERCENTER

RECEIVED
JUL 30 2004
ZONING



REPRESENTATION ONLY
NOT FOR CONSTRUCTION

Building, landscaping, and site furnishing images shown are a representation of the design intent and may not reflect any specific materials or colors available at construction that may occur due to local material differences and final design decisions.

WAL★MART
SUPERCENTER

RECEIVED
JUL 30 2004
ZONING

Acco

RESOLUTION NUMBER Z-01-012a

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Paula Davis, President of Keystone Customer Homes, Inc., filed an application on behalf of the property owner, Hermes Investment Company, Inc., to rezone a 314.6±-acre parcel from Agricultural (AG-2) to Mixed Use Planned Development (MPD), in reference to Estero Golf Resort MPD; and

WHEREAS, a public hearing was advertised and held before the Lee County Hearing Examiner on March 14, 2001. The Hearing Examiner left the record open for written submissions until March 30, 2001. The Lee County Zoning Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2000-00032; and

WHEREAS, a second public hearing was advertised and held on May 7, 2001, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of interested persons.

WHEREAS, on July 30, 2001, the Board amended the original resolution to clarify an ambiguity regarding the number of consumption on premises permitted within the project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 314.6±-acre parcel from AG-2 to MPD to allow: 1) a maximum of 820 dwelling units consisting of a mix of unit types and including up to 100 units within an assisted living facility; 2) a golf course; 3) up to 320,000 square feet of retail uses; and 4) 20,000 square feet of office use. The application also included a request for consumption on premises and buildings not to exceed 55 feet and four stories.

The property is located in the Urban Community, Suburban and Wetlands Land Use Categories and is legally described in attached Exhibit A.

The request is APPROVED SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development must be consistent with the one-page Master Concept Plan (MCP) entitled "Estero Golf Resort," last revised 5/8/01, stamped "Received May 9 2001," and the

conditions set forth herein. (The MCP has been revised to reflect the Board's action on May 7, 2001.) If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the project and uses:

a. SCHEDULE OF USES

(1) RESIDENTIAL PORTION - TRACTS 5-12

Accessory Uses
Administrative Offices
Agricultural Uses, as limited by other conditions
Assisted Living Facility, limited to Tracts MPD-5 only-maximum 100 units
Club, Country including the following ancillary uses:
 Consumption on Premises, limited to one for the clubhouse and one for the golf course only, includes outdoor seating
 Food and Beverage Service
 Golf Course Maintenance Facility, limited to MPD-7 only
 Health Club and Spa
 Restaurant, includes outdoor seating
 Speciality Retail
Dwelling Units - single-, two-, and multi-family units, zero lot line units, and townhouses - limited to a maximum of 820 for the entire project; and a maximum of 340 units for MPD-5
Entrance Gates and Gatehouses
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - Not to include the removal of excavated material from the site
Fences and Walls
Golf Course, including Practice Greens and Driving Range - subject to further review during the development order process to determine appropriate locations and possible additional buffering or screening required for the practice greens and driving range
Golf and Tennis Pro Shops (limited to ancillary use in clubhouse tract)
Home Occupation, as limited by the LDC
Model Homes, Model Units and Model Display Center
Real Estate Sales and Rental Office - limited to sales of lots, homes or units within the development, except as may be permitted in §34-1951 et seq. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years from the date the Certificate of Occupancy for the sales office is issued. The director may grant one 2-year extension at the same location.
Recreational Facilities, Personal and Private On-site, as defined and regulated by the LDC § 34
Signs, in compliance with the LDC
Storage, Open, recreational vehicles, boats and similar items for residents

only, will only be permitted if administrative approval is sought showing the exact location of the use. Such uses, at a minimum, must be shielded behind a continuous visual screen at least eight feet in height when visible from any residential use, and six feet in height when visible from any street right-of-way or street easement. Temporary uses - limited to a sales center and a construction office, in compliance with the LDC for temporary uses

(2) COMMERCIAL PORTION - TRACTS 1-4

Accessory Uses
Administrative Offices
Agricultural Uses, as further limited by other conditions
Animal Clinic - outside kennels are prohibited
Auto Parts Store, subject to permitted Use Note B - limited also by Condition 16
Automobile Repair & Service, Group I only - subject to Permitted use Note B
Banks and Financial Establishments, all Groups
Broadcast Studio, Commercial Radio and Television - an on-site tower is prohibited
Business Services, Groups I & II, Group II - outdoor storage prohibited
Cleaning and Maintenance Services, no outdoor storage of vehicles
Clothing Stores
Computer and Data Processing
Consumption on Premises, subject to Permitted Use Note set forth in 2.a.(3)(B)C
Contractors and Builders, Group I only
Cultural Facilities, limited to Art Galleries and Museums
Daycare Center, Child and Adult
Department Store
Drive-through facility, must be located a minimum of 500 feet from any residential lot in The Vines
Drug Store, limited to Permitted Use Note B
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - Not to include the removal of excavated material from the site
Fences and Walls
Food Stores, Groups I and II
Gift and Souvenir Shop
Hardware Store, limited to Permitted Use Note B
Health Care Facility, Groups I, II and III
Hobby, Toy and Game Shop
Hospice
Model Units and Model Display Centers - subject to conditions below
Non-store Retailers, all Groups, outdoor storage is prohibited
Offices, Medical

Package Store, limited to:
 Wine Shops, and
 Package Stores in conjunction with a Drug Store use only
 Paint, Glass and Wallpaper Store
 Personal Services, Group I, II - limited to Beauty Spas, Health Clubs or
 Spas, Reducing or Slenderizing Salons, Group III, and Group IV -
 limited to babysitting bureaus, debt counseling services, portrait
 copying, shopping services, and tax return preparation services
 Pet Services
 Pet Shop
 Place of Worship
 Real Estate Sales and Rental Office
 Recreational Facilities, Personal and Private On-site only and only in
 conjunction with and on the same tract as any ancillary multi-family
 or townhouse uses
 Rental and Leasing Establishments, Group II - outside storage is prohibited
 Restaurants, Standard - Groups I, II, III & IV - subject to Permitted Use Note
 A
 Schools, Commercial
 Shopping Center
 Signs, in compliance with the LDC
 Social Services, Group I only
 Specialty Retail Shops, Groups I-IV
 Storage, Indoor only and only as an ancillary use
 Studios
 Temporary uses - limited to sales center and construction offices, in
 compliance with LDC regulations regarding temporary uses
 Variety Store
 Wholesale Establishments, Group III only

(3) **ADDITIONAL USE CONDITIONS**

- (A) The following uses may be allowed in Wetland areas subject to review and approval by Environmental Sciences staff as part of development order review:

Interpretative centers, rain shelters gazebos
 Nature and foot paths including pedestrian boardwalks
 Wildlife management areas
 Mitigation activities
 Signs, limited to educational signs only

- (B) The following Permitted Use Notes, apply to the uses referenced above (referenced in the Schedule of Uses as A, B & C):

- A. Must be located a minimum of 200 feet from any off-site property zoned for residential purposes
 B. Limited to Tracts MPD-3 and MPD-4

C. Consumption on Premises (COP)

- (1) COPs are limited to a maximum of three for standard restaurants, one for the clubhouse and one for the golf course.
- (2) COPs in Tract MPD-1 must first receive Special Exception or an Administrative Approval, whichever is deemed appropriate by the DCD Director. Since the proposed plan of development is only conceptual, this additional condition is necessary to ensure the placement of the COP use will be compatible with the surrounding land uses.

(C) Uses in MPD Tract 1 are limited as follows:

Hours of operation for businesses open to the public are 7:00 a.m. until 10:00 p.m. Restaurants may be open until 11:00 p.m., Monday through Thursday and 12:00 midnight, Friday and Saturday

Deliveries are prohibited between the hours of 8:00 p.m. and 6:00 a.m.

Outside entertainment, speaker systems, loud speakers or public address systems are prohibited in MPD Tract 1.

b. SITE DEVELOPMENT REGULATIONS

Site Development Regulations are limited to the "Property Development Regulations," set forth in Exhibit B as revised on March 30, 2001:

(A) General Project Square Footage Limitations:

- (1) Maximum overall commercial development is limited to 320,000 square feet of retail commercial uses, and 20,000 square feet of office uses, except as limited below; and
- (2) This project can be comprised of medical, general office, retail, or service uses (in compliance with the schedule above), or any combination of those uses, up to the maximum square footage, provided all limiting conditions, parking, open space, buffering, and water management requirements are met.
- (3) All special setback or development regulations contained in the LDC (as it may be amended) for any specific use must be met; and
- (4) The option to convert retail and office uses is approved with

the limitation that no more than 21.94 acres of commercial acreage may be converted to office use; and

- (5) Retail Commercial square footage within the Suburban land use category may not exceed 100,000 square feet. The development must provide cumulative totals for each development order submittal showing compliance with this condition.

(B) Outdoor Seating for COP uses:

- (1) Outdoor seating may not be located within 300 feet of a residential lot in The Vines; and
- (2) Outdoor seating must be located on the side of the principal structure that is opposite residentially zoned or used lot in The Vines; and
- (3) The outdoor seating must cease at 10:00 p.m., Monday through Thursday, and 11:00 p.m., Friday and Saturday;

3. Environmental Conditions: Prior to local development order approval, the developer must:

- a. Provide open space consistent with the Open Space and Indigenous Vegetation Table attached as Exhibit C. Each tract must provide a minimum of 10 percent open space.
- b. Submit development order plans that show a connection between the conservation area in the southeast corner of the MPD Tract-5 and the upland conservation area on the eastern side of the restored wetland. The wildlife connection will run under the road and include a set of two tunnels constructed of 36-inch-wide by 24-inch-high, elliptical concrete pipe. The plans will show the two elliptical wildlife connections placed under the road in a side by side position unless directed otherwise by Division of Planning/Environmental Sciences Staff. At a minimum, the bottom of the pipes will be placed no lower than the existing upland preserve grade to help prevent inundation within the pipes during the wet season.
- c. Submit a detailed wetland restoration plan to the Division of Planning/Environmental Sciences Staff for review and approval. Both the wetland restoration plan and littoral zones required by the LDC must be designed to provide foraging area for wood storks.
- d. Re-survey the potential Big Cypress fox squirrel nests on-site specifically for fox squirrel presence. The protected species survey must be prepared in accordance with LDC § 10-473 and submitted to the Division of Planning/Environmental Sciences for review and approval. If fox squirrel use of the site is verified, the developer must submit final management details in accordance with LDC § 10-474 including a phased exotic removal plan.
- e. Submit a detailed gopher tortoise management plan for review and approval by the

Division of Planning/Environmental Sciences staff.

- f. Obtain a Vegetation Removal Permit to install barricades to protect preserves and conduct excavation of tortoise burrows to move the gopher tortoises within the development tracts.
4. The Golf Driving Range is limited to operating during daylight hours.
5. Development order submittals must include a running inventory showing the overall number of units and commercial (retail and office) square footage that have been built, approved to be built, or are in the development approval process.
6. Sandy Lane Extension
 - a. As part of the first development order submittal, the developer must revise the MCP to reflect the planned extension of Sandy Lane along the eastern boundary of the site, consistent with the sketch set forth in the Lee County DOT Exhibit entitled, "Sketch and Description of Sandy Lane Extension," (Exhibit D) unless mutual agreement regarding a different alignment is reached between Lee County and the property owner(s). Lee County will compensate the property owner for the reservation of the property in accordance with the regulations set forth in Chapter 2 of the LDC; and
 - b. The minimum setback for a water retention lake from the road right-of-way must be no less than 25 feet from the western Sandy Lane right of way, consistent with LDC § 10-329(f)(1)a.2 and the sketch noted above, unless mutual agreement regarding a different alignment is reached between Lee County and the property owner(s). The developer must provide satisfactory elements for the protection of wayward vehicles. These elements may consist of fencing, berms, buffering or a combination of all three, however, the exact elements are subject to review and approval by Lee County; and
 - c. This project will be permitted one access point within the southern half of this project's frontage along the proposed Sandy Lane extension. This access point must align with the access point that is approved for the parcel on the tract on the east side of the Sandy Lane extension. (The access point onto Sandy Lane is not a required access point, except that at least one emergency access must be provided to a road other than Koreshan Boulevard as noted in Condition 11.)
7. Bona fide agricultural uses in existence at the time this resolution is finalized may continue until approval of the first local development order. However, no development activity of any kind may occur on the property, including clearing of vegetation or cutting of trees, unless that activity is reviewed and approved in accordance with the Lee County LDC regulations as if no agricultural use existed on the property. The purpose of this condition is to eliminate any exemption or other special considerations or procedures that might otherwise be available under Lee County regulations by virtue of the existing agricultural uses on the property.

8. No excess excavated material may be removed from the site unless the developer can demonstrate to the Director of the Department of Community Development that the material to be removed: 1) is unsuitable material that cannot be used on-site; and 2) the material must be excavated to meet the minimum requirements necessary to accommodate a water management system on the site. The purpose of this condition is to prohibit the voluntary creation of excess fill material for use off-site.
9. Model units and homes are permitted in compliance with the following conditions:
 - a. Administrative approval must be obtained. Administrative Approval is subject to review and approval based upon potential negative impacts to nearby uses regarding, but not limited to, glare, noise, dust
 - b. Each model must be a unique example. Multiple examples of the same unit are not permitted; and
 - c. All model sites must be designated on the development order plans; and
 - d. Prior to model home construction, the lots upon which model homes will be constructed must be shown on a preliminary plat. The preliminary plat must be filed concurrently with the local development order application. The model homes must comply with the setbacks set forth in the property development regulations for the project; and
 - e. Dry models are prohibited.
10. Golf Course Conditions:
 - a. The golf course developer must use fertilizers with a low leaching potential (slow release). Fertilizers must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and
 - b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management plan that includes an integrated pest management (IPM) program and a nutrient management program such that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the U.S. Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may

be used. Turf managed areas (including fairways, tees, and greens) are prohibited within 35 feet of wetlands or preserve areas. The chemical management plan must be reviewed and approved by Lee County Natural Resources Division prior to development order approval.

- c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.
- d. The Developer must utilize a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.
- e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.
- f.
 - 1) Prior to the issuance of local development order approval, the developer must demonstrate compliance with "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, May 1995, as amended.
 - 2) The development order must demonstrate separate mixing and loading facilities for pesticides, and provide a separate pesticide storage area, in compliance with materials specified in the above referenced document. The development order must demonstrate separate mixing and loading facilities for fertilizer, and provide a separate fertilizer storage area, in compliance with materials specified in the above referenced document.
 - 3) The development order plans must specify the construction material for all buildings in compliance with "Best Management Practices for Golf Course Maintenance Departments."
 - 4) Equipment to apply pesticides and fertilizers must be stored in an area protected from rainfall.
- g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, while requiring relatively low fertilizer use;
- h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.
- i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from underdrains must not discharge directly into a surface water management lake.
- j. Stormwater run-off must be pre-treated through an acceptable recreated natural

system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.

- k. The operator of the golf course must submit an annual monitoring report of ground water and surface water quality. The monitoring program must include: testing to assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identifying the locations for the ground water monitoring and testing on a map(s); setting forth the testing and recording requirements. The Developer must submit the test results with the monitoring report to the Lee County Natural Resources Division. The monitoring program will be established and operated at the expense of the Developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 62-302, F.A.C., water quality standards.
 - l. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, the application must cease until there is a revised management plan. If mitigation is necessary to address the pollution, a mitigation plan approved by Lee County must be implemented by the Developer.
 - m. Prior to development order approval for the golf course, the developer must conduct a pre-development groundwater and surface water analysis and submit the analysis to Lee County Division of Natural Resources. This analysis is intended to establish baseline data for groundwater and surface water monitoring for the project area. The analysis must be designed to identify those nutrients and chemicals that are anticipated to be associated with the project. Prior to commencing this baseline study, the developer must submit the methodology for review, comment and approval by Lee County.
11. Prior to development order approval for any portion of the property, the developer must show an emergency access connecting to the existing Oriole Road to the north. Prior to the opening of the Sandy Lane extension that will connect to the existing Oriole Road, the developer must revise the emergency access so that it will be accessible from the future Sandy Lane extension.
12. Buildings exceeding 35 feet in height must maintain additional building separation or additional building setbacks consistent with LDC § 34-2174(a) and LDC § 935(e)4.
13. Lighting to serve uses within 200 feet of perimeter property allowing residential uses must be hooded, shuttered, or shielded and may not exceed 18 feet in height. Mercury vapor lamps/lights are prohibited, the lighting in this 200-foot area must be scaled so that no more than the minimum required number of light fixtures are erected. Individual building lighting must be of the lowest intensity to meet safety standards. The scale of the fixtures and the type of hooding, shuttering and shielding is subject to further review prior to the approval of a development order. The individual building fixtures must be either directly fixed to the building or placed on a post lamp standard not to exceed 10 feet in height. Incandescent

lamps are encouraged. The use of mercury vapor lamps/lights is prohibited.

14. Approval of this zoning request does not address access onto U.S. 41, since Lee County has no jurisdiction over that roadway. The developer must pursue U.S. 41 access issues with the Florida Department of Transportation (FDOT). Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order. Approval of this rezoning does not give the developer an undeniable right to receive local development order approval. Future development order approvals must satisfy concurrency requirements as required by Lee Plan Objective 2.2.
15. Approval of this rezoning does not guarantee local development order approval or vest present or future development rights for Lee Plan consistency. Development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b). In addition, development order applications must also be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
16. Installation of any auto parts, either by employees or the general public, in conjunction with the Auto Parts Store is prohibited. Signs must be posted and maintained in the parking lot for this use advising customers that "self installation" is strictly prohibited on the premises.
17. This development must comply with all the requirements of the LDC, specifically including the requirements of LDC § 10-600 *et seq.*, at the time of local development order approval, except as may be granted by deviation as part of this planned development approval or subsequent amendments thereto.
18. Structures within Tract 5 are limited to 2-story height for a distance of 200 feet back from the perimeter property line that is shared with The Vines.
19. Development of this project must not exceed any DRI thresholds, as the impacts of same were not reviewed as part of the rezoning. The developer must provide a project-wide cumulative DRI threshold analysis with each local development order submittal.
20. If the lake shown in Tract 1 is relocated further away from the boundary shared with Tract 5, structures within Tract 1 must maintain a 100-foot setback from the shared property line between the two tracts.
21. Tract MPD-7 is approved in the internal location shown in the revised MCP dated March 30, 2001. The uses permitted in MPD-7 are Residential, Golf Course, and Maintenance. Direct access to Koreshan Boulevard from this tract is prohibited.

SECTION C. DEVIATIONS:

Deviation 1 - WITHDRAWN BY APPLICANT.

Deviation 2 seeks relief from the LDC §10-329(e)(1)(a)(3) requirement to provide a 50-foot

minimum setback for water retention lakes, to allow a 25-foot setback for water retention lakes. This deviation is APPROVED SUBJECT TO the condition that, prior to development order approval, the developer must provide satisfactory elements to discourage access from the adjacent properties. These elements may consist of fencing, berms, buffering or a combination of all three. This deviation is not approved along the eastern or northern boundary in the area identified in the memo from LCDOT if Condition 6 requires the applicant to revise its MCP to reflect the planned extension of Sandy Lane. This deviation is approved without this condition if the applicant is not required to revise its MCP to reflect the reservation of the northerly extension of Sandy Lane.

Deviation 3 seeks relief from the LDC § 10-296(d), Table 4(7)(c) requirement to provide wearing surfaces of local and access streets for category A development be constructed of 1½-inch asphaltic concrete, to allow for cement concrete or decorative pavers. This deviation is APPROVED SUBJECT TO the condition that, prior to development order approval, the developer must demonstrate that the pavers are structural equivalent to the asphaltic pavement standard of the LDC and equivalent to 2500 psi concrete.

Deviation 4 seeks relief from the LDC § 10-256(d)(3) requirement to provide wearing surfaces of sidewalks to be constructed of 1½-inch asphaltic concrete, to allow for cement concrete decorative pavers. This deviation is APPROVED SUBJECT TO the condition that, prior to development order approval, the developer must demonstrate that the pavers are structural equivalent to the asphaltic pavement standard of the LDC and equivalent to 2500 psi concrete.

