

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, 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]*

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.**

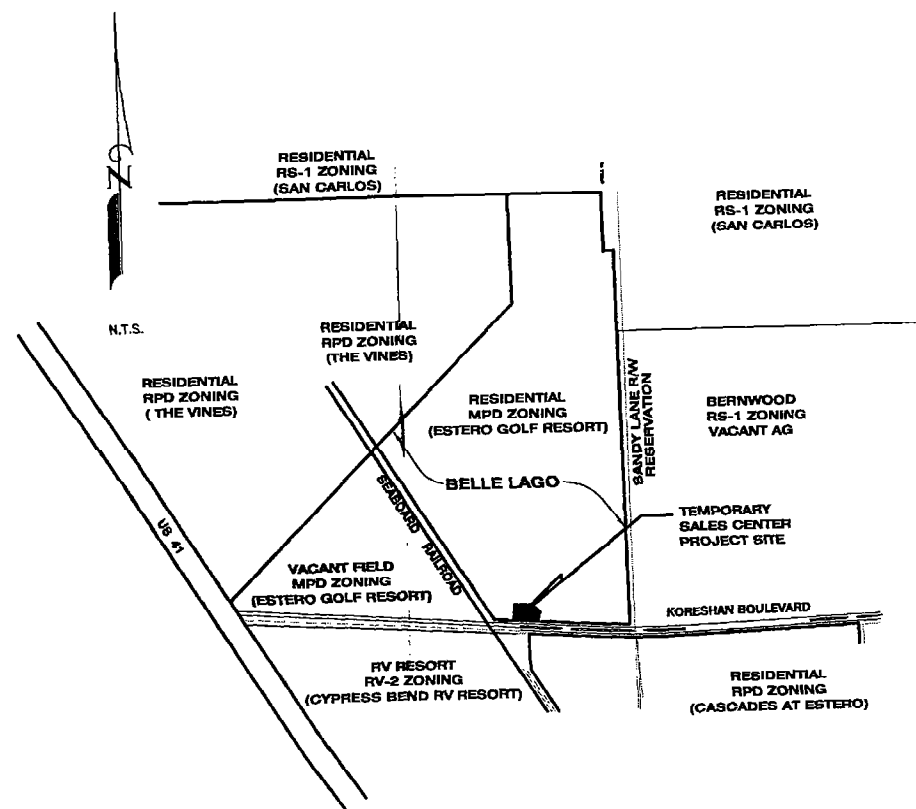
SHEET 1 OF 1

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

P:\Estero

APPROVED
Amended Plan
Subject to Case # ADD 2003-00014
Date March 13, 2003

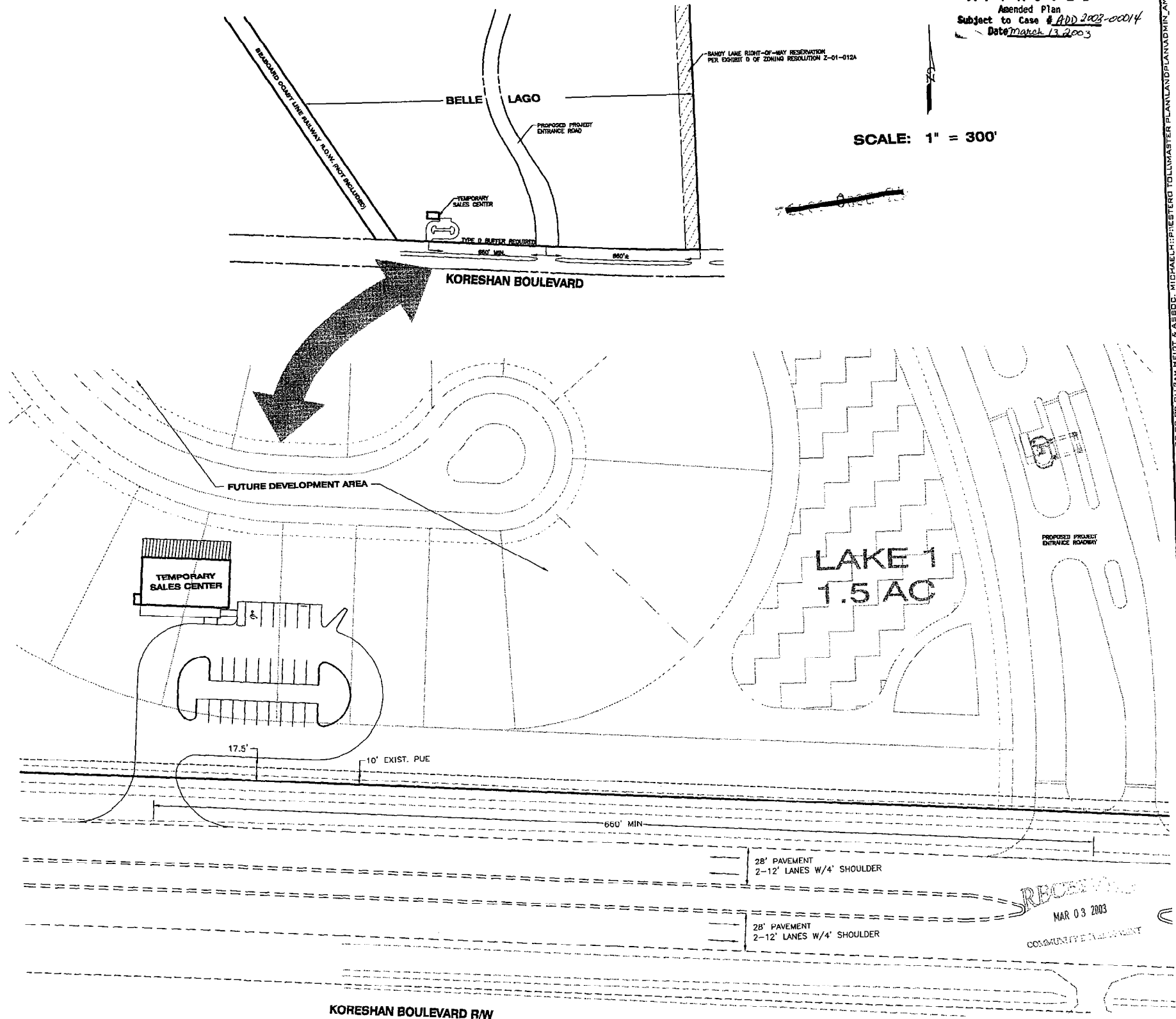
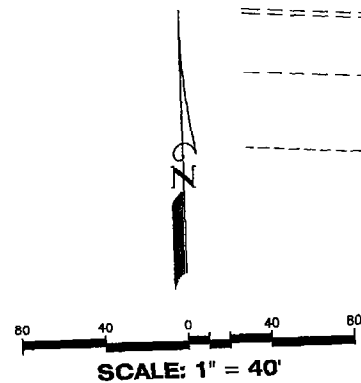
SCALE: 1" = 300'



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.



<table border="1"><tr><td>DATE</td><td>DESCRIPTION</td><td>BY</td></tr><tr><td colspan="3">REVISIONS</td></tr></table>		DATE	DESCRIPTION	BY	REVISIONS			 Engineering Business Certificate of Authorization No. 145 HEIDT & ASSOCIATES, Inc. Tampa ♦ Fort Myers Fort Myers Office 3900 Colonial Blvd. Suite 200 Fort Myers, Florida 33912 Phone: 239-462-7275 FAX: 239-462-9103 R. H. McCormick P.E. NO. 48812 FLORIDA PROFESSIONAL ENGINEER	BELLE LAGO ADMINISTRATIVE AMENDMENT 1A			
		DATE	DESCRIPTION	BY								
		REVISIONS										
		JOB NO. TR2-FS-036	ESTERO GOLF RESORT AMENDED MASTER CONCEPT PLAN FOR BELLE LAGO TEMPORARY SALES CENTER TOLL BROTHERS									
		DESIGN IBACH										
DRAWN MEANS												
DATE 02-26-03												
			PREPARED FOR:	SHEET 1 OF 1 SHEETS								
		FILE ADM-AMEN A1										

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