

ADMINISTRATIVE AMENDMENT (PD) ADD2013-00005

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Kami Corbett representing the owner of the property filed an application for administrative approval to a Mixed Use Planned Development on a project known as Belle Lago (aka Estero Golf Resort) to increase the maximum lot coverage of 40 percent to 42 percent for the property located at 19360 La Serena Drive (Lot 301), described more particularly as:

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

Lot 301, Bella Lago Phase Two, as described in the Public Records of Lee County, Florida at Plat Book 82, Pages 98-102.

WHEREAS, the STRAP number of the subject lot is:
21-46-25-09-00000.3010; and

WHEREAS, the property was originally rezoned in case number Z-01-012 & Z-01-012A (with subsequent amendments in case numbers DCI2003-00058 (Z-04-048), ADD2003-00014, ADD2003-00014A, ADD2004-00127, ADD2004-00167, ADD2007-00118, ADD2007-00163, DCI2009-00026, ADD2010-00023, ADD2010-00049); 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 ($\pm$) 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 ($\pm$) 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, 19360 La Serena Drive (Lot 301), is being developed under Permit Number RES2012-04212 as a 4,852 square foot single-family residential dwelling on a parcel that is 12,000 ($\pm$) square feet or .27 ($\pm$) 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, similar maximum lot coverage deviations were approved for other lots within the same development via ADD2007-00118, ADD2007-00163, ADD2010-00023 and ADD2010-00049; 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 52 ($\pm$) square feet, resulting in a lot coverage of 40.4%; 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 increase the maximum lot coverage of 40 percent to 42 percent for the property located at 19360 La Serena Drive (Lot 301) is **APPROVED subject to the following conditions:**

1. The Development must be in compliance with the Site Plan dated 10-15-2012 for Lot 301, Plat Book 82, Page 102, stamped received January 14, 2013 by the Department of Community Development, attached as Exhibit "A".
2. The increase in lot coverage from 40 percent to 42 percent is limited to the subject property located at 19360 La Serena Drive (Lot 301, Bella Lago Phase Two).
3. The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.

DULY SIGNED this 30th day of January, A.D., 2013.

BY: _____

Pam Houck, Director
Division of Zoning
Department of Community Development