Deviation 5.a - WITHDRAWN BY APPLICANT.

Deviation 5.b - WITHDRAWN BY APPLICANT.

Deviation 6 - WITHDRAWN BY APPLICANT.

Deviation 7 - WITHDRAWN BY APPLICANT.

Deviation 8 seeks relief from the LDC § 10-292(c) requirement to provide residential developments of more than five acres or any commercial development of more than ten acres provide two or more means of ingress or egress for the development, to allow the residential portion of the project that is separated by the railway right-of-way to have one means of ingress and egress. This deviation is APPROVED SUBJECT TO COMPLIANCE WITH CONDITION 11.

Deviation 9 - WITHDRAWN BY APPLICANT.

Deviation 10 - WITHDRAWN BY APPLICANT.

Deviation 11 seeks relief from the LDC §§ 34-2015(2)c and 34-2020(1)c requirements to prohibit the stacking of vehicles in multi-family development, to allow stacking of the vehicles when all of the following requirements are met:

1. The number of units in each multi-family building will be limited to eight units or less; and
2. The first parking space is in an individual garage with an individual driveway; and
3. Each individual driveway has a minimum 1-foot physical separation from any other

- driveway; and
4. It can be demonstrated at the time of development order application that safe sight distance triangles are met.

This deviation is APPROVED SUBJECT TO the above stated requirements.

Deviation 12 seeks relief from the LDC § 10-415(b)(1) requirement to establish open space requirements, to allow the adoption of an Open Space Table. This deviation is APPROVED SUBJECT TO Condition 3.

Deviation 13 seeks relief from the LDC § 34-1264(b)(1)a requirement to require a 500-foot separation distance between an establishment for the sale or service of alcoholic beverages from consumption on the premises, to allow a separation distance of 300 feet. This deviation is APPROVED SUBJECT TO the Permitted Use Notes set forth in Conditions 2.a.3(B)C and 2.a.3(C), above.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: The legal description and STRAP number of the property.
- Exhibit B: Project Development Regulations
- Exhibit C: Open Space and Indigenous Vegetation Table
- Exhibit D: Sketch and Description of Sandy Lane Extension
- Exhibit E: Zoning Map (subject parcel identified with shading)
- Exhibit F: The Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and other applicable code and regulations.
2. The MPD rezoning, as conditioned:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.

3. The approval of this rezoning request satisfies the following criteria:
- a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan will be available and adequate to serve the proposed land use.
5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Coy, seconded by Commissioner Albion, and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Absent
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 30th day of July 2001.

ATTEST:
CHARLIE GREEN, CLERK

BY: *Charlie Green*

Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

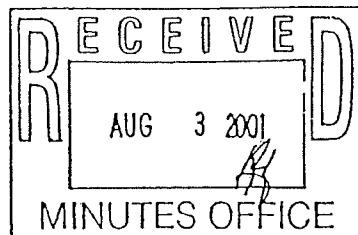
BY: *[Signature]*

Chairman

Approved as to form by:

[Signature]
County Attorney's Office

CASE NO:DCI2000-00032



Z-01-012a
Page 14 of 14

LAND USE SUMMARY

Land Use	Area	Units/acre
Commercial Tracts	32.00ac*	320,000 sq ft**
Office Tract	1.06ac*	20,000 sq ft
Residential & Club/Res Tracts	280.54ac*	820 units ***
TOTAL	314.60ac	

* Average technique under management, reforestation and open space for the use.
 ** The developer retains the option of converting retail concepts to office at a value of 4 acres of noncommercial use 1/3 acre of office use.

MASTER CONCEPT PLAN NOTES

1. WITHDRAWN
2. The residential unit mix is preliminary and subject to change due to marketing and permitting considerations. Single and multi-family units may be converted on a lot basis.
3. Multi-family units may be converted to a maximum of 100 Assisted Living Facility (ALF) units in accordance LDC Section 54-106.
4. Access to public transit will be provided in accordance with LDC Section 10-42.
5. Private commercial town and center developed for the project.
6. Temporary administrative offices and other offices may utilize existing building facilities. Permanent office space may be used for golf course maintenance.
7. There are no easements on site.
8. This property will be developed in one phase.
9. The configuration of the "Conservation" area and "Restored Wetland" are approximate and subject to verification by the review agencies.

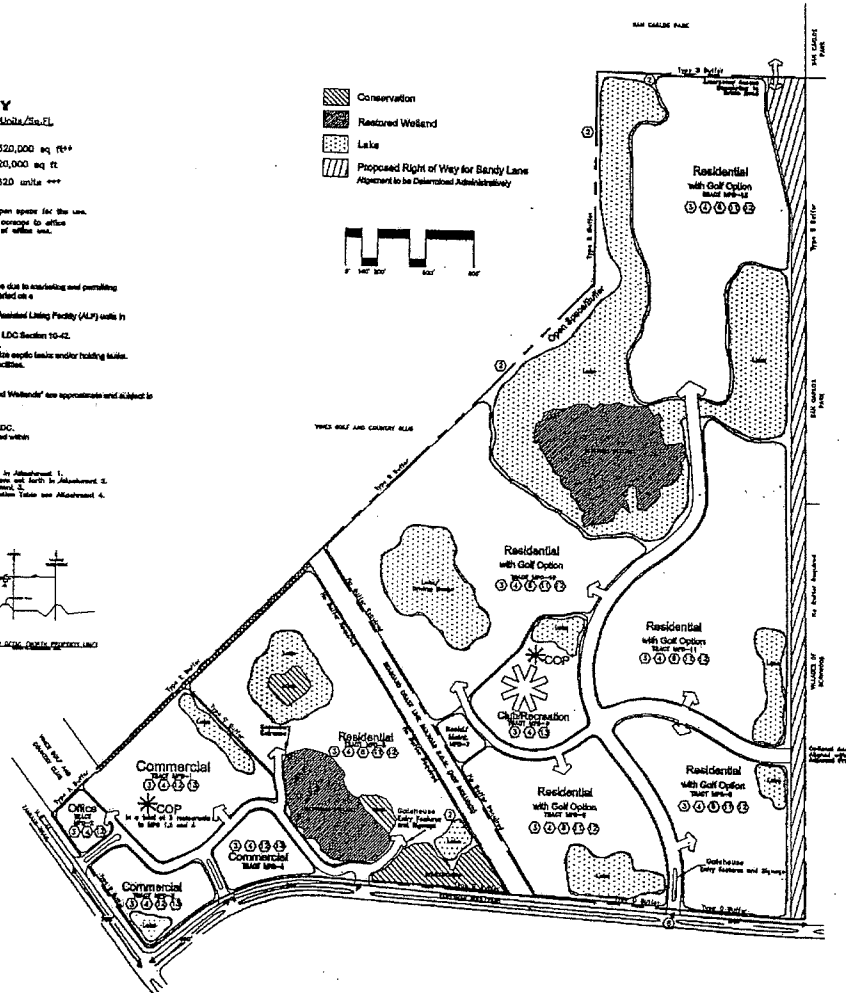
PARKING
 Estero Golf Resort will meet the parking requirements of the LDC. Parking will be calculated based on the specific uses developed within this project.

NOTES

1. Permitted Land Use for Estero Golf Resort is set forth in Attachment 1.
2. Property Development Regulations for Estero Golf Resort are set forth in Attachment 2.
3. Conditions for Estero Golf Resort are set forth in Attachment 3.
4. For Estero Golf Resort Open Space and Landscape Vegetation Table see Attachment 4.



- Conservation
- Restored Wetland
- Lake
- Proposed Right of Way for Sandy Lane
 Aligned to be Determined Administratively



APPROVED

Master Concept Plan
 Plan No. 01-012-01-01
 Subject to conditions in Specification 1-01-012-01-01
 Case # 01-012-01-01

Survey and site information provided by:
COASTAL ENGINEERING CONSULTANTS, INC.
 1700 N. TAMPA AVENUE, SUITE 100
 TAMPA, FL 33601
 PHONE: (813) 281-3100 FAX: (813) 281-3101

FLORIDA LAND PLANNING, INC.
 1800 Andrew Drive, Suite 100 - Midway Professional Center
 Fort Myers, Florida 33907
 (813) 278-5222 - Fax (813) 278-4488

ESTERO GOLF RESORT Master Concept Plan

Date: 01/14/2001
 Rev: 01/14/2001
 Rev: 01/14/2001
 Rev: 01/14/2001

NO. 11 100' 100' 100'



Scale: 1" = 300'
 Sheet 1 of 1

01-012-01-01

ADMINISTRATIVE AMENDMENT (PD) ADD2003-00014

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Toll FL GP Corp., General Partner filed an application for administrative approval to a Mixed Use Planned Development on a project known as Estero Golf Resort (Being developed as Belle Lago) for a temporary sales center on property located between US 41 and Three Oaks Pkwy., on north side of Koreshan Blvd., just east of the railroad tracks, described more particularly as:

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

See Legal Description Attached as EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number DCI2000-00032 (with subsequent amendments in case numbers DOS2002-00239 & DOS2002-00253); 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 property was rezoned to a Mixed Use Planned Development, Resolution Z-01-012a, in reference to Estero Golf Resort MPD; and

WHEREAS, the developer is desirous of placing a temporary sales center on the subject property: and

WHEREAS, a temporary sales center is permitted on Tract MPD-5; and

WHEREAS, the temporary sales center will be removed within 60 days after the permanent model/sales center is opened; 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 to amend the master concept plan to allow a temporary sales center in the Mixed Use Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. The temporary sales center must be in compliance with the amended Master Concept Plan, stamped received by Community Development on March 3, 2003, entitled "ESTERO GOLF RESORT Amended Master Concept Plan for Belle Lago Temporary Sales Center", Sheet 1 of 1, dated 02-26-03. Master Concept Plan for ADD2003-00014 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. The terms and conditions of the original zoning resolutions remain in full force and effect.
3. The temporary sales center must be in compliance with the Land Development Code (LDC) for temporary uses.
4. The temporary sales center must be removed within 60 days after the permanent model/sales center receives a certificate of occupancy.

DULY SIGNED this 19th day of March, A.D., 2003.

BY: _____

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

EXHIBIT "A"

LEGAL DESCRIPTION FOR BELLE LAGO

LEGAL DESCRIPTION

A Tract or Parcel of Land In Section 21, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 21, thence along the East line of Section 21, N.00°46'45"W., a distance of 94.98 feet to the Northerly Right-of-Way line of Koreshan Boulevard (As described in O.R. Book 2183, Pages 3461 - 3462) to the Point of Beginning; thence continue N.00°46'45"W. along said East line of Section 21, a distance of 2555.79 feet to the East quarter corner of said Section 21; thence N.00°53'22"W., a distance of 2646.37 feet to the Northeast corner of said Section 21; thence N.89°29'23"W. along the North line of Section 21, a distance of 1322.73 feet to the East line of The Vintage Golf and Country Club as recorded in Plat Book 37, Page 38, of the Public Records of Lee County, Florida; thence S.00°53'13"E., along said East line of The Vintage Golf and Country Club, a distance of 1317.90 feet; thence S.44°54'53"W. a distance of 2370.26 feet; thence continue S.32°34'51"E. along the Easterly Right-of-Way line of the Seaboard Coast line Railroad a distance of 2513.30 feet; thence along the Northerly Right-of-Way line of Koreshan Boulevard, continue S.86°11'52"E., a distance of 1148.53 feet to a point of curvature, thence continue 552.84 feet along the arc of said curve concave to the Northeast, having a radius of 11425.00 feet, a central angle of 02°46'21", a chord distance of 552.79 feet and a chord bearing of S.87°35'02"E. to said Point of Beginning.

Applicant's Legal Checked
by 13MAR03 *[Signature]*

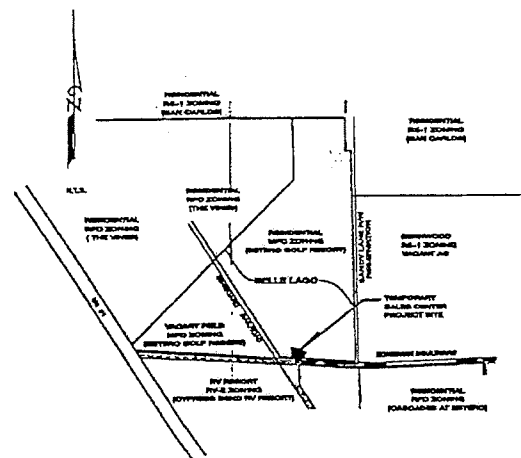
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MAR 12 2003

ZONING COUNTER

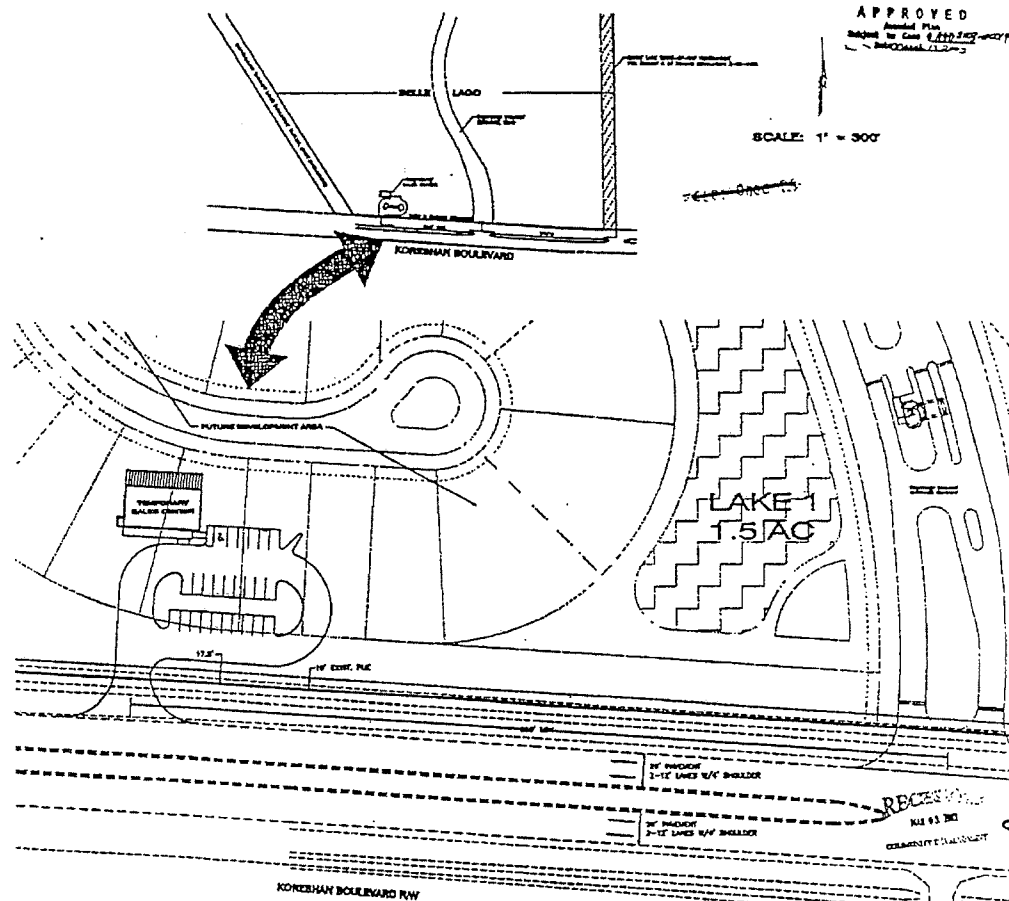
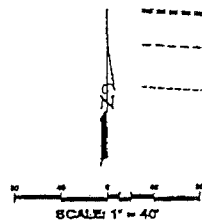
ADD 2003-00014

Master Plan\Legal\boundary-less-sales-desc.dwg, 11/25/2002 09:12 AM

PREPARED BY: HEIDT & ASSOCIATES, Inc. Tampa + Fort Myers CIVIL ENGINEERING PLANNING SURVEYING ENVIRONMENTAL PERMITTING LANDSCAPE ARCHITECTURE Fort Myers Office 3500 Colonial Blvd Suite 200 Fort Myers, Florida 33912 Phone: 941-482-7276 FAX: 941-482-2103	LEGAL DESCRIPTION FOR BELLE LAGO Prepared For: TOLL BROTHERS INC. SHEET 1 OF 1 <table border="1"> <tr> <td>Drawn: SU</td> <td>Chk: SU</td> <td>DWG: BNDY-LESS-SALES</td> </tr> <tr> <td>Date: 10/23/02</td> <td>Order No: TBZ-ES</td> <td></td> </tr> <tr> <td colspan="3">SEC. 21, TWP. 46 S, RGE. 25 E LEE COUNTY, FLORIDA</td> </tr> </table>	Drawn: SU	Chk: SU	DWG: BNDY-LESS-SALES	Date: 10/23/02	Order No: TBZ-ES		SEC. 21, TWP. 46 S, RGE. 25 E LEE COUNTY, FLORIDA		
Drawn: SU	Chk: SU	DWG: BNDY-LESS-SALES								
Date: 10/23/02	Order No: TBZ-ES									
SEC. 21, TWP. 46 S, RGE. 25 E LEE COUNTY, FLORIDA										



1. THE TEMPORARY SALES CENTER AND SHIPPING CONNECTION TO BRIMMICK AVENUE SHALL BE MOVED WITHIN 90 DAYS AFTER THE CLOSING OF THE TEMPORARY SALES FACILITY WITHOUT THE COMPLAINT.

[illegible]

ADMINISTRATIVE AMENDMENT (PD) ADD2003-00014A

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Toll FL GP Corp., General Partner filed an application for administrative approval to a Mixed Use Planned Development on a project known as Estero Golf Resort (Being developed as Belle Lago) to amend the master concept plan in reference to Estero Golf Resort MPD, a mixed use planned development to:

1. revise the master concept plan to address Section B, Condition 6.a., Resolution Z-01-012a, to show the Sandy Lane right-of-way reservation consistent with the sketch set forth in the Lee County DOT Exhibit entitled "Sketch and description of Sandy Lane Extension", Exhibit D;
2. show the location of model homes, model sales center, and parking lot location for the model homes on lots located in Tracts MPD-6 and MPD-7;
3. clarify Section B, Condition 11., Resolution Z-01-012a, that requires the developer show an emergency access connecting to the existing Oriole Road to the north prior to development order approval for any portion of the project;
4. amend Tracts MPD-6 through MPD-12 to reflect the revised master concept plan, which reconfigures Tracts MPD-6 through MPD-12; and
5. revise the master concept plan to construct a combination berm/wall along the Seaboard Coastline Railway R.O.W. and Koreshan Boulevard right-of-way, which exceeds the requirements of Section 34-1743(b)(1) of the land Development code.

on property located between US 41 and Three Oaks Pkwy., on north side of Koreshan Blvd., just east of the railroad tracks, described more particularly as:

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

See Legal Description Attached as EXHIBIT "A"

WHEREAS, the property was originally rezoned to Mixed Use Planned Development (MPD) in case number DCI2000-00032, with subsequent amendments in case numbers DOS2002-00239, DOS2002-00253, and add2003-00014; 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

CASE NO. ADD2003-00014A

WHEREAS, a temporary sales center was previously approved as a supplement to this application as Administrative Amendment ADD2003-00014; and

WHEREAS, Lee County Department of Transportation has reviewed Sandy Lane right-of-way reservation as shown on the master concept plan and find it consistent with the sketch set forth in Exhibit B entitled "Sketch and description of Sandy Lane Extension"; and

WHEREAS, the master concept plan has been revised to show 15 model homes designated "M" on the revised master concept plan for Tracts MPD-6 and MPD-7, with lots in Tract MPD-6 designated for a sales center and parking in association with the model homes; and

WHEREAS, staff has reviewed the request to amend Section B, Condition 11., Resolution Z-01-012a, to show the emergency access connecting to the existing Oriole Road after the first residential development order approval; and

WHEREAS, the applicant met with the Estero Community Planning Panel (ECP) on October 17, 2002, to discuss the residential development, known as the Estero Golf Resort project; and

WHEREAS, the developer indicated to the ECP that approvals were being sought for the sales center, three residential pods and infrastructure for the entire residential site; and

WHEREAS, summary of the ECP meeting of October 17, 2002, reflected no objection to the proposed changes to the project; and

WHEREAS, the applicant sought comments from the Vines, a residential development immediately to the west of the project, on the proposed changes to the master concept plan; and

WHEREAS, R. W. Collins, President, Board of Directors, Vines Community Association and Bud Caldwell, President, Board of Governors, Vines Country Club, in correspondence dated March 7, 2003, expressed no objection to the revised master concept plan; and

WHEREAS, Ms. Kay Rok, President of the Vines Homeowners Association, in correspondence dated May 2, 2003, expressed no objection to the revised master concept plan with the understanding that there will be a 20 foot Type B buffer with a 2 foot berm and landscaping plantings installed adjacent to the Vines to provide a visual screen between the Vines and Belle Lago; and

WHEREAS, the applicant is proposing a combination wall and berm adjacent to the Seaboard Coastline Railway R.O.W. and Koreshan Boulevard right-of-way that exceeds the requirements of Section 34-1743(b)(1) of the Land Development Code and the proposed buffer will be in substantial compliance with the cross sections shown on the revised master concept plan for Estero Golf Resort project; 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 to amend the master concept plan in reference to Estero Golf Resort MPD, a mixed use planned development Mixed Use Planned Development is **APPROVED** to:

1. amend the master concept plan to address Section B, Condition 6.a., Resolution Z-01-012a, to show the Sandy Lane right-of-way reservation consistent with the sketch set forth in the Lee County DOT Exhibit entitled "Sketch and description of Sandy Lane Extension", Exhibit D;
2. amend the master concept plan to show the location of model homes and sales center, including the sales center parking lot, in association with the model home sites on lots located in Tracts MPD-6 and MPD-7;
3. clarify Section B, Condition 11., Resolution Z-01-012a, that requires the developer show an emergency access connecting to the existing Oriole Road to the north prior to development order approval for any portion of the project;
4. amend Tracts MPD-6 through MPD-12 to reflect the revised master concept plan, which reconfigures Tracts MPD-6 through MPD-12; and
5. to amend the master concept plan to construct a combination berm/wall along the railroad right-of-way and Koreshan Boulevard right-of-way, which exceeds the requirements of Section 34-1743(b)(1) of the land Development code.

Approval is subject to the following conditions:

1. The Development must be in compliance with the amended Master Concept Plan, stamped received by the zoning counter on May 30, 2003, entitled "ESTERO GOLF RESORT Amended Master Concept Plan, MPD TRACTS 6-12", Sheet 1 of 1, dated 02-03-03. Master Concept Plan for ADD2003-00014A is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. The proposed amendment to the Master Concept Plan and attendant Land Use Summary, Master Concept Plan Notes, Parking, and South and West Perimeter

Buffers elevations as shown, on the Master Concept Plan, stamped received by Community Development on May 30, 2003, entitled "ESTERO GOLF RESORT Amended Master Concept Plan, MPD TRACTS 6-12", Sheet 1 of 1, dated 02-03-03, apply only to the residential portion of the Estero Golf Resort MPD east of the Seaboard Coastline Railway R.O.W.

3. A maximum of 450 residential dwelling units will be permitted on Tracts MPD-6 through MPD-12, as shown on the revised Master Concept Plan attached hereto.
4. A minimum 20 foot wide Type B buffer, with a 2 foot berm and landscape plantings must be installed adjacent to the Vines property to provide a visual screen between the Vines and Belle Lago. The proposed buffer must be in substantial compliance with the proposed buffer planting plan as shown on the attached sketch entitled, "BELLE LAGO AMENDMENT - PARCEL F", Cross-Section for Parcel F Buffer Adjacent to the Vines, stamped received by the zoning counter on May 16, 2003, attached hereto for reference purposes.
5. The lot configuration for the lots adjacent to the Vines will be in substantial compliance with the attached sketch entitled "BELLE LAGO AMENDMENT - PARCEL F", Typical Lots in Parcel F and Buffer Adjacent to the Vines, stamped received by the zoning counter on May 16, 2003, attached hereto for reference purposes.
6. Lots adjacent to the Vines must be conventional single-family homes on lots having a minimum lot width of 75 feet and a minimum lot depth of 140 feet, as shown on the attached sketch entitled, "BELLE LAGO AMENDMENT - PARCEL F", Typical Lots in Parcel F and Buffer Adjacent to the Vines, stamped received by the zoning counter on May 16, 2003, attached hereto for reference purposes.
7. Prior to local development order approval, the development order plans must include:
 - a. enhancement planting detail as set forth in the document prepared by Pasarella and Associates entitled, "Belle Lago Wetland Mitigation/Monitoring/Maintenance Plan SFWMD application No. 001026-3 Revised January 31, 2003" (attached hereto). Uplands plantings must be mulched with pine straw and temporary irrigation system established;
 - b. the exotic removal plan must include the Category 1 exotic pest plants; and
 - c. where lakes abut the preserve, lake slopes must be 8:1 to provide an enlarged littoral zone. Littoral planting must be calculated as two littoral plants per linear foot. The majority of the littoral plants must be installed in the enlarged littoral zone to provide wading bird habitat.

8. Section B, Condition 11, Resolution Z-01-12a, is hereby amended by adding in underline format the following language:

Prior to the first residential Development Order approval for any portion of the property, the developer must show an emergency access connecting to the existing Oriole Road to the north. Prior to the opening of Sandy Lane extension that will connect to the existing Oriole Road, the developer must revise the emergency access so that it will be accessible from the future sandy Lane extension.

9. Section B, Condition 21, permitted residential, golf course, and maintenance on Tract MPD-7, as originally configured in Resolution Z-01-12a. Any relocation of the internal location of the maintenance facility as originally approved will require, at a minimum, an administrative amendment to the Estero Golf Resort MPD.
10. The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.

DULY SIGNED this 3rd day of June, A.D., 2003.

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

EXHIBIT A

LEGAL DESCRIPTION FOR BELLE LAGO

LEGAL DESCRIPTION

A Tract or Parcel of Land in Section 21, Township 48 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 21, thence along the East line of Section 21, N.00°46'45"W., a distance of 94.98 feet to the Northerly Right-of-Way line of Koroshan Boulevard (As described in O.R. Book 2183, Pages 3461 - 3462) to the Point of Beginning; thence continue N.00°46'45"W. along said East line of Section 21, a distance of 2555.79 feet to the East quarter corner of said Section 21; thence N.00°53'22"W., a distance of 2646.37 feet to the Northeast corner of said Section 21; thence N.89°29'23"W. along the North line of Section 21, a distance of 1322.73 feet to the East line of The Vintage Golf and Country Club as recorded in Plat Book 37, Page 38, of the Public Records of Lee County, Florida; thence S.00°53'13"E., along said East line of The Vintage Golf and Country Club, a distance of 1317.80 feet; thence S.44°54'53"W. a distance of 2370.26 feet; thence continue S.32°34'51"E. along the Easterly Right-of-Way line of the Seaboard Coast Line Railroad a distance of 2513.30 feet; thence along the Northerly Right-of-Way line of Koroshan Boulevard, continue S.86°11'52"E., a distance of 1148.53 feet to a point of curvature, thence continue 552.84 feet along the arc of said curve concave to the Northeast, having a radius of 11425.00 feet, a central angle of 02°46'21", a chord distance of 552.79 feet and a chord bearing of S.87°35'02"E. to said Point of Beginning.

Applicant's Legal Checked
by 13MAR03 *[Signature]*

RECEIVED
MAR 12 2003

ZONING COUNTER

ADD 2003-00014

Master Plan/Legal/boundary-less-sales-desc.dwg, 11/25/2002 09:12 AM

PREPARED BY: **HEIDT & ASSOCIATES, Inc.**
Tampa + Fort Myers



CIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE

Fort Myers Office
3800 Colonial Blvd Suite 200
Fort Myers, Florida 33912
Phone: 941-482-7275
FAX: 941-482-2103

LEGAL DESCRIPTION FOR BELLE LAGO

Prepared For: **TOLL BROTHERS INC.**

SHEET 1 OF 1

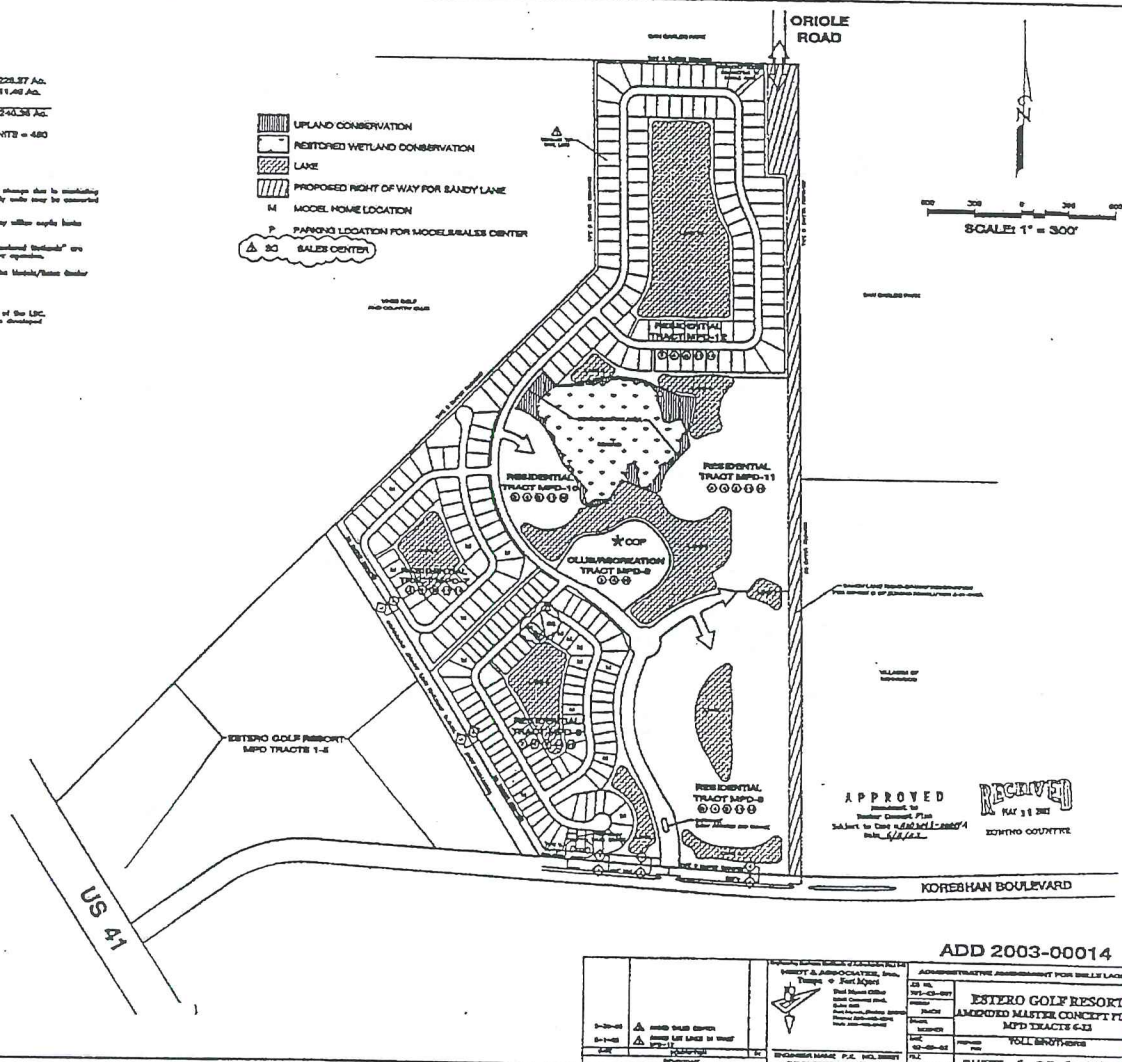
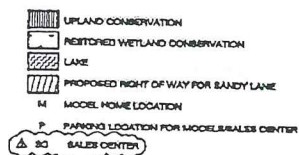
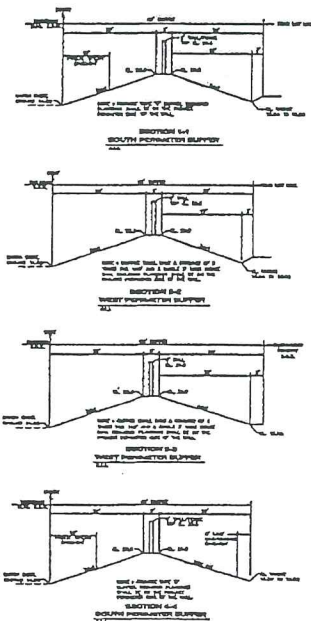
Own. SU	Ck. SU	DWG: BNDY-LESS-SALES
Date: 10/23/02	Order No: TB2-ES	
SEC. 21, TWP. 48 S, RGE. 25 E LEE COUNTY, FLORIDA		

TRACTS MPD-5 THRU MPD-12	228.57 Ac.
BANDY LANE PAW RESERVATION	11.48 Ac.
<u>TOTAL</u>	<u>240.05 Ac.</u>

MAXIMUM NUMBER OF RESIDENTIAL UNITS = 480

1. The submitted will not be preliminary and subject to change due to existing conditions. Consideration, depth and cost-likely units may be converted on a 1st rule.
2. Temporary administration offices and sales offices may utilize supply boats and/or landing teams.
3. The modification of the "Demarcation" areas and "Isolated Islands" are appropriate and subject to coordination by the review agencies.
4. The temporary Sales Center shall be removed when the Market/Sales Center is opened.

Future Shell Smart will meet the parking requirements of the LDC. Parking will be calculated based on the number of units developed within this project.



APPROVED
Presented to
Teacher Concept Plan
Subject to Change 6-23-61 - entry 4

RECEIVED
MAY 28 1961
KIMBERLY COUNTESS

ADD 2003-00014

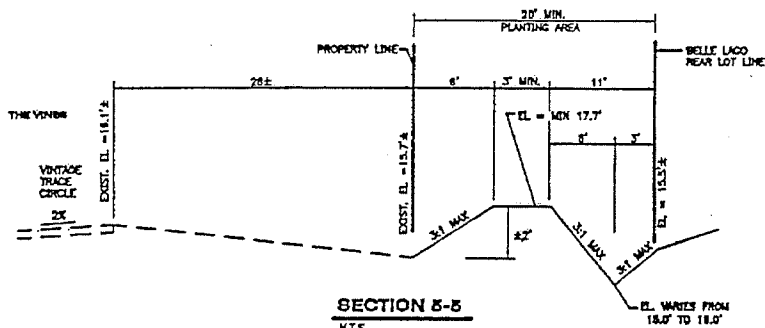
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AGE	
RT PLAN	
ETS	

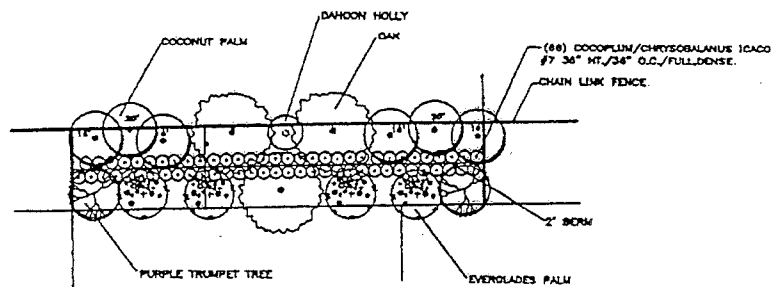
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DEC 07 2010

ADD 2010-00100



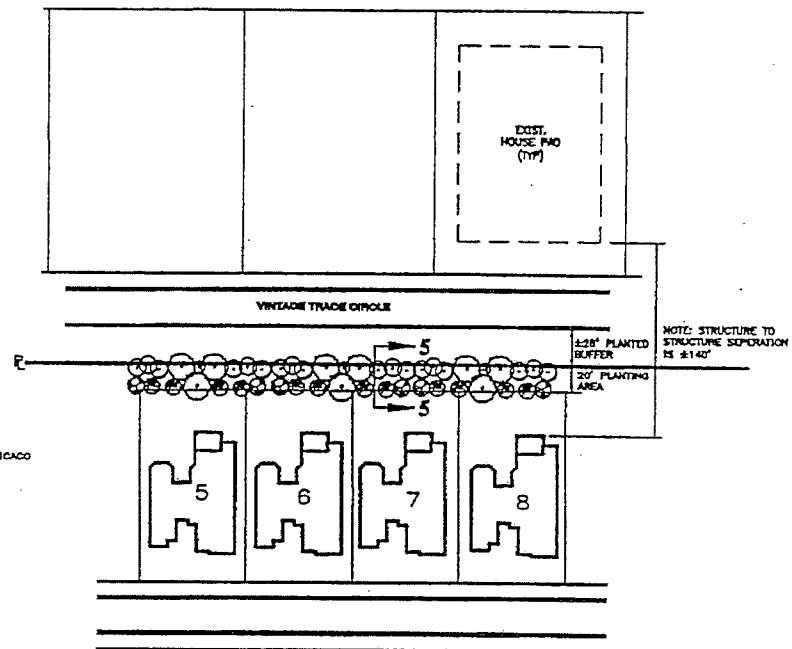
SECTION 8-5
K.T.S.
AS PERMITTED ON SHEET 81 OF 40
OF PHASE 1 PLANS



TYPICAL 20' PLANTING AREA
ALONG THE VINES PROPERTY LINE
K.T.S.

AS PERMITTED ON SHEET 10 OF 12
OF PHASE 1 LANDSCAPE PLANS

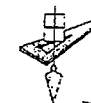
BELLE LAGO AMENDMENT - PARCEL F **CROSS-SECTION FOR PARCEL F AND BUFFER ADJACENT TO THE VINES**



ADD 2003-00014

RECEIVED
MAY 16 2003

ZONING COUNTER

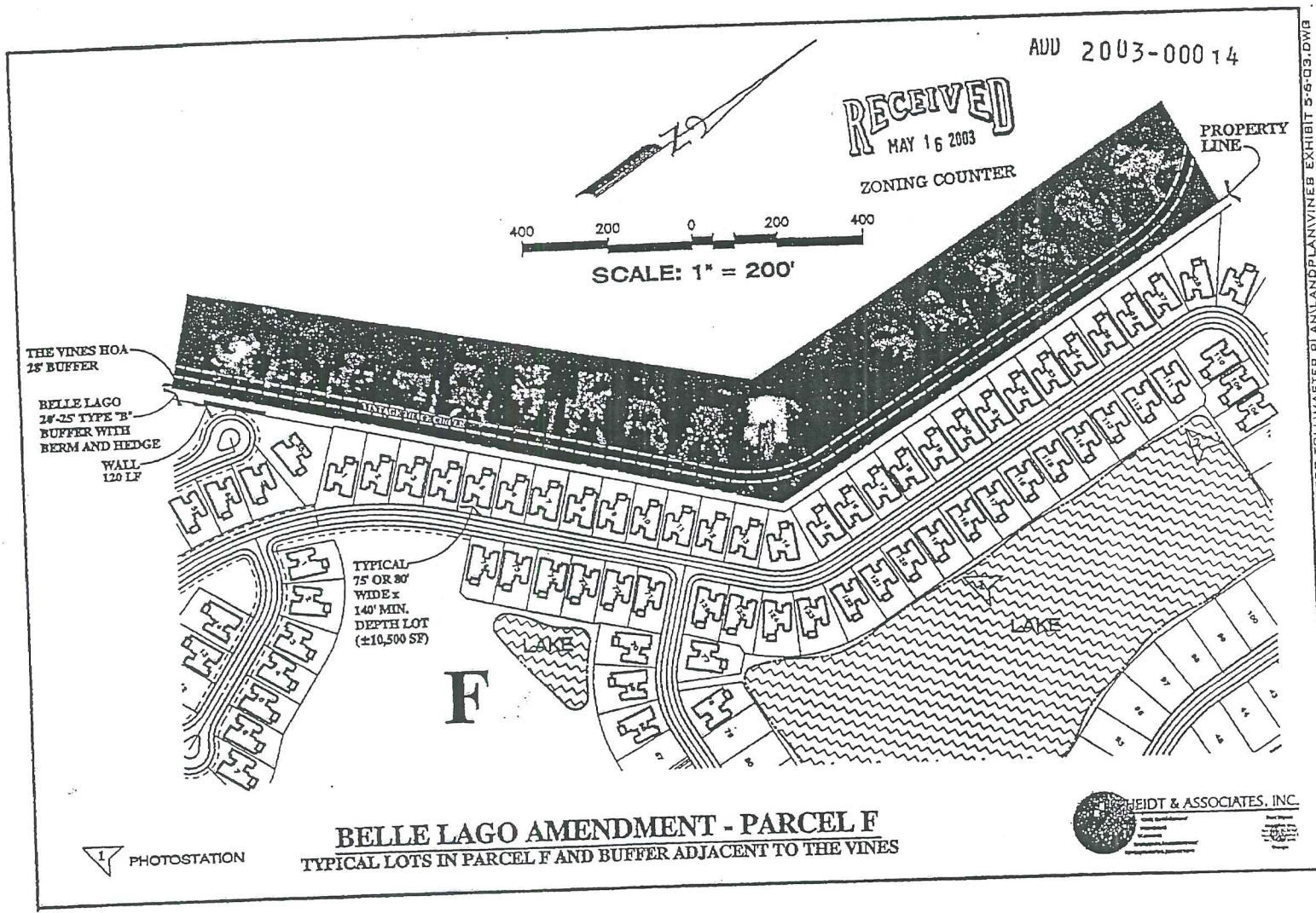


HEIDT & ASSOCIATES, INC.

CITY ENGINEERING
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCE

Tampa
Fort Myers

ADD 2010-00100



COMMUNITY DEVELOPMENT

DEC 07 2010

RECEIVED

BELLE LAGO
WETLAND MITIGATION/MONITORING/MAINTENANCE PLAN
SFWMD APPLICATION NO. 001026-3

Revised January 31, 2003

INTRODUCTION

The following outlines the wetland mitigation plan for the Belle Lago (project) residential community (f.k.a. Wynnewood and Estero Resort) located in Section 21, Township 46 South, Range 25 East, Lee County (Figure 1). The project with its associated roads and storm water management system will result in impacts to 1.62± acres of South Florida Water Management District (SFWMD) jurisdictional wetlands. In order to offset the loss of wetland functions due to the proposed construction activities, a total of 10.96± acres of wetlands will be preserved and enhanced on-site. The wetland preservation area is located in a single area towards the center of the project.

A 3.16± acre upland buffer is also proposed for preservation and enhancement around the wetland preserve (no mitigation credit is given for the buffer). A boardwalk is proposed to be located in the buffer around the east side of the wetland preserve. The boardwalk will be field located and designed to avoid larger native trees when possible.

The on-site mitigation work will be performed concurrent with the construction of the infrastructure and storm water management system for the residential development. As part of the mitigation program for the SFWMD, the wetland and upland buffer will be placed under a conservation easement and, collectively, referred to as the conservation area.

ON-SITE MITIGATION PLAN

The on-site mitigation plan consists of preserving and enhancing 10.96± acres of wetlands and 3.12± acres of uplands (Table 1). Please refer to the SFWMD permit application for the site's vegetation (i.e., FLUCFCS) map and descriptions.

Table 1. Mitigation Acreages and Existing and Proposed Habitats

Mitigation Area	Habitat	Enhancement and Preservation			
		Wetland		Upland Buffer	
		Area (Ac.)	Target Type	Area (Ac.)	Target Type
No.1	424				434
	4241	10.40		3.16	
	6219	0.56	621		
Total		10.96		3.16*	

* No mitigation credit proposed for the upland buffer

Passarella and Associates, Inc.
 #00CEC553 Revised 1/31/03

APPLICATION NUMBER 02115-5 #	ADD/REVISED SUBMITTAL JAN 31 2003 IWC SERVICE CENTER
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EXHIB. 1C

Mitigation Area No. 1

Mitigation Area No. 1 is located in the central portion of the project area. The mitigation area is comprised primarily of Melaleuca, Hydric (FLUCFCS Code 4241) wetland along with a small Cypress, Disturbed (FLUCFCS Code 6219) community located toward the center of the melaleuca wetland. An upland buffer of Melaleuca (FLUCFCS Code 424) and Melaleuca, COB Jurisdictional Only (FLUCFCS Code 424*) surrounds the wetland preserve and enhancement area.

Concurrent with construction of the infrastructure and storm water management system, 10.96± acres of wetlands and upland buffer will be preserved and enhanced. The targeted post construction wetland type will be pine and cypress. The wetlands will be enhanced through exotic removal and supplemental plantings of desirable wetland species. The targeted post construction upland buffer will be pine and oak.

Removal of exotics (i.e., melaleuca, Brazilian pepper, and Australian pine) from the wetland and upland buffer preservation and enhancement area will involve mechanical removal, if the soil conditions will allow. If the soil conditions do not allow it, then the exotics will be cut within 12 inches of ground elevation, hand removed, and the remaining stumps treated with an approved herbicide.

Supplemental plantings within the wetland area will consist of trees, shrubs, and herbaceous ground cover. The tree plantings will include slash pine, bald cypress, and dahoon holly; the shrub plantings will include wax-myrtle and coco plum; and the herbaceous ground cover will include sand cordgrass. The trees will be planted on 20 foot centers and the shrubs and herbaceous ground cover on ten foot centers.

Supplemental plantings within the upland buffer area will consist of trees, shrubs, and herbaceous ground cover. The tree plantings will include slash pine and live oak; the shrub plantings will include wax-myrtle; and the herbaceous ground cover will include fakahatchee grass (Table 2). The trees will be planted on 20 foot centers and the shrubs and ground cover on ten foot centers.

Table 2. Supplemental Wetland and Upland Buffer Planting Specifications

Target Habitat	Common Name	Scientific Name	Structure	Minimum Height	Minimum Container	Spacing	Quantity
Pine/Cypress Wetland	Slash Pine	<i>Pinus elliotii</i>	Tree	4-6'	3 gallon	20'	440
				6-8'	3 gallon	20'	440
	Bald Cypress	<i>Taxodium distichum</i>	Tree	4-6'	3 gallon	20'	60
				6-8'	3 gallon	20'	60
	Dahoon Holly	<i>Ilex cassine</i>	Tree	4-6'	3 gallon	20'	100
				6-8'	3 gallon	20'	100
ADD/REVISED SUBMITTAL			SUBTOTAL				1200

ADD/REVISED SUBMITTAL

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Palsarella and Associates, Inc.

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EXHIBIT 10B

Table 2. (Continued)

Project Habitat	Common Name	Scientific Name	Strain	Minimum Height	Minimum Container	Spacing	Quantity
Pine/Cypress Wetland (Continued)	Wax-Myrtle	<i>Myrica cerifera</i>	Shrub	2'	1 gallon	10'	2,360
	Coco Plum	<i>Chrysobalanus icaco</i>	Shrub	2'	1 gallon	10'	2,360
	SUBTOTAL						4,720
	Sand Cordgrass	<i>Spartina bakeri</i>	Herb	N/A	2" liner	10'	4,720
	SUBTOTAL						4,720
Pine/Oak Upland Buffer	Live Oak	<i>Quercus virginianus</i>	Tree	4-6	3 gallon	20'	170
	Slash Pine	<i>Pinus elliotii</i>	Tree	4-6	3 gallon	20'	170
	SUBTOTAL						340
	Wax Myrtle	<i>Myrica cerifera</i>	Shrub	2'	1 gallon	10'	1,359
	SUBTOTAL						1,359
	Fakahatchee Grass	<i>Tripsacum floridanum</i>	Herb	NA	2" liner	10'	1,359
	SUBTOTAL						1,359

ON-SITE MITIGATION SUCCESS CRITERIA

A monitoring period shall extend for a period of five years with baseline, time-zero and five annual reports submitted to the SFWMD. The on-site mitigation shall be considered successful if at the end of five years the mitigation area contains at least 80 percent survival rate of planted vegetation and 80 percent coverage by desirable obligate and facultative wetland species.

A maintenance program shall be implemented in perpetuity to maintain the conservation area free from Category 1 exotic and nuisance vegetation (as defined by the Florida Exotic Pest Plant Council (EPPC) at time of permit issuance). Coverage of exotic vegetation shall not exceed zero percent immediate following a maintenance event and five percent between maintenance events.

OFF-SITE MITIGATION

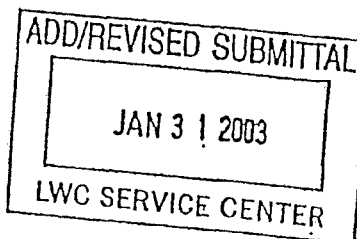
No off-site mitigation is proposed for the project.

ON-SITE MONITORING

Monitoring Methodology

APPLICATION NUMBER

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The proposed monitoring of the preserved and enhanced wetland area will occur for five years or until the SFWMD determines the mitigation area meets the success criteria. Monitoring reports will be submitted to the SFWMD and will consist of a baseline, time-zero, and five annual monitoring reports. Vegetation, wildlife, rainfall, and wetland water level observations will all be recorded. The Baseline monitoring report will document conditions in the project site as they currently exist. The time-zero report will document the conditions immediately following wetland construction. The annual reports will document the extent of success of the project and, if needed, identify specific actions to be taken to improve the conditions within the project area. Sampling transects and methodology for the time-zero and five annual monitoring reports will utilize identical methods of data collection from established sampling stations as outlined below.

A. Vegetation Monitoring

Wetlands will be monitored prior to and following enhancement activities. Sampling in wetland enhancement areas will involve a quantitative analysis of tree/shrub and herbaceous strata (Figure 2).

To facilitate an intensive, accurate, and repeatable sampling program at the herbaceous level within the wetland enhancement areas, the point frame method will be utilized (Bonham 1989). Along each sampling transect, point quadrats will be sampled. Each point quadrat consists of 1m square wire grid with 25 cross points. Any plant species directly below a cross point will be recorded, including bare ground. The species identified will be listed and percent cover computed and discussed. Each cross point represents four percent of the square meter. Water depths will also be recorded at each quadrat.

The percent of coverage by the canopy and sub-canopy plant species within the wetland enhancement areas will be determined by the establishment of two 20 x 50 foot tree-shrub study plots along each transect. Within the plot, percent of coverage will be determined by species for each strata. Woody vegetation with a diameter at breast height (DBH) greater than or equal to four inches is classified as a tree, while shrubs include everything less than four inches in DBH and greater than 3.2 feet in height. The number of planted tree seedlings within the plots will also be recorded and used to determine future survivorship percentages.

B. Wildlife Monitoring

Regular observations of fish and wildlife will be made during all monitoring events by qualified ecologists. This will consist of recording evidence and sign of wildlife (i.e., direct sightings, vocalizations, burrows, nests, tracks, droppings, etc.).

C. Photographic Documentation

Permanent fixed-point photograph stations will be established in each of the monitored areas providing physical documentation of the condition and appearance of an area, as

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EXHIBIT 100

well as any changes taking place within it. Panoramic photographs will accompany vegetation data in each report. Locations of photo stations will remain the same throughout the duration of the monitoring program.

D. Rainfall and Staff Gauge Recordings

- One staff gauge will be installed in the wetland preserve. Data will try to be collected bi-weekly during the wet season (typically June through mid-October) and monthly during the remainder of the year as water levels permit. Water levels will be recorded and the data presented in the reports along with available rainfall data for the area.

Monitoring Reports

The permittee will submit monitoring reports to the SFWMD documenting the success of the mitigation program and general condition of the preservation area for five years or until success criteria are met. Within 60 days of permit issuance, the baseline wetland monitoring report for the mitigation areas will be submitted to the SFWMD. The time-zero monitoring report will be submitted within 60 days of completion of plantings and exotic eradication. Annual monitoring reports will include the following information:

- Brief description of mitigation and maintenance work performed since the previous report along with a discussion of any modifications to the mitigation or maintenance program.
- Brief description of anticipated mitigation and maintenance work to be conducted over the next year.
- A summary of staff gauge rainfall data collected within wetland preserves on the project site.
- Results of quantitative vegetation monitoring conducted in the enhanced wetlands. A list of observed wildlife species.
- Panoramic photographs taken at photo stations within the enhanced wetlands.

CONSERVATION EASEMENT

Within six months of permit issuance, the permittee will have a legally sufficient conservation easement prepared. The conservation easement will be to the SFWMD following the District's passive recreation easement format. The conservation easement will ensure that the on-site mitigation areas will remain in a natural state in perpetuity. These preserved mitigation areas will not be disturbed by dredging, filling, land clearing, agriculture activities, or other construction work whatsoever except for those activities described in this mitigation plan.

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EXHIBIT 10E

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Maintenance will be conducted in perpetuity to ensure that the conservation area is free of Category 1 exotic vegetation as defined by the EPPC at time of permit issuance immediately following a maintenance event. Exotic and nuisance species shall constitute no more than five percent of the total cover between maintenance events.

+

Activities associated with the implementation of the wetland mitigation, monitoring, and maintenance shall be in accordance with the following work schedule. Time frames in this schedule are based on permit issuance by April 1, 2003.

Completion Date	Activity
June 1, 2003	Record Conservation Easement
July 31, 2003	Baseline Monitoring Report
September 31, 2003	Exotic Vegetation Removal
July 31, 2004	Mitigation Plantings
September 31, 2004	Time Zero Monitoring Report
April 30, 2005	Exotic Maintenance
July 31, 2005	First Monitoring Report
April 30, 2006	Exotic Maintenance
July 31, 2006	Second Monitoring Report
July 31, 2007	Third Monitoring Report
July 31, 2008	Fourth Monitoring Report
July 31, 2009	Fifth Monitoring Report

REFERENCES

Bonham, C.D. 1989. Measurements for Terrestrial Vegetation. John Wiley and Sons, New York, New York.

ADD/REVISED SUBMITTAL

JAN 31 2003

Passarella and Associates, Inc.

#00CEC553 Revised 1/31/03

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APPLICATION NUMBER

02 1 115 - 5 #

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EXHIBIT 10F

SCALE: 1" = 500'

- LEGEND:**
-  WETLAND PRESERVE (0.96AC.)
 -  UPLAND BUFFER (3.16AC.)
 -  TRANSECT
 -  10M X 10M TREE PLOT
 -  1M X 1M HERB PLOT
 -  PHOTO STATION
 -  STAFF GAUGE

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JAN 31 2003
LWC SERVICE CENTER

APPLICATION NUMBER

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NOTES:

FLUXFCS LINES ESTIMATED FROM
1"=200' AERIAL PHOTOGRAPHS AND
LOCATIONS APPROXIMATED.

FLUXFCS PER FLORIDA LAND USE,
COVER AND FORMS CLASSIFICATION
SYSTEM (FLUXFCS) (FDOT 1983).

WETLAND LINES HAVE BEEN REVIEWED AND
APPROVED IN THE FIELD BY SFWMD ON 1/30/93
AND BY COE ON 1/9/93.

SURVEYED WETLAND LINES PROVIDED BY COASTAL
ENGINEERING CONSULTANTS, INC. DRAWING
NO. 01361 DWG. DATED 10/06/91.

SITE PLAN PER HEIDT AND ASSOCIATES, INC. DRAWING
NO. ESTERO-LAYOUT.DWG DATED JANUARY 29, 2003.

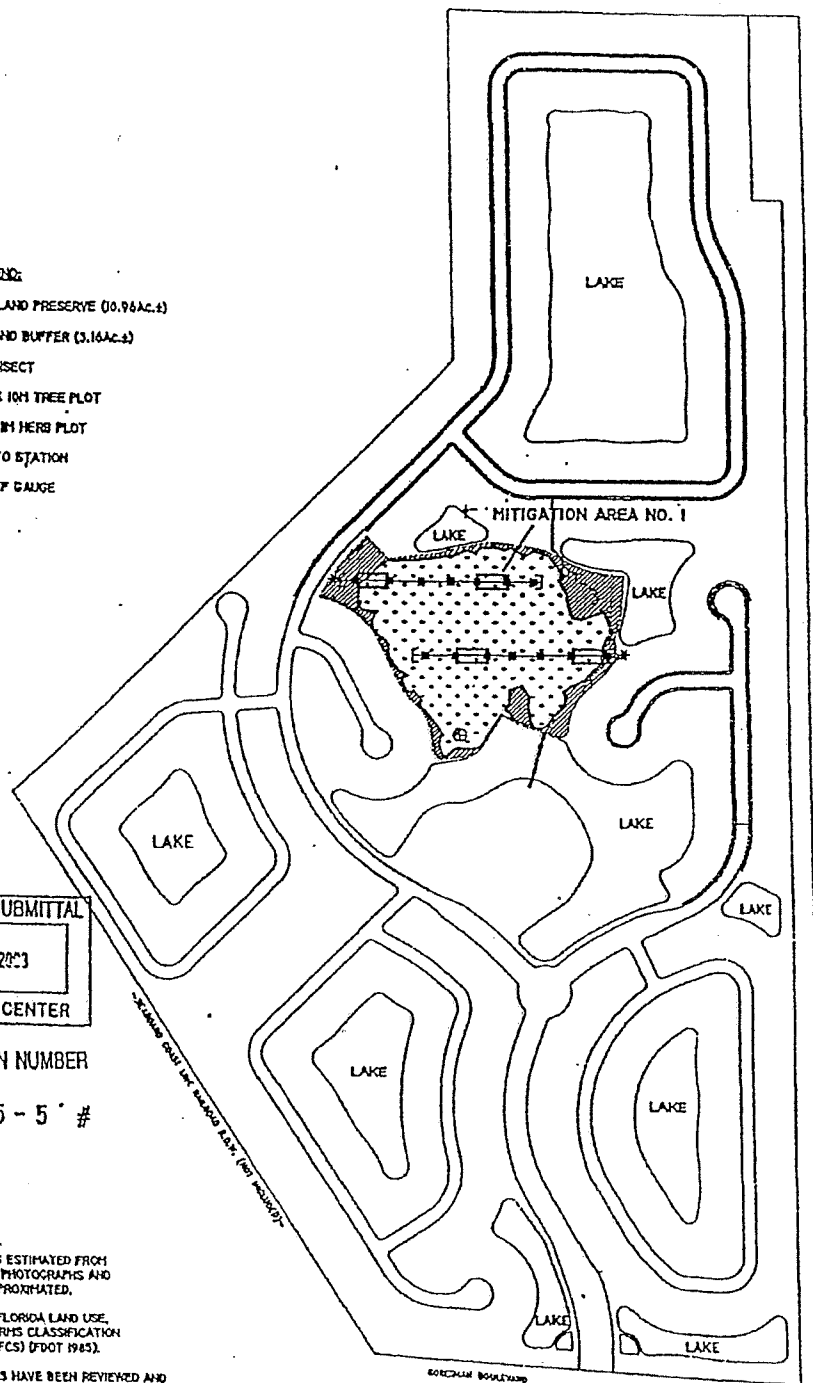


EXHIBIT II

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

FIGURE 2. MITIGATION AND MONITORING PLAN

South Florida Water Management District
Mitigation Monitoring Work Schedule

Application No : 021115-5

Page 1 of 1

Mitigation Plan ID: BELLE LAGO

Activity	Due Date
SUBMITTAL OF RECORDED CONSERVATION EASEMENT	01-MAY-2003
BASELINE MONITORING REPORT	31-JUL-2003
EXOTIC VEGETATION REMOVAL	30-SEP-2003
PLANTING MITIGATION AREA	31-JUL-2004
TIME ZERO MONITORING REPORT	30-SEP-2004
EXOTIC VEGETATION REMOVAL	30-APR-2005
FIRST MONITORING REPORT	31-JUL-2005
EXOTIC VEGETATION REMOVAL	30-APR-2006
SECOND MONITORING REPORT	31-JUL-2006
THIRD MONITORING REPORT	31-JUL-2007
FOURTH MONITORING REPORT	31-JUL-2008
FIFTH MONITORING REPORT	31-JUL-2009

ADMINISTRATIVE AMENDMENT (PD) ADD2004-00127

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Jim Manners filed an application for administrative approval to a Mixed Use Planned Development on a project known as Estero Golf Resort (being developed as Belle Lago) to add a new deviation (Deviation #14) to Resolution Z-01-012a to allow a stacked bulkhead in each of Lakes 1 and 2, pursuant to Section 10-329(d)(4) of the Land Development Code, as the lakes are shown in Administrative Amendment ADD2003-00014A on property located between US41 and Three Oaks Parkway, on north side of Estero (formerly Koreshan) Blvd., described more particularly as:

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number Z-01-01a (with subsequent amendments in case numbers DCI2000-00032; ADD2003-00014; ADD2003-00014a and DOS2002-00253, Ph 1 and DOS2003-00094 Rec Center); 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, lakes 1 and 2 are located at the entrance of the project off Estero Parkway; and

WHEREAS, the applicant is proposing a 140 linear foot stacked rock bulkhead for each of the two lakes; and

WHEREAS, the lake slope at the toe of the bulkhead may be no greater than 4:1; and

WHEREAS, the applicant is also providing a compensatory littoral zone with an 8:1 slope and two littoral plants per linear foot will be provided for each linear foot of bulkhead; and

WHEREAS, the compensatory littoral zone will be provided in lakes 8 and 9; and

WHEREAS, the compensatory littoral zone is adjacent to the 14 acre conservation area and will provide more beneficial habitat adjacent to the preserve then providing the compensatory littoral zone in lakes 1 and 2; and

WHEREAS, the decorative stacked rock bulkheads are to tie the lake shorelines (lakes 1 and 2) in with the fountains and other decorative entrance features; and

WHEREAS, the Division of Environmental Sciences have reviewed the requested deviation; and

WHEREAS, the Division of Environmental Sciences has provided a condition to the approval of Deviation #14; and

WHEREAS, this Administrative Amendment only addresses the addition of Deviation #14 as it may affect Tracts 6-12 of the development approved in Resolution Z-01-012a; 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.

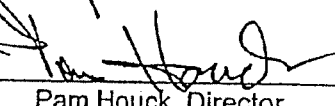
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Mixed Use Planned Development to add Deviation #14, Resolution Z-01-012a, pursuant to Section 10-329(d)(4) of the Land Development Code, to allow a stacked bulkhead in each of Lakes 1 and 2 as the lakes are shown in Administrative Amendment ADD2003-00014A is **APPROVED**.

Approval is subject to the following conditions:

1. The Development must be in compliance with the amended Master Concept Plan, entitled **"ESTERO GOLF RESORT AMENDED MASTER CONCEPT PLAN TRACTS 6-12"**, dated 02-03-03, last revised 6-14-04, and stamped received by the permit counter on June 16, 2004. Master Concept Plan for ADD2004-00127 is hereby **APPROVED** and adopted. A reduced copy is attached hereto.
2. Lake 1 and 2 may utilize 140 linear feet of stacked rock bulkheads for a total of 280 linear feet as depicted on the Master Concept Plan. A compensatory littoral zone must be provided in lakes 8 and 9 for a total of 280 linear feet with an 8:1 slope as depicted in the "Compensatory Littoral zone" cross-section on the Master Concept Plan. A minimum of 560 herbaceous littoral plants must be install within the compensatory littoral zone areas in addition to the required littoral plants for the lakes. A revision must be made to Development Order DOS2004-00132 to delineate the compensatory littoral zone and provide details of the littoral plantings within Lake 8 and 9, and a revision must be made to DOS2002-00253 to delineate the bulkheads in Lake 1 and 2. These development order revisions must be submitted for review and approval within 90-days of the approved of ADD2004-00127.

3. This Administrative Amendment only addresses the addition of Deviation #14 as it may affect Tracts 6-12 of the development approved in Resolution Z-01-012a and amended by Administrative Amendment ADD2003-00014A.
4. The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.

DULY SIGNED this 25th day of June, A.D., 2004.

BY: 

Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT A

LEGAL DESCRIPTION FOR BELLE LAGO

LEGAL DESCRIPTION

A Tract or Parcel of Land in Section 21, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 21, thence along the East line of Section 21, N.00°46'45"W., a distance of 94.98 feet to the Northerly Right-of-Way line of Koreshan Boulevard (As described in O.R. Book 2183, Pages 3461 - 3462) to the Point of Beginning; thence continue N.00°46'45"W. along said East line of Section 21, a distance of 2555.79 feet to the East quarter corner of said Section 21; thence N.00°53'22"W., a distance of 2848.37 feet to the Northeast corner of said Section 21; thence N.89°29'23"W. along the North line of Section 21, a distance of 1322.73 feet to the East line of The Vintage Golf and Country Club as recorded in Plat Book 37, Page 38, of the Public Records of Lee County, Florida; thence S.00°53'13"E., along said East line of The Vintage Golf and Country Club, a distance of 1317.90 feet; thence S.44°54'53"W. a distance of 2370.26 feet; thence continue S.32°34'51"E. along the Easterly Right-of-Way line of the Seaboard Coast Line Railroad a distance of 2513.30 feet; thence along the Northerly Right-of-Way line of Koreshan Boulevard, continue S.86°11'52"E., a distance of 1148.53 feet to a point of curvature, thence continue 552.84 feet along the arc of said curve concave to the Northeast, having a radius of 11425.00 feet, a central angle of 02°46'21", a chord distance of 552.79 feet and a chord bearing of S.87°35'02"E. to said Point of Beginning.

Applicant's Legal Checked
by May 26 MAY 04

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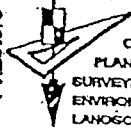
MAY 21 2004

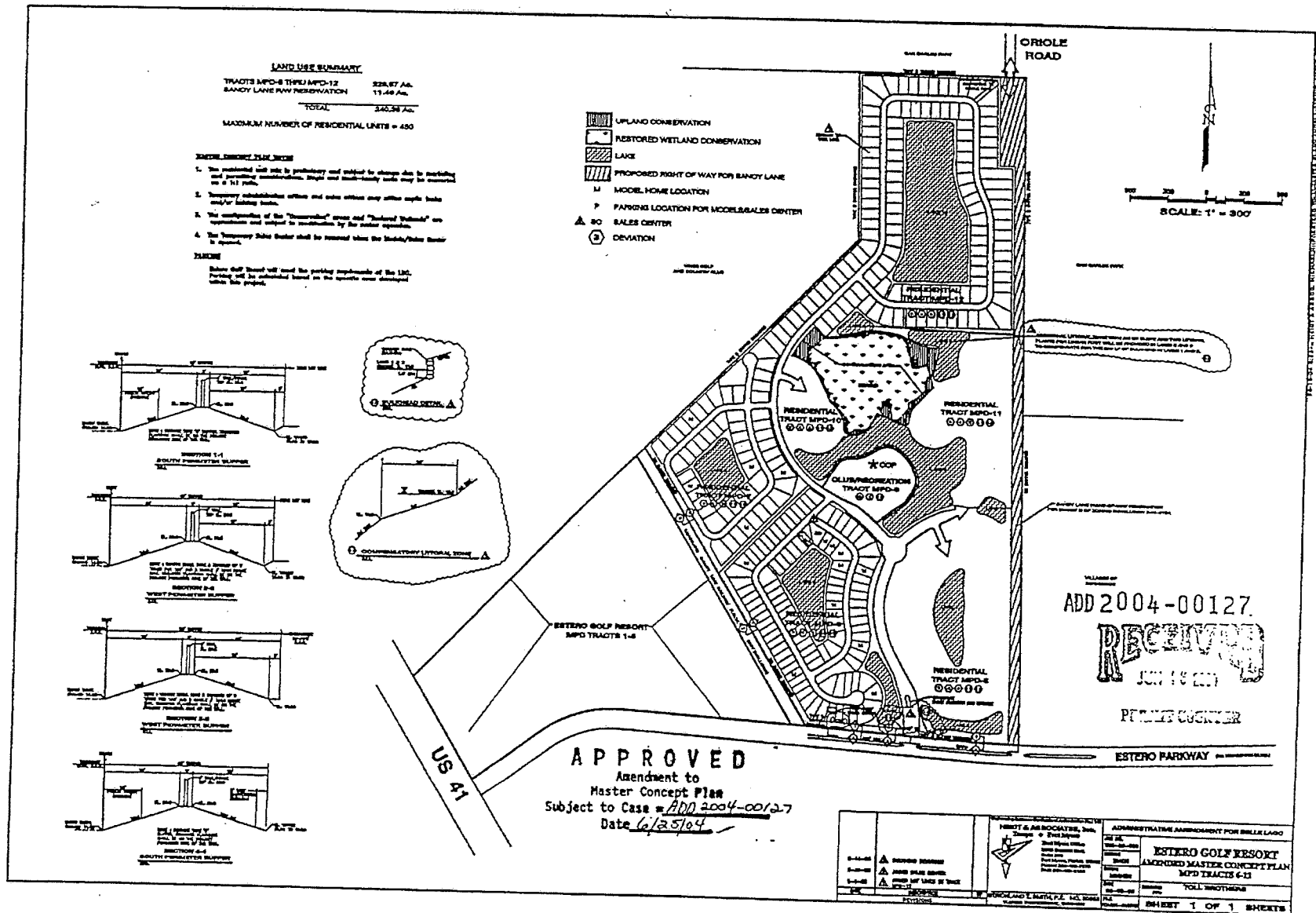
COMMUNITY DEVELOPMENT

ADD 2004-00127

12 AM

Master Plan\Legal\boundary-less-sales-deso.dwg, 11/25/2002 09:

 PREPARED BY: HEIDT & ASSOCIATES, Inc. Tampa + Fort Myers CIVIL ENGINEERING PLANNING SURVEYING ENVIRONMENTAL PERMITTING LANDSCAPE ARCHITECTURE Fort Myers Office 3800 Colonial Blvd Suite 200 Fort Myers, Florida 33912 Phone: 941-482-7275 FAX: 941-482-2103	LEGAL DESCRIPTION FOR BELLE LAGO										
	Prepared For: TOLL BROTHERS INC.										
	SHEET 1 OF 1	<table border="1"> <tr> <td>Des. SU</td> <td>Ck. SU</td> <td>DWG: BDDY-LESS-SALES</td> </tr> <tr> <td>Date: 10/23/02</td> <td colspan="2">Order No: TB2-ES</td> </tr> <tr> <td colspan="3"> SEC. 21, TWP. 46 S, RGE. 25 E LEE COUNTY, FLORIDA </td> </tr> </table>	Des. SU	Ck. SU	DWG: BDDY-LESS-SALES	Date: 10/23/02	Order No: TB2-ES		SEC. 21, TWP. 46 S, RGE. 25 E LEE COUNTY, FLORIDA		
	Des. SU	Ck. SU	DWG: BDDY-LESS-SALES								
Date: 10/23/02	Order No: TB2-ES										
SEC. 21, TWP. 46 S, RGE. 25 E LEE COUNTY, FLORIDA											



[illegible]

\\5-06-03 6:27PM HEIDT & ASSOC. TMEANB::P:\ESTERO TOLL\MASTER PLAN\LANDPLAN\VINES EXHIBIT B 5-6-03.DWG

ADD 2003-00014

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ZONING COUNTER

HEIDT & ASSOCIATES, INC.

Tampa
Fort Myers

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DEC 07 2010

ADD 2003-00014

RECEIVED
MAY 16 2003

ZONING COUNTER



SCALE: 1" = 200'

PROPERTY LINE

THE VINES HOA
15' BUFFER

BELLE LAGO
20'-25' TYPE "B"
BUFFER WITH
BERM AND HEDGE
WALL
120 LF

TYPICAL
75' OR 80'
WIDE x
140' MIN.
DEPTH LOT
(±10,500 SF)

F

PHOTOSTATION

BELLE LAGO AMENDMENT - PARCEL F
TYPICAL LOTS IN PARCEL F AND BUFFER ADJACENT TO THE VINES

WEIDT & ASSOCIATES, INC.

05-06-06 5:14 PM THEIDT & ASSOC. THEANS::PIVETERO TOLLMASTER PLANLANDPLANVINES EXHIBIT 5-6-03.DWG

BELLE LAGO
WETLAND MITIGATION/MONITORING/MAINTENANCE PLAN
SFWMD APPLICATION NO. 001026-3

Revised January 31, 2003

INTRODUCTION

The following outlines the wetland mitigation plan for the Belle Lago (project) residential community (f.k.a. Wynnewood and Estero Resort) located in Section 21, Township 46 South, Range 25 East, Lee County (Figure 1). The project with its associated roads and storm water management system will result in impacts to 1.62± acres of South Florida Water Management District (SFWMD) jurisdictional wetlands. In order to offset the loss of wetland functions due to the proposed construction activities, a total of 10.96± acres of wetlands will be preserved and enhanced on-site. The wetland preservation area is located in a single area towards the center of the project.

A 3.16± acre upland buffer is also proposed for preservation and enhancement around the wetland preserve (no mitigation credit is given for the buffer). A boardwalk is proposed to be located in the buffer around the east side of the wetland preserve. The boardwalk will be field located and designed to avoid larger native trees when possible.

The on-site mitigation work will be performed concurrent with the construction of the infrastructure and storm water management system for the residential development. As part of the mitigation program for the SFWMD, the wetland and upland buffer will be placed under a conservation easement and, collectively, referred to as the conservation area.

ON-SITE MITIGATION PLAN

The on-site mitigation plan consists of preserving and enhancing 10.96± acres of wetlands and 3.12± acres of uplands (Table 1). Please refer to the SFWMD permit application for the site's vegetation (i.e., FLUCFCS) map and descriptions.

Table 1. Mitigation Acreages and Existing and Proposed Habitats

Mitigation Area	Habitat	Enhancement and Preservation			
		Wetland		Upland Buffer	
		Area (Ac.)	Target Type	Area (Ac.)	Target Type
No.1	424				434
	4241	10.40		3.16	
	6219	0.56	621		
Total		10.96		3.16*	

* No mitigation credit proposed for the upland buffer

Passarella and Associates, Inc.
 #00CEC553 Revised 1/31/03

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EXHIBIT "K"

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After completion of the initial exotic removal effort, semi-annual inspections of the area will occur for the first two years. During these inspections, the mitigation area will be inspected by a qualified ecologist. Locations of nuisance and/or exotic species will be noted and immediate treatment with an appropriate herbicide. Any additional potential for exotic species will also be noted and corrective actions taken. Once exotic/nuisance species levels are reduced to acceptable limits (i.e., less than five percent cover), inspections of the area will be conducted annually.

Inspections will be conducted in perpetuity to ensure that the conservation area is free of exotic vegetation as defined by the EPPC at time of permit issuance immediately following a maintenance event. Exotic and nuisance species shall constitute no more than five percent total cover between maintenance events.

MITIGATION ACTIVITY SCHEDULE

Activities associated with the implementation of the wetland mitigation, monitoring, and maintenance shall be in accordance with the following work schedule. Time frames in this schedule are based on permit issuance by April 1, 2003.

Activity Date	Activity
	Record Conservation Easement
3	Baseline Monitoring Report
1, 2003	Exotic Vegetation Removal
4	Mitigation Plantings
1, 2004	Time Zero Monitoring Report
05	Exotic Maintenance
5	First Monitoring Report
06	Exotic Maintenance
6	Second Monitoring Report
7	Third Monitoring Report
8	Fourth Monitoring Report
9	Fifth Monitoring Report

ES

1. 1989. Measurements for Terrestrial Vegetation. John Wiley and Sons, New York.

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APPLICATION NUMBER

021115-5 #

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EXHIBIT 10F

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Heidt & Associates, Inc. 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 of 40 percent to 42 percent for the property located at 19351 La Serena Drive (Lot 366), described more particularly as:

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

Lot 366, located in Section 21, Township 46 South, Range 25 East, Bella Lago Phase Two, a subdivision according to the plat thereof on File and recorded in Plat Book 15, Page 91, of the Public Records of Lee County, Florida.

WHEREAS, the property was originally rezoned in resolution number Z-01-012 (with subsequent amendments in case numbers Z-01-012a, ADD2004-00127, ADD2003-00014, ADD2004-00167, ADD2003-10014A, and resolution number Z-04-048); 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 provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, Resolution Number Z-01-012 was approved permitting development of a 314.6 (±) acre parcel from Agricultural (AG-2) to Mixed Use Planned Development (MPD) to allow a maximum of 820 dwelling units consisting of a mix of unit types and up to 100 units within an assisted living facility; a golf course; up to 320,000 square feet of retail uses and 20,000 square feet of office use. The request also included a consumption on premises and building not to exceed 55 feet and four (4) stories in height. The development also included 13.14 (±) acres of open space and indigenous vegetation; and

WHEREAS, Resolution Number Z-01-012 (Case Number DCI2000-00032) established property development regulations for single-family detached residential dwelling units including a maximum allowable lot coverage for parcels located east of railroad without golf option of 40%; and

WHEREAS, there are approximately 65 single-family residential parcels on La Serena Drive ranging in area from 10,687 square feet to 21,000 square feet; and

WHEREAS, permits have been issued for single-family dwellings on La Serena Drive ranging in square footage from 3,690 square feet to 5,450 square feet, which includes living

space, covered lanai, entry and garages; and

WHEREAS, the subject property, 19351 La Serena Drive (Lot 366), is being developed under Permit Number RES2007-05912 as a 4,537 square foot single-family residential dwelling on a parcel that is 10,880 ($\pm$) square feet or .24 ($\pm$) acre; and

WHEREAS, the proposed single-family residential dwelling meets the required minimum property development regulations for setbacks including street, sides and rear; and

WHEREAS, the subject property is an irregular shaped parcel, encumbered on the front property line by a 10-foot public utility easement and on the rear property line by a 20-foot lake management easement, and is smaller in area than the adjacent single-family residential lots; and

WHEREAS, the square footage of the proposed single-family dwelling is consistent with the residential permits issued for other parcels located on La Serena Drive since the year 2005; and

WHEREAS, the proposed single-family dwelling exceeds the maximum permitted lot coverage of 40% by 185 ($\pm$) square feet, resulting in a lot coverage of 42%; 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 Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. **The Development must be in compliance with the Site Plan dated 4-13-07 for Lot 366, Plat Book 82, Page 102, stamped received June 15, 2007 by the Department of Community Development, attached as Exhibit "B".**
2. **The increase in lot coverage from 40 percent to 42 percent is limited to the subject property located at 19351 La Serena Drive, Bell Lago (aka Estero Golf Resort).**
3. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

DULY SIGNED this 29th day of June, A.D., 2007.

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

EXHIBIT A

Legal Description

Lot 366, located in Section 21, Township 46 South, Range 25 East, Bella Lago Phase Two, a subdivision according to the plat thereof on file and recorded in Plat Book 82, Page 102, of the Public Records of Lee County, Florida.

Applicant's Legal Checked

by CSA, 6/21/2007

ADD 2007-00118

OVERALL

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, ALSO BEING ALL OF TRACT "N" OF BELLE LAGO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 16 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF TRACT "N" OF SAID BELLE LAGO, RUN THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, S.89°29'48"E., 1122.69 FEET; THENCE ALONG A LINE LYING 200.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 21, S.00°53'52"E., 700.21 FEET; THENCE S.89°29'23"E., 120.04 FEET; THENCE ALONG A LINE LYING 80.00 FEET WEST OF AND PARALLEL WITH SAID EAST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 21, S.00°53'53"E., 1948.00 FEET; THENCE ALONG A LINE LYING 80.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 21, S.00°47'20"E., 715.96 FEET; THENCE N.65°03'33"W., 232.33 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, 190.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 27°16'17" (CHORD BEARING N.12°44'16"E., 188.60 FEET); THENCE S.89°06'08"W., 50.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, 400.11 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 65°29'55" (CHORD BEARING S.31°51'05"W., 378.67 FEET); THENCE N.25°23'57"W., 150.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, 228.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 65°29'55" (CHORD BEARING N.31°51'05"E., 216.39 FEET) TO A POINT OF TANGENCY; THENCE N.00°53'52"W., 358.75 FEET; THENCE S.89°24'04"W., 38.65 FEET; THENCE S.21°53'44"W., 78.23 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 525.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 146°52'02" (CHORD BEARING N.84°40'15"W., 392.98 FEET); THENCE N.10°03'37"E., 74.46 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 107.54 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 191.00 FEET AND A CENTRAL ANGLE OF 32°15'40" (CHORD BEARING N.25°11'26"E., 106.13 FEET) TO A POINT OF TANGENCY; THENCE N.42°19'16"E., 174.89 FEET; THENCE N.47°22'32"E., 113.10 FEET TO A POINT ON A CURVE; THENCE EASTERLY, 155.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 25°27'20" (CHORD BEARING N.76°22'28"E., 154.22 FEET); THENCE N.13°19'05"W., 86.47 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 282.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 208.00 FEET AND A CENTRAL ANGLE OF 77°43'28" (CHORD BEARING N.25°32'39"E., 261.02 FEET); THENCE N.00°00'17"E., 60.42 FEET; THENCE N.89°59'38"W., 628.42 FEET TO A POINT ON A CURVE; THENCE WESTERLY, 319.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 45°48'45" (CHORD BEARING N.67°59'30"W., 311.38 FEET) TO A POINT OF TANGENCY; THENCE N.45°05'07"W., 45.16 FEET; THENCE S.26°28'47"W., 15.81 FEET; THENCE S.44°54'53"W., 303.80 FEET; THENCE S.83°08'42"W., 20.62 FEET; THENCE N.45°05'07"W., 137.24 FEET; THENCE S.44°54'53"W., 47.35 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 280.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CENTRAL ANGLE OF 19°29'15" (CHORD BEARING S.35°10'15"W., 279.25 FEET); THENCE N.64°34'22"W., 50.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, 33.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 875.00 FEET AND A CENTRAL ANGLE OF 02°10'43" (CHORD BEARING S.24°20'16"W., 33.27 FEET); THENCE N.43°05'31"W., 228.96 FEET TO A POINT ON THE EASTERLY BOUNDARY OF VINTAGE GOLF AND COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 41, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF VINTAGE GOLF AND COUNTRY CLUB, THE FOLLOWING TWO (2) COURSES: 1) N.44°54'53"E., 1067.71 FEET; 2) N.00°54'41"W., 1318.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 76.44 ACRES, MORE OR LESS.

RECEIVED
JUN 15 2007

Applicant's Legal Checked
by CSJ 6-21-2007

COMMUNITY DEVELOPMENT

NOT A SURVEY
DATE: 6/14/07
DANIEL J. REGAN, P.S.M. # 6331
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NO. LB 148

PREPARED BY: **HEIDT & ASSOCIATES, Inc.**
Tampa • Fort Myers



CIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE

Fort Myers Office
3800 Colonial Boulevard #200
Fort Myers, Florida 33912
Phone: 238-482-7275
FAX: 238-482-2103

LEGAL DESCRIPTION BELLE LAGO PHASE TWO

Prepared For: **TOLL BROTHERS, INC**

SHEET 1 OF 1

Date: 06/14/2007

SECTION 21, TOWNSHIP 46S, RANGE 25E
LEE COUNTY, FLORIDA

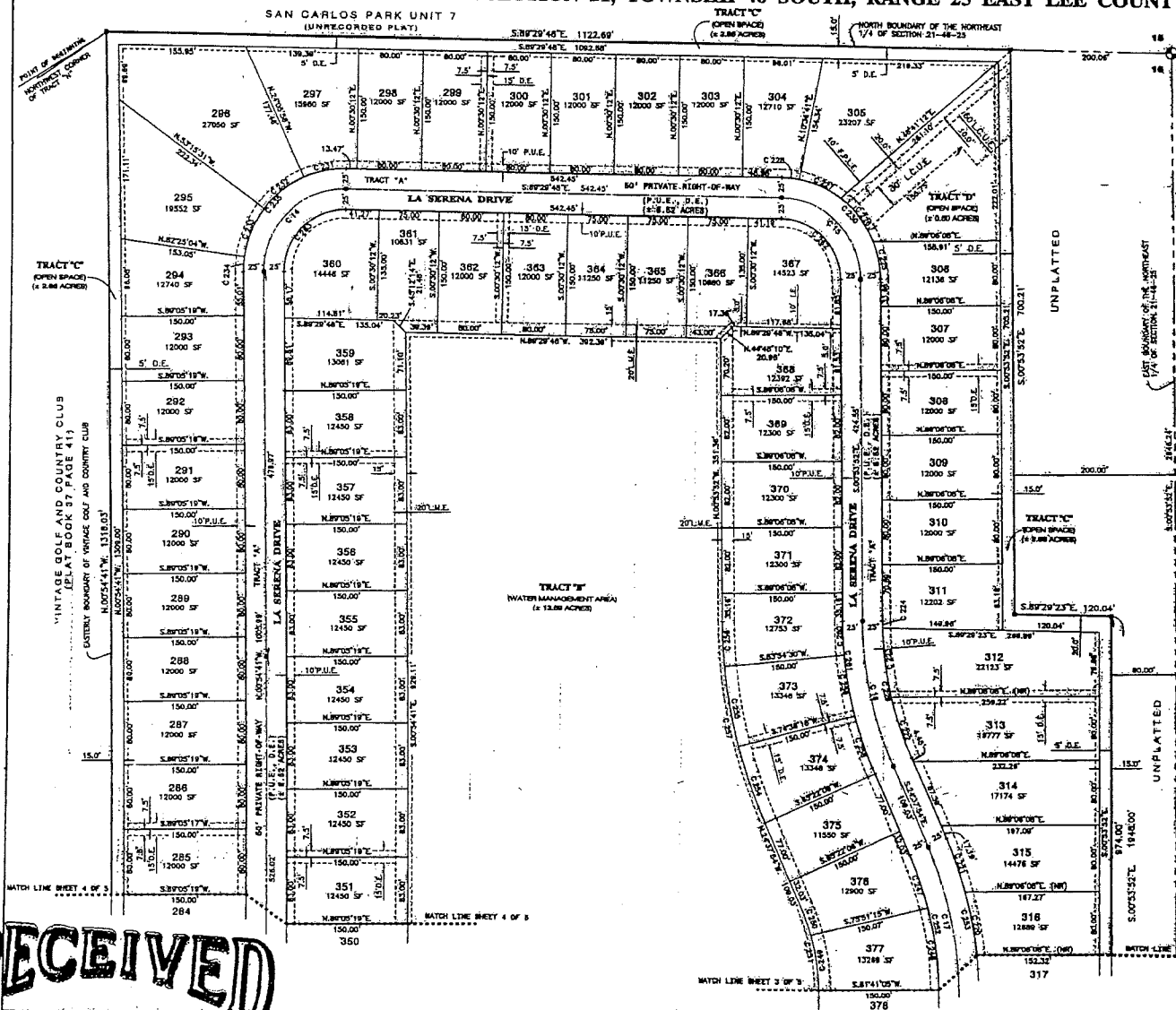
ADD 2007-00118

BELLE LAGO PHASE TWO

A REPLAT OF TRACT "N" OF BELLE LAGO AS RECORDED IN PLAT BOOK 76 AT PAGE 16, ALSO BEING A PORTION OF LAND LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

PLAT BOOK 82 PAGE 182
SHEET 5 OF 5 SHEETS

SCALE: 1" = 60'



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
14	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
15	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
16	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
17	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
18	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
19	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
20	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
21	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
22	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
23	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
24	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
25	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
26	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
27	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
28	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
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30	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
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32	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
33	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
34	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
35	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
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39	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
40	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
41	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
42	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
43	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
44	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
45	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
46	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
47	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
48	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
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51	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
52	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
53	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
54	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
55	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
56	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
57	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
58	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
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60	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
61	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
62	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
63	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
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73	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
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82	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
83	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
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86	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
87	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
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98	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
99	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E
100	100.00	87.2453	159.25	102.30	143.14	N.44°47'45"E

LEGEND

- - PERMANENT CONTROL POINT (C.P.) SET MAIL AND DISC
- - THEODOLITE AND ASSOC. INC. 1/4" 14"
- - CURVES TO A CURVE NUMBER REFERENCED TO A CURVE TABLE
- - DRAINAGE EASEMENT
- - NON-RADIAL BEARING
- - OFFICIAL RECORD BOOK/PAGE
- P.B. - PLAT BOOK/PAGE
- - UNLESS OTHERWISE NOTED, ALL PERMANENT REFERENCE MONUMENTS (P.R.M.) ARE 4" x 4" CONCRETE MONUMENTS WITH BRASS DISK THEODOLITE AND ASSOC. INC. 1/4" 14"
- P.O.B. - POINT OF BEGINNING
- P.U.E. - PUBLIC UTILITY EASEMENT
- - SQUARE FEET
- - LEE COUNTY UTILITY EASEMENT
- - LAKE MAINTENANCE EASEMENT
- - IRRIGATION EASEMENT
- P.U.L. - FLORIDA POWER AND LIGHT EASEMENT

SURVEYORS NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST BOUNDARY OF THE SOUTHWEST ONE-QUARTER SECTION 21 HAVING A BEARING OF S.89°47'20"E.
2. ALL CURVES SHOWN HEREON ARE CIRCULAR CURVES.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
4. UNLESS OTHERWISE NOTED, ALL P.R.M.'S ARE SET 4" x 4" CONCRETE MONUMENTS WITH A BRASS DISK THEODOLITE AND ASSOC. INC. 1/4" 14".
5. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
6. ALL RECORDING REFERENCES ARE TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

THIS INSTRUMENT PREPARED BY JAMES H. WILSON, P.E.

HEIDT & ASSOCIATES, Inc.
Surveyors & Engineers
Fort Myers Office
3800 Central Blvd. # 200
Fort Myers, Florida 33912
Phone 336-440-7778
Fax 336-440-8100
FLORIDA LICENSE NO. 12148

RECEIVED

JUN 15 2007

ADD 2007-00118

COMMUNITY DEVELOPMENT

EXHIBIT B

PLOT PLAN

LOT 366
 BELLE LAGO PHASE TWO
 RECORDED IN PLAT BOOK 82, PAGES 98-102
 PUBLIC RECORDS OF
 LEE COUNTY, FLORIDA

LEGEND:

P.U.E. = PUBLIC UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 R/W = RIGHT-OF-WAY
 P.C. = POINT OF CURVE
 P.T. = POINT OF TANGENCY
 L.M.E. = LAKE MAINTENANCE EASEMENT
 C.P. = CONCRETE PAD
 (N.R.) = NON-RADIAL
 (R) = RADIAL
 CONC. = CONCRETE
 R.P. = RADIUS POINT
 P.I. = POINT OF INTERSECTION
 C.E. = COVERED ENTRY
 L.C.U.E. = LEE COUNTY UTILITY EASEMENT
 F.P.L.E. = FLORIDA POWER & LIGHT UTILITY EASEMENT

NOTES:

PLOT PLAN BASED ON THE RECORDED PLAT.

BEARINGS BASED ON THE RECORDED PLAT.

DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

PARCEL CONTAINS 0.25 ACRES (10,880 SQUARE FEET) MORE OR LESS.

CONTRACTOR AND OWNER TO VERIFY ALL SETBACKS AND DIMENSIONS PRIOR TO ANY CONSTRUCTION, AND ADVISE EASTERN STATES ENGINEERING OF ANY DEVIATION FROM THE INFORMATION SHOWN HEREON.

NO STRUCTURES INCLUDING ROOF OVERHANGS AND MECHANICAL EQUIPMENT MAY BE LOCATED IN AN EASEMENT.

ROOF OVERHANGS ARE NOT SHOWN.

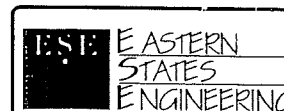
ADD 2007-00118

THIS IS NOT A SURVEY

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

Richard Grigg
 RICHARD GRIGG
 PROFESSIONAL SURVEYOR AND MAPPER #2769
 STATE OF FLORIDA

LOT 366

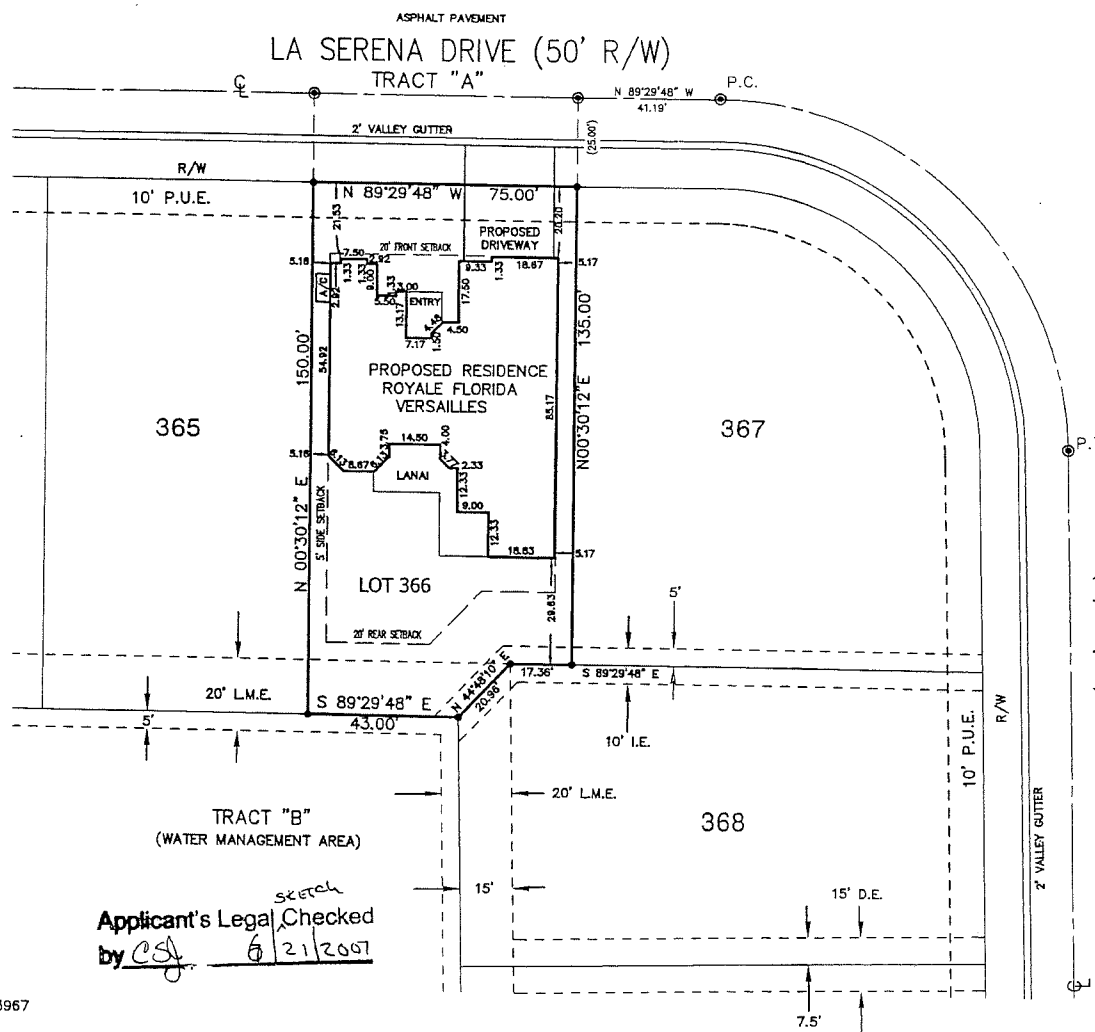


19577 CALADESI DRIVE
 FT. MYERS, FLORIDA 33912
 TEL: (239) 226-1004
 FAX: (239) 226-1006
 (LB #7508)

DATE: 04/15/07
 CHK'D: RG

SCALE: 1"=40'
 J2011: 1991

FILE: H:\LOT_366_107.MXD
 DRAWN: ESE



Applicant's Legal Checked
 by *CSJ* 6/21/2007

19351 LA SERENA DRIVE
 FORT MYERS, FLORIDA 33967

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: October 9, 2007

TO: WHOM IT MAY CONCERN

FROM: Donna Hock
Administrative Assistant

RE: Administrative Amendment

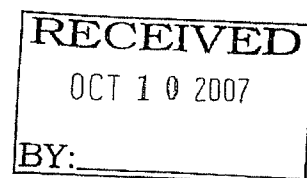
Case Number

Case Name

ADD2007-00163

Belle Lago (aka Estero Golf Resort MPD)

cc: Mr. Walter Fluegel
Mr. Matt Noble
Mr Bobby Stewart
Mr. Chick Jakacki, Zoning
Ms. Julie Dalton
DCI Zoning File



ADMINISTRATIVE AMENDMENT (PD) ADD2007-00163

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Heidt & Associates, Inc. filed an application for administrative approval to a Mixed Use Planned Development on a project known as Bella 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: 42% for Lots 385, 378, 375, and 382; 44% for Lots 390, 383, 381, 344, 364, and 365; and 45% for Lots 361, 405, 406, 422, and 423 on property located between US 41 and Three Oaks Parkway, on the north side of Estero Blvd., described more particularly as:

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

See legal description attached as Exhibit "A".

WHEREAS, the property was originally rezoned to Mixed Use Planned Development in Resolution 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); 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 provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, Resolution Z-01-012 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 MCP 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, some of the architectural plans available for construction may go over the permitted 40% lot coverage ratio by 42% for Lots 385, 378, 375, and 382, 44% for Lots 390, 383, 381, 344, 364, and 365, and 45% for Lots 361, 405, 406, 422, and 423; and

WHEREAS, given current market conditions, it is not uncommon for larger models to be requested on smaller lots; and

WHEREAS, an increase to the maximum lot coverage from 40 percent to 42 percent for Lot 366 (9351 La Serena Drive) was permitted by case number ADD2007-00052; and

WHEREAS, the fifteen remaining lots potentially impacted, depicted in attachment B, "Max Lot Coverage Ratio Change Exhibit", are predominantly near corner lots or abut lots with similar constraints; 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

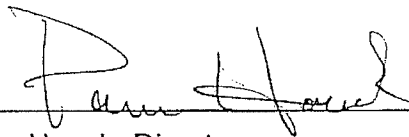
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation 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) is **APPROVED**.

Approval is subject to the following conditions:

1. **The Development must be in compliance with the Site Plan stamped "RECEIVED" September 7, 2007 by the Department of Community Development. A reduced copy is attached hereto.**
2. **The increase in maximum lot coverage is limited to 42% for Lots 385, 378, 375, and 382; 44% for Lots 390, 383, 381, 344, 364, and 365; and 45% for Lots 361, 405, 406, 422, and 423; and**
3. **The subject properties must meet the required minimum property development regulations for setbacks including street, sides, water and rear as established in zoning resolution number Z-01-012; and**
4. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

DULY SIGNED this 8th day of October, A.D., 2007.

BY: 

Pam Houck, Director

Division of Zoning

Department of Community Development

Attachments:

A - Legal description

B - "Max Lot Coverage Ration Change Exhibit"

C - Site Plan

ATTACHMENT A

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, ALSO BEING ALL OF TRACT "N" OF BELLE LAGO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 16 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF TRACT "N" OF SAID BELLE LAGO, RUN THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, S.89°29'48"E., 1122.69 FEET; THENCE ALONG A LINE LYING 200.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 21, S.00°53'52"E., 700.21 FEET; THENCE S.89°29'23"E., 120.04 FEET; THENCE ALONG A LINE LYING 80.00 FEET WEST OF AND PARALLEL WITH SAID EAST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 21, S.00°53'53"E., 1948.00 FEET; THENCE ALONG A LINE LYING 80.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 21, S.00°47'20"E., 715.96 FEET; THENCE N.65°03'33"W., 232.33 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, 190.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 27°16'17" (CHORD BEARING N.12°44'16"E., 188.60 FEET); THENCE S.89°06'08"W., 50.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, 400.11 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 65°29'55" (CHORD BEARING S.31°51'05"W., 378.67 FEET); THENCE N.25°23'57"W., 150.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, 228.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 65°29'55" (CHORD BEARING N.31°51'05"E., 216.39 FEET) TO A POINT OF TANGENCY; THENCE N.00°53'52"W., 358.75 FEET; THENCE S.89°24'04"W., 38.65 FEET; THENCE S.21°53'44"W., 78.23 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 525.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 146°52'02" (CHORD BEARING N.84°40'15"W., 392.98 FEET); THENCE N.10°03'37"E., 74.46 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 107.54 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 191.00 FEET AND A CENTRAL ANGLE OF 32°15'40" (CHORD BEARING N.26°11'26"E., 106.13 FEET) TO A POINT OF TANGENCY; THENCE N.42°19'16"E., 174.89 FEET; THENCE N.47°22'32"E., 113.10 FEET TO A POINT ON A CURVE; THENCE EASTERLY, 155.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 25°27'20" (CHORD BEARING N.76°22'28"E., 154.22 FEET); THENCE N.13°19'05"W., 86.47 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 282.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 208.00 FEET AND A CENTRAL ANGLE OF 77°43'28" (CHORD BEARING N.25°32'39"E., 261.02 FEET); THENCE N.00°00'17"E., 60.42 FEET; THENCE N.89°59'38"W., 628.42 FEET TO A POINT ON A CURVE; THENCE WESTERLY, 319.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 45°48'45" (CHORD BEARING N.67°59'30"W., 311.38 FEET) TO A POINT OF TANGENCY; THENCE N.45°05'07"W., 45.16 FEET; THENCE S.26°28'47"W., 15.81 FEET; THENCE S.44°54'53"W., 303.80 FEET; THENCE S.83°08'42"W., 20.62 FEET; THENCE N.45°05'07"W., 137.24 FEET; THENCE S.44°54'53"W., 47.35 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 280.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CENTRAL ANGLE OF 19°29'15" (CHORD BEARING S.35°10'15"W., 279.25 FEET); THENCE N.64°34'22"W., 50.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, 33.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 875.00 FEET AND A CENTRAL ANGLE OF 02°10'43" (CHORD BEARING S.24°20'18"W., 33.27 FEET); THENCE N.43°05'31"W., 226.96 FEET TO A POINT ON THE EASTERLY BOUNDARY OF VINTAGE GOLF AND COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 41, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF VINTAGE GOLF AND COUNTRY CLUB, THE FOLLOWING TWO (2) COURSES: 1) N.44°54'53"E., 1067.71 FEET; 2) N.00°54'41"W., 1318.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 76.44 ACRES, MORE OR LESS.

Applicant's Legal Checked
by SS 9-13-07

RECEIVED
SEP 07 2007

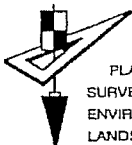
COMMUNITY DEVELOPMENT

ADD 2007-0163

NOTICE OF SURVEY
DATE: 6/14/07
DANIEL J. REGAN PSM # 6331
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NO. LB 148

PREPARED BY: HEIDT & ASSOCIATES, Inc.
Tampa • Fort Myers



CIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE

Fort Myers Office
3800 Colonial Boulevard #200
Fort Myers, Florida 33912
Phone: 239-482-7275
FAX: 239-482-2103

LEGAL DESCRIPTION BELLE LAGO PHASE TWO

Prepared For: TOLL BROTHERS, INC.

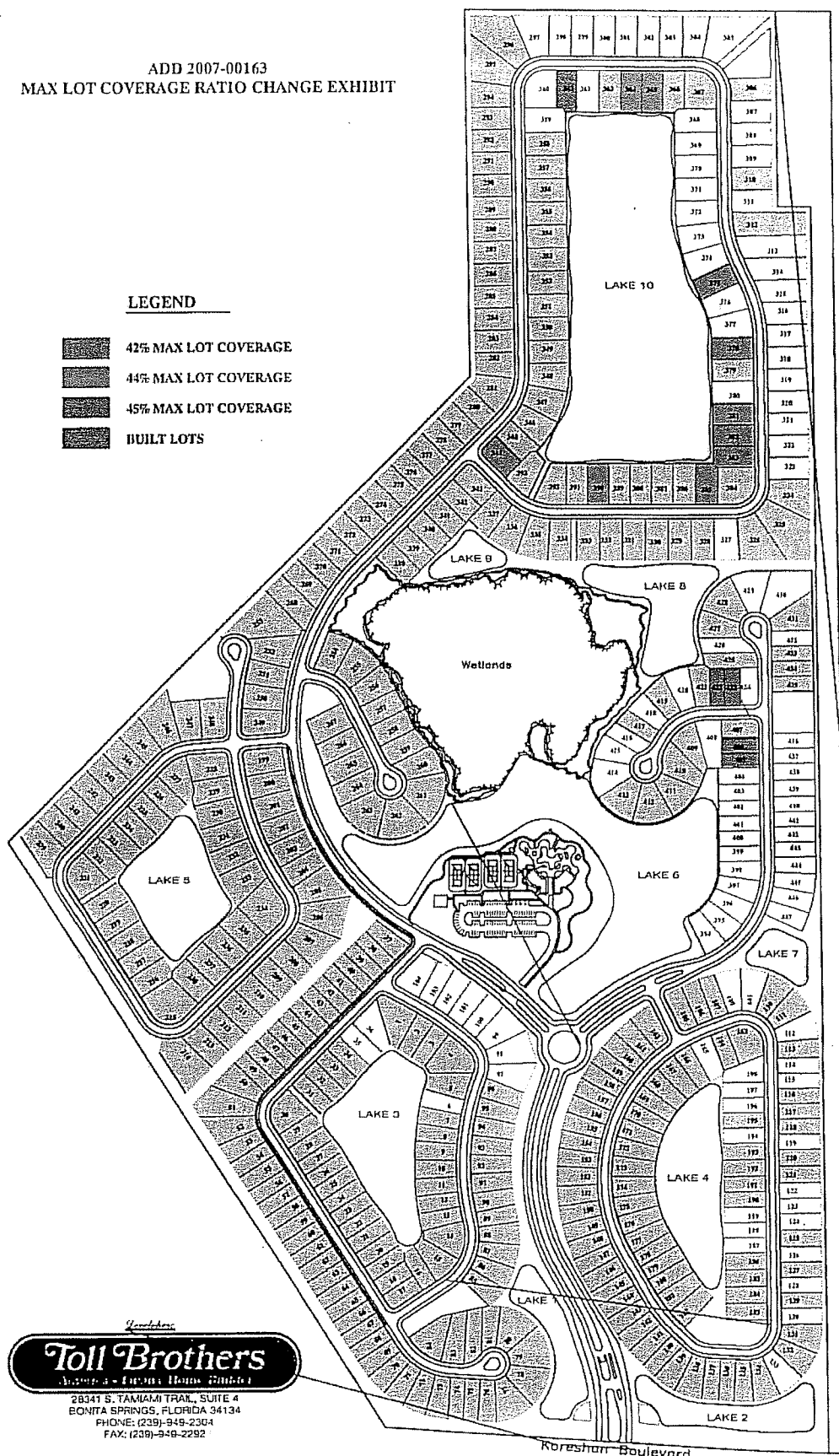
SHEET 1 OF 1

Date: 06/14/2007

SECTION 21, TOWNSHIP 46S, RANGE 25E
LEE COUNTY, FLORIDA

ADD 2007-00163
MAX LOT COVERAGE RATIO CHANGE EXHIBIT

	42% MAX LOT COVERAGE
	44% MAX LOT COVERAGE
	45% MAX LOT COVERAGE
	BUILT LOTS



Toll Brothers

28341 S. TAMiami TRAIL, SUITE 4
BONITA SPRINGS, FLORIDA 34134
PHONE: (239)-949-2304
FAX: (239)-949-2292



SHELDON & ASSOCIATES, INC.

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**TOLL BROTHERS
BELLE LAGO**

ADD 2010-00100

APPROVED

311

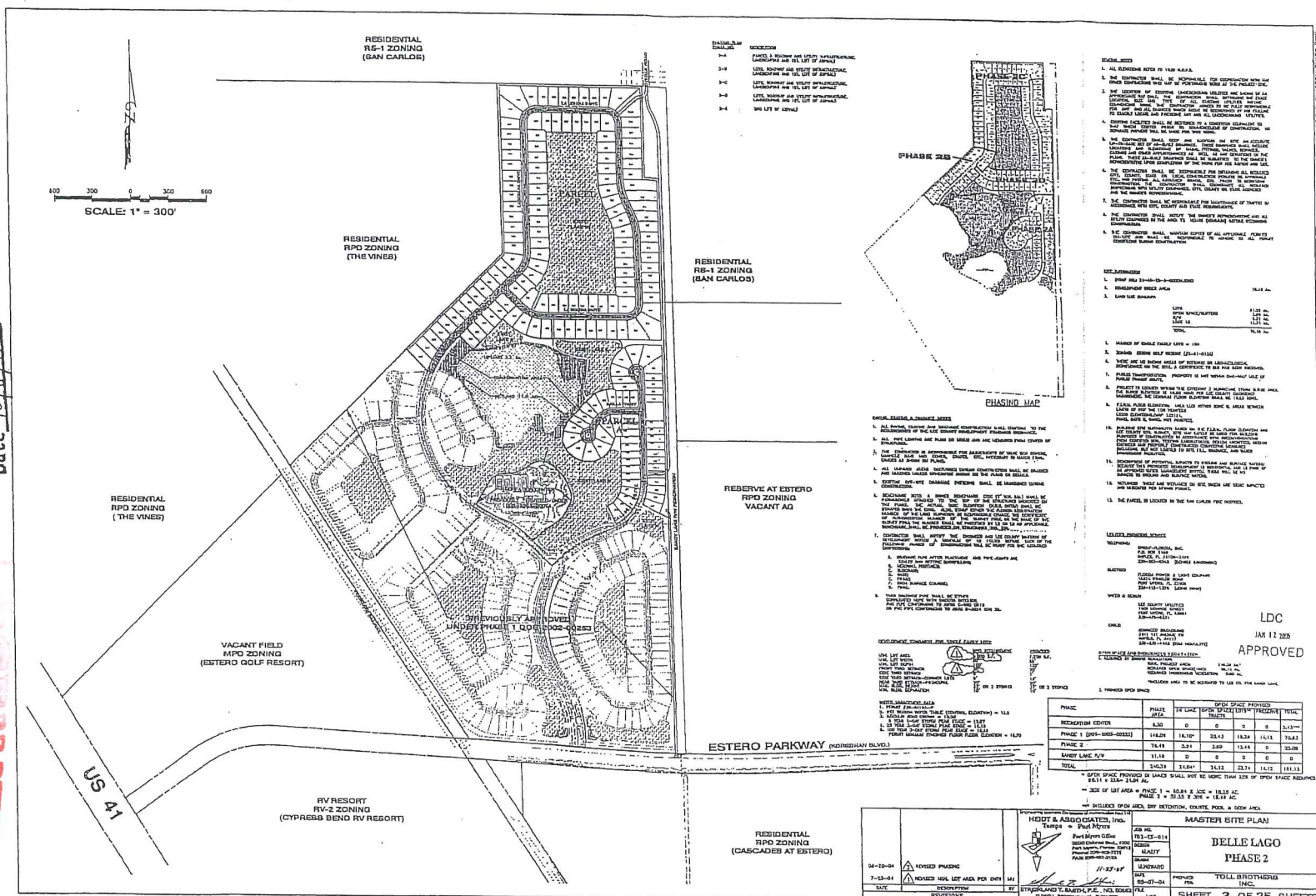
subject to Case # ADD2007-00163

Date 10/8/07

COMMUNITY DEVELOPMENT

DEC 07 2010

RECEIVED
DEC 07 2006
POLYMER LETTERS



ADD 2007-00763

COMMUNITY DEVELOPMENT



LEE COUNTY
SOUTHWEST FLORIDA

Writer's Direct Dial # (239) 533-8371

BOARD OF COUNTY COMMISSIONERS

September 10, 2009

Bob Janes
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Ms. Neale Montgomery
Pavese Law Firm
1833 Hendry Street
P. O. Drawer 1507
Fort Myers, Florida 33902-1507

RE: Estero Golf Resort
Case No. DCI2009-00026

Donald D. Stilwell
County Manager

Dear Ms. Montgomery:

David M. Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

In response to your letter dated July 27, 2009, please be advised that the above-referenced property is zoned Mixed Use Planned Development (MPD) and is located in the Urban Community, Suburban and Wetlands future land use categories according to the Future Land Use Map of Lee County.

Your letter seeks confirmation concerning the status of the Master Concept Plan (MCP), and if the MCP is still effective, or has/will the MCP vacated. You also ask if it is expected to vacate to be approved for an extension as provided for by Senate Bill (SB) 360.

Based on the following history, staff finds that the Master Concept Plan for Estero Golf Resort has not vacated and still is in effect, as provided for in the current Land Development Code provisions noted above. The MPD zoning remains effective since there is a substantial portion of the development complete and the MPD will not vacate under the current LDC regulations.

The history of this planned development is that it was originally approved on July 30, 2001, by adoption of amended Zoning Resolution Z-01-012a. Since then the overall planned development has been amended administratively and by Zoning Resolution Z-04-048, adopted on October 18, 2004 (see attached).

LDC Section 34-381(a)2. provides:

- (2) Master concept plans approved after December 2, 1991, are subject to the following:
 - a. An Option 1 master concept plan approved after December 2, 1991 is vacated unless the property owner either obtains a development order for a substantial portion of the project or Final Plan Approval of a master concept plan, within five years of the date of the approval of the planned development. Master concept plans that obtained final plan approval within the required time must also obtain a development order for a substantial portion of the project within one year of the adoption of this amendment (June 24, 2003) or the master concept plan is vacated.

Additional development order approvals necessary to complete the project must be obtained from the department within two years of the date of the first development order approval or the remainder of the master concept plan is vacated.

U:\200907\DCI20090.002\6\ESTERO GOLF RESORT.WPD

- b. An Option 2 master concept plan approved after December 2, 1991, is vacated unless the property owner obtains a development order for a substantial portion of the project within five years of the date of the approval of the planned development.
- c. A master concept plan approved other than as an Option 1 or Option 2 type master concept plan after March 8, 2001, is vacated if development order for a substantial portion of the project are not approved within five years of the date of the approval of the planned development.
- d. Master concept plans for planned developments that do not require development orders are not subject to the timeframes for vacation in this section.

Substantial portion: A substantial portion of the project consists of no less than 20 percent of the lots, dwelling units, square feet or other measurements of intensity, as applicable unless a lesser percentage is approved by the Board of County Commissioners.

Development Orders for a substantial portion of the planned development were issued in 2002, 2003, and 2004 for the existing residential developments of Belle Lago and Osprey Cove. These developments represent more than 20 percent of the development intensity of the approved planned development.

Please be advised that the information provided herein is based on current regulations and may be subject to change as ordinances are enacted or amended.

Should you have further questions, please do not hesitate to contact our office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division



Alvin Block, AICP
Principal Planner

cc: DCI2000-00032
DCI2003-00058

PAVESE LAW FIRM

NEALE MONTGOMERY

Direct dial: (239) 336-6235
Email: NealeMontgomery@paveselaw.com

1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Drawer 1507, Fort Myers, Florida 33902-1507 | (239) 334-2195 | Fax (239) 332-2243

July 27, 2009

Ms. Mary Gibbs
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

RECEIVED
JUL 27 2009

COMMUNITY DEVELOPMENT

**RE: SB 360 EXTENSION
RESOLUTION Z-04-048**

Dear Ms. Gibbs:

Resolution Z-04-048 approved a Mixed Planned Development (MPD). The residential component of the MPD was entitled "Estero Golf Resort" in the zoning resolution. The residential portion of the MPD has been developed. Section 34-381, Lee County Development Regulations, provides that the master concept plan is not subject to vacation if a development order has been obtained for a substantial portion of the development. A substantial portion is defined as at least 20% of the lots, dwelling units, square footage or other measurements of intensity.

In this instance the zoning was approved on October 18, 2004. A development order was obtained for all of the residential development. This would meet the threshold test of at least 20%. Since more than 20% of the MPD has been developed the Master Concept Plan for the MPD should be vested and not subject to vacation. Please confirm whether or not the MCP is vested and no longer subject to vacation. If the County concurs that the MCP is not subject to vacation can you please confirm this in writing.

If the county submits that the commercial portion of the MCP is subject to vacation at the end of 5 years, or October of 2009, in the absence of a local development order then please accept this letter as a request for a two year extension pursuant to Senate Bill (SB) 360. SB 360 provides that a two year time extension can be requested if the development approval has an expiration date between September 1, 2008 and January 1, 2012. If the MCP is subject to vacation or expiration the expiration date would be October 18, 2009, which would fall within the dates identified in SB 360. The two year time extension would extend the life of the MCP to October 18, 2011. Can you please confirm whether or not the time extension is necessary, and if it is necessary can you please confirm the new date?

Enclosed is a check in the amount of \$100.00 representing the fee for the extension. Your consideration of this matter is greatly appreciated.

Sincerely,


Neale Montgomery

DCI 2009-00026

NM/kc

cc: Ms. Pamela Houck, Community Development
Enclosure

New DCI 2009-00026
DCI 2003-00058

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 8823 Biella Court (Lot 416), described more particularly as:

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

LOT 416, BELLE LAGO PHASE TWO, AS RECORDED IN PLAT BOOK 82,
PAGE 98, 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); 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

WHEREAS, the subject property is a narrow parcel that is approximately 8,177 square feet and is being developed with a single-family residence under building permit number RES2010-00745; and

WHEREAS, the proposed total lot coverage under roof (living space, covered lanai, entry and garage) is approximately 3,349 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 82 square feet, resulting in a lot coverage of 41%; 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 8823 Biella Court (Lot 416) is **APPROVED**, subject to the following conditions:

1. **The Development must be in compliance with the Plot Plan stamped RECEIVED MAR 08 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 8823 Biella Court (Lot 416).**
3. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

DULY SIGNED this 16th day of March, A.D., 2010.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

Attachments:
A - Plot Plan

CASE NO. ADD2010-00023

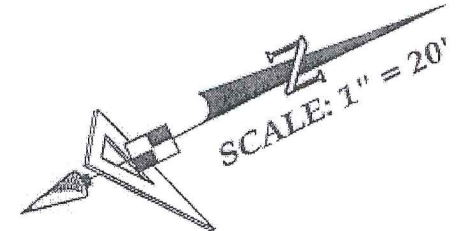
Page 2 of 2

Plot Plan

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

TRACT "L"
"OPEN SPACE"

45.69'
N.42°19'16"E



Bearings are based on the
Northerly boundary of Lot
416, said line bears
N.59°36'35"W., per plat

ADD
2010-00023

COMMUNITY DEVELOPMENT

NOV 10 2010

415

N.59°36'35"W. 138.64'

5.2'

22.0'

16.1'

10.3'

4.4'

16.5'

25.3'

29.7'

22.7'

5.2'

24.7'

29.4'

90.7'

151.98'

N.59°36'35"W.

41.7'

8.7'

11.7'

14.7'

19.3'

416
8177 SF

Proposed Residence
Model - St. Lawrence-Mediterranean
Garage-Right
3' Extension Added

8.7'

11.7'

14.7'

19.3'

BELLE LAGO PHASE 2
(P.B. 82, Page 98)

417

GENERAL NOTES:

Residence Foot Print = 2929 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 = 8177 square feet, more or less

Total lot coverage under
roof = 3349 square feet.

Lot coverage = 41 %

CURVE DATA TABLE

DELTA	ARC	TANGENT	CHORD	BEARING
08°47'47"	8.90	4.46	8.90	N.65°00'11"E.
03°08'26"	10.47	5.24	10.47	N.40°45'03"E.
33°17'19"	52.29	26.91	51.56	N.52°45'25"E.

COMMUNITY DEVELOPMENT

DEC 07 2010

RECEIVED

ADD
2010-00100

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.

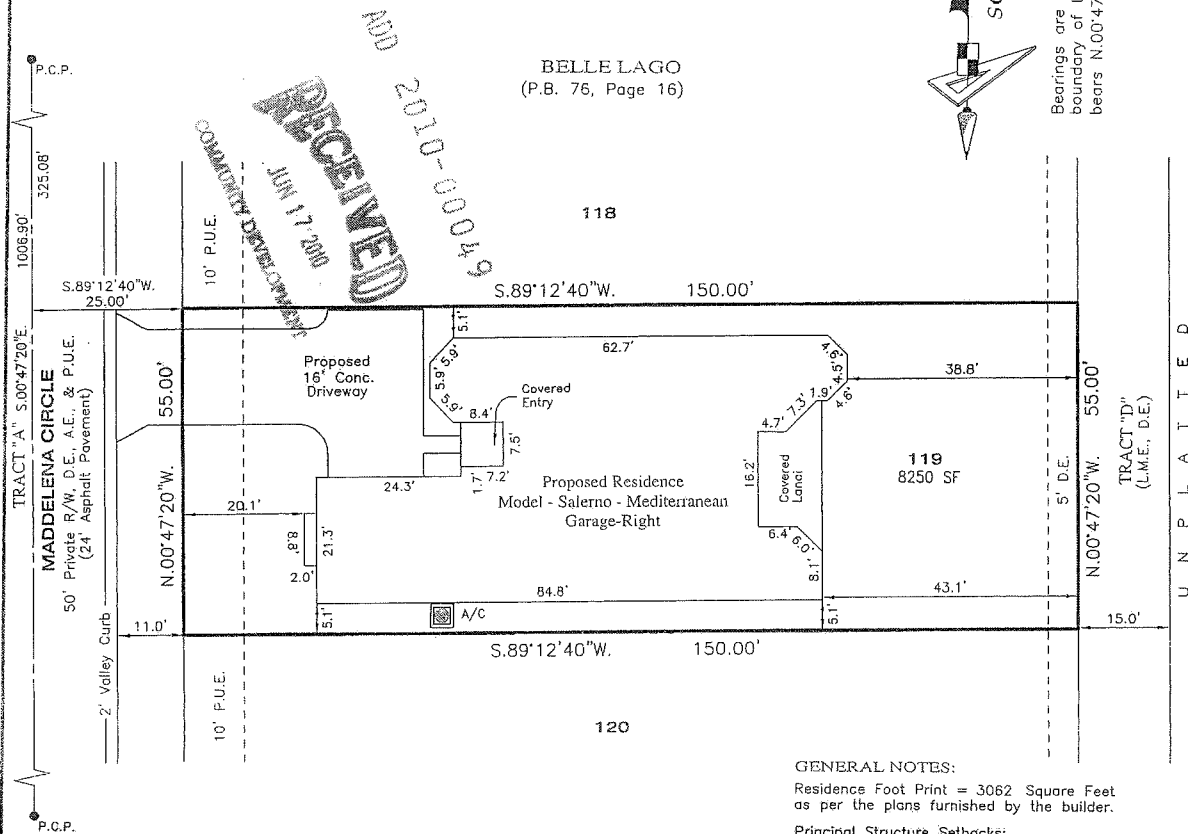
BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

Attachments:
A - Plot Plan

SCALE: 7" = 20'

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



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

Residence Foot Print = 3062 Square Feet
as per the plans furnished by the builder.

Front = 20'
Rear = 20'
Side = 5'
Preserve = 20'

Front = 12' Side Entry Garage
Rear = 5'
Side = 5'
Preserve = 20'

Lot = 8250 square feet, more or less

Total lot coverage under
roof = 3332 square feet.

Lot coverage = 40 %

R/W - Right of Way
 O.R. - Official Records Book
 P.B. - Plat Book
 P. - Page
 Elev. - Elevation
 SF - Square Feet
 Conc. - Concrete
 B.P. - Break Pipe
 SW - Side Walk
 C - Curb Inlet
 G.T. - Gully Top Inlet
 MES - Main End Section
 RCP - Reinforced Cast. Pipe
 V - Vertical
 P.K. - Parker Local Unit
 SIR - Set 5/8" Iron Rod LB9768
 SPND - Spigot and Nipple
 FIR - Found 5/8" Iron Rod LB148
 (Unless Noted Otherwise)
 FIP - Found 1" Iron Pipe LB148
 (Unless Noted Otherwise)
 FPK - Found P.K. Nail
 FPK - Found P.K. Nail & Disk
 FCM - Found Concrete Monument
 REF - Reference
 PER - Permanent Ref. Monument
 PCP - Permanent Control Point

B/P - Backflow Preventer
 W - Water Valve
 F - Fire Hydrant
 RCB - Reclaimed Water Meter
 RCB - Reclaimed Water Valve
 T - Telephone
 E - Electric Box
 C - Cable Television Box
 L - Light Pole
 S - Storm Sewer Manhole
 S - Sanitary Sewer Manhole
 E - Electric Handhole
 C - Clean Out
 KWC - Irrigation Control Valve
 A/C - Air Conditioner
 P.U.E. - Public Utility Easement
 C.U.E. - County Utility Easement
 I.E. - Irrigation Easement
 L.M.E. - Lake Maintenance Easement
 C.E. - Conservation Easement
 A.E. - Access Easement
 L.B.E. - Landscape Buffer Easement
 R.W.E. - Raw Water Wet Easement

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

1. Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this survey.
2. 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.
3. Elevations shown hereon are in feet and are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29).
4. 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.

TOLL BROTHERS

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.

[illegible]

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 MAP

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

ATTACHMENT A

MAX LOT COVERAGE RATIO CHANGE EXHIBIT

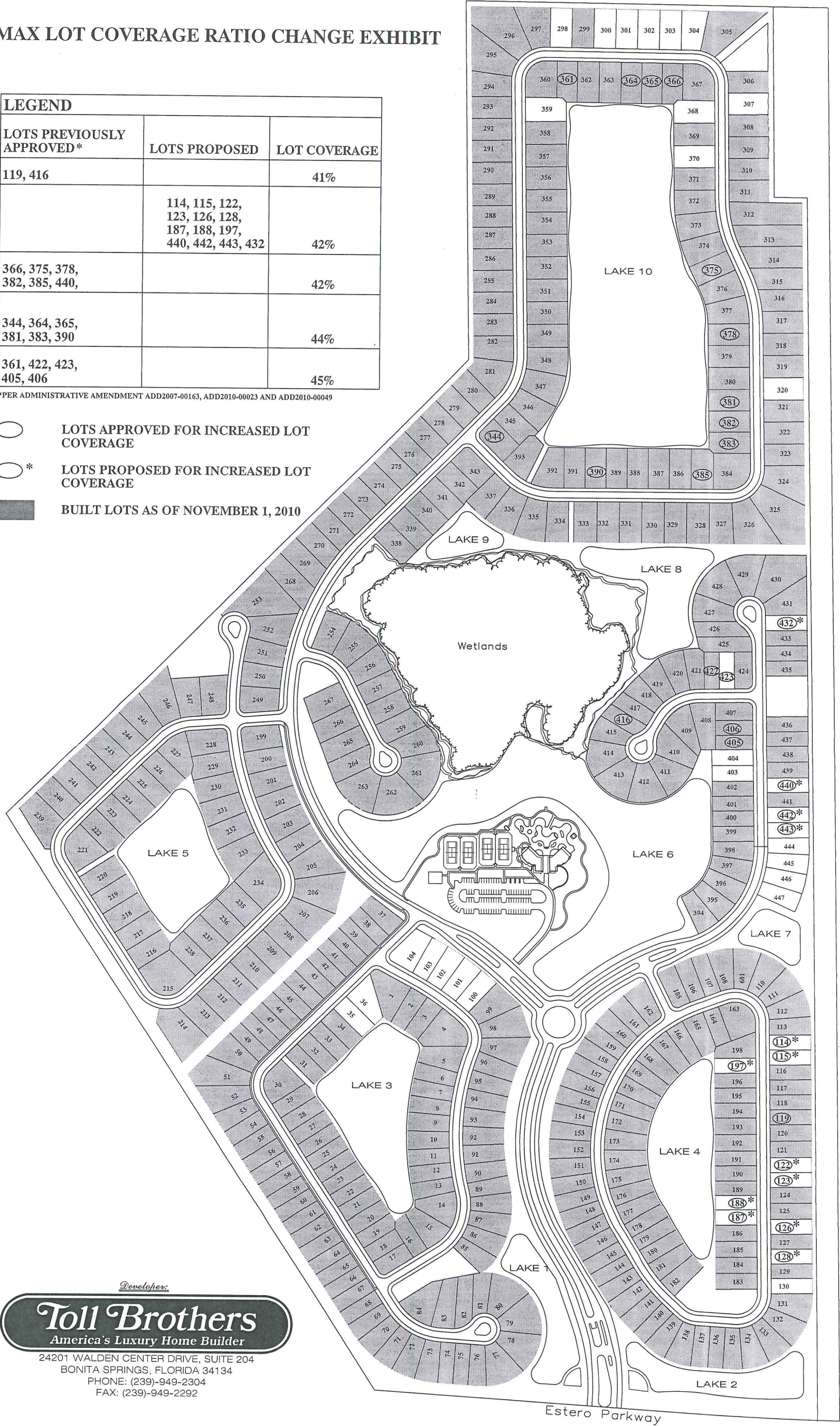
LEGEND

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

COMMUNITY DEVELOPMENT

RECEIVED
DEC 07 2010

ADD 2010-00100

LAND USE SUMMARY		
TRACTS MPD-6 THRU MPD-12	228.87 Ac.	
SANDY LANE R/W RESERVATION	11.49 Ac.	
TOTAL	240.36 Ac.	
MAXIMUM NUMBER OF RESIDENTIAL UNITS = 450		

MASTER CONCEPT PLAN NOTES

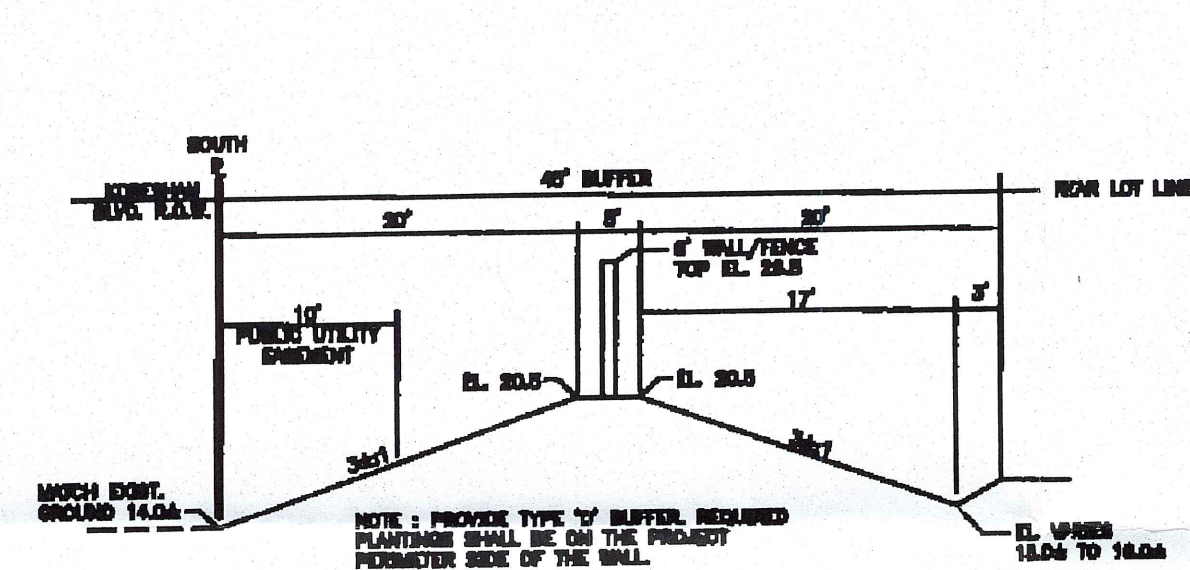
1. The residential unit mix is preliminary and subject to change due to marketing and permitting considerations. Single and multi-family units may be converted on a 1:1 ratio.
2. Temporary administration offices and sales offices may utilize septic tanks and/or holding tanks.
3. The configuration of the "Conservation" areas and "Restored Wetlands" are approximate and subject to modification by the review agencies.
4. The Temporary Sales Center shall be removed when the Models/Sales Center is opened.

PARKING

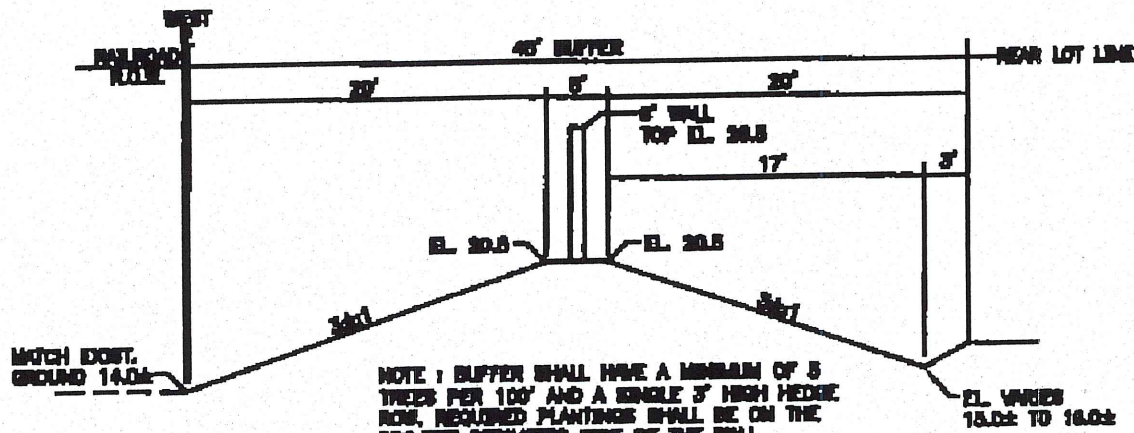
Estero Golf Resort will meet the parking requirements of the LDC. Parking will be calculated based on the specific uses developed within this project.

- UPLAND CONSERVATION
- RESTORED WETLAND CONSERVATION
- LAKE
- PROPOSED RIGHT OF WAY FOR SANDY LANE
- M MODEL HOME LOCATION
- P PARKING LOCATION FOR MODELS/SALES CENTER
- SC SALES CENTER
- DEVIATION

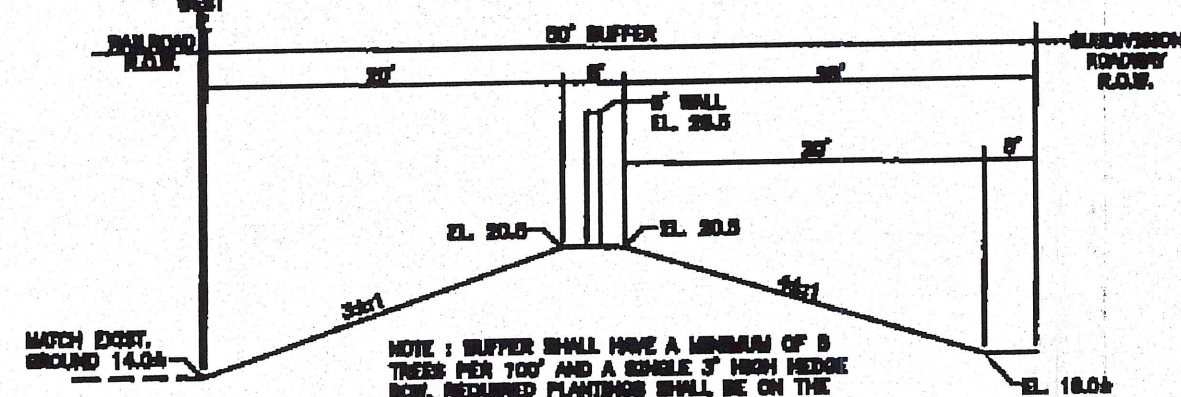
SCALE: 1" = 300'



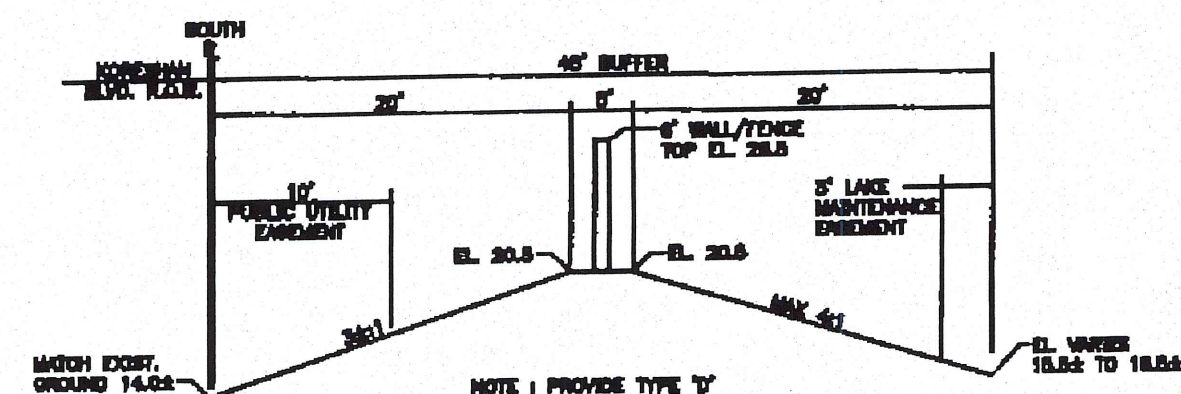
SECTION 1-1
SOUTH PERIMETER BUFFER
N.T.S.



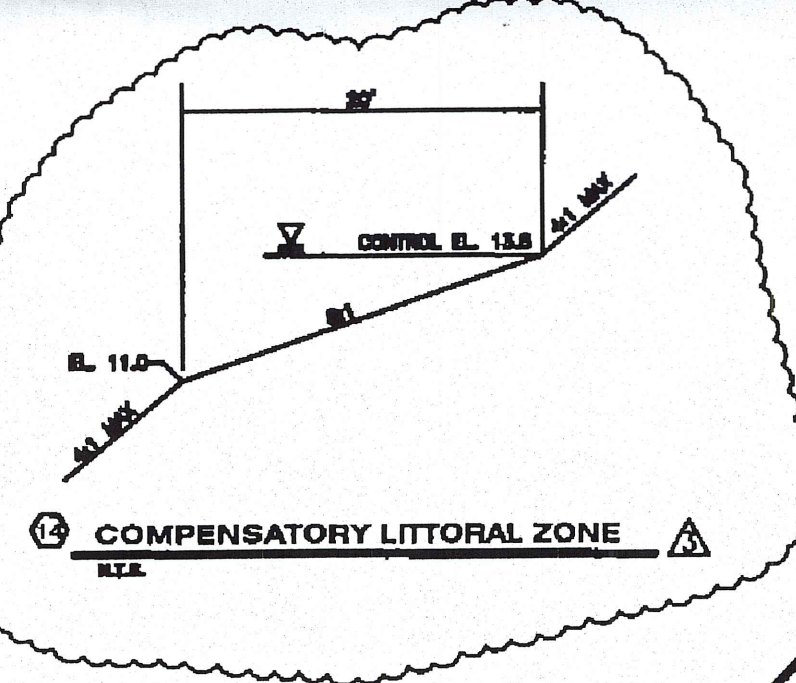
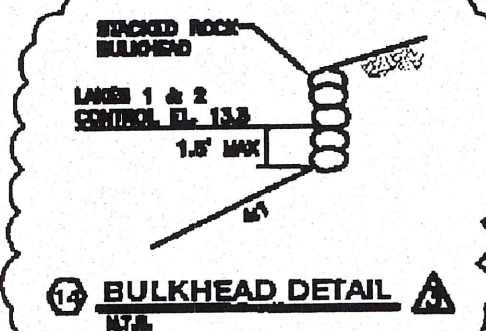
SECTION 2-2
WEST PERIMETER BUFFER
N.T.S.



SECTION 3-3
WEST PERIMETER BUFFER
N.T.S.



SECTION 4-4
SOUTH PERIMETER BUFFER
N.T.S.



APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD 2004-00127
Date 6/25/04

8-14-04		Δ BULKHEAD DEVIATION		HEIDT & ASSOCIATES, Inc. Tampa Fort Myers Office 3800 Colonial Blvd. Suite 200 Fort Myers, Florida 33912 Phone: 239-482-7276 Fax: 239-482-2100	ADMINISTRATIVE AMENDMENT FOR BELLE LAGO	
5-30-03	Δ	ADDED SALES CENTER			JOB NO. 182-ES-000	ESTERO GOLF RESORT AMENDED MASTER CONCEPT PLAN MPD TRACTS 6-12
5-1-03	Δ	ADDED LOT LINES IN TRACT MPD-12			DESIGN IBACH	
DATE	DESCRIPTION	BY	STRICKLAND T. SMITH, P.E. NO. 60652 FLORIDA PROFESSIONAL ENGINEER	FILE	ADMIN-AMEND	SHEET 1 OF 1 SHEETS