

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.

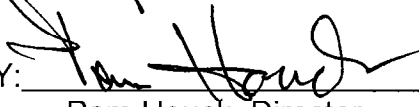
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Mixed Use Planned Development to add Deviation #14, Resolution Z-01-012a, pursuant to Section 10-329(d)(4) of the Land Development Code, to allow a stacked bulkhead in each of Lakes 1 and 2 as 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 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 AMY 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

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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		

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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

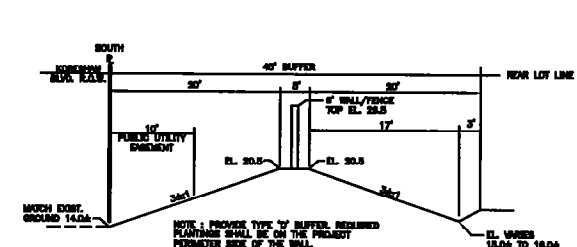
1. The residential unit mix is preliminary and subject to change due to marketing and permitting considerations. Single and multi-family units may be converted on a 1:1 ratio.
2. Temporary administration offices and sales offices may utilize septic tanks and/or holding tanks.
3. The configuration of 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

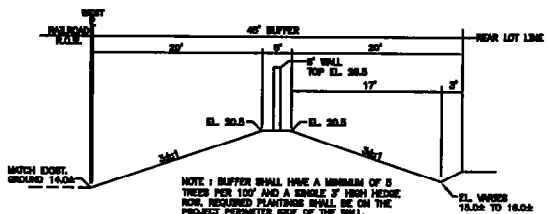
Estero Golf Resort will meet the parking requirements of the LDC. Parking will be calculated based on the specific uses developed within this project.

- 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
- 3 DEVIATION

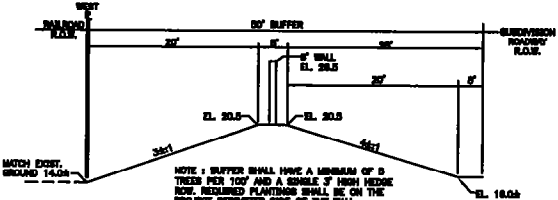
SCALE: 1" = 300'



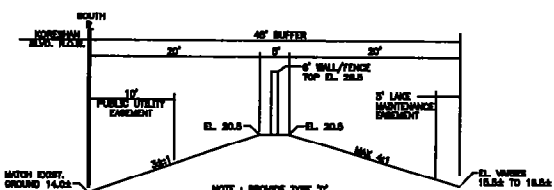
SECTION 1-1
SOUTH PERIMETER BUFFER



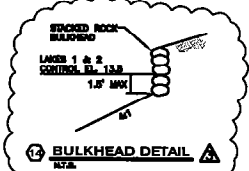
SECTION 2-2
WEST PERIMETER BUFFER



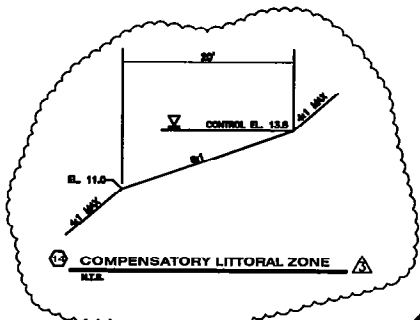
SECTION 3-3
WEST PERIMETER BUFFER



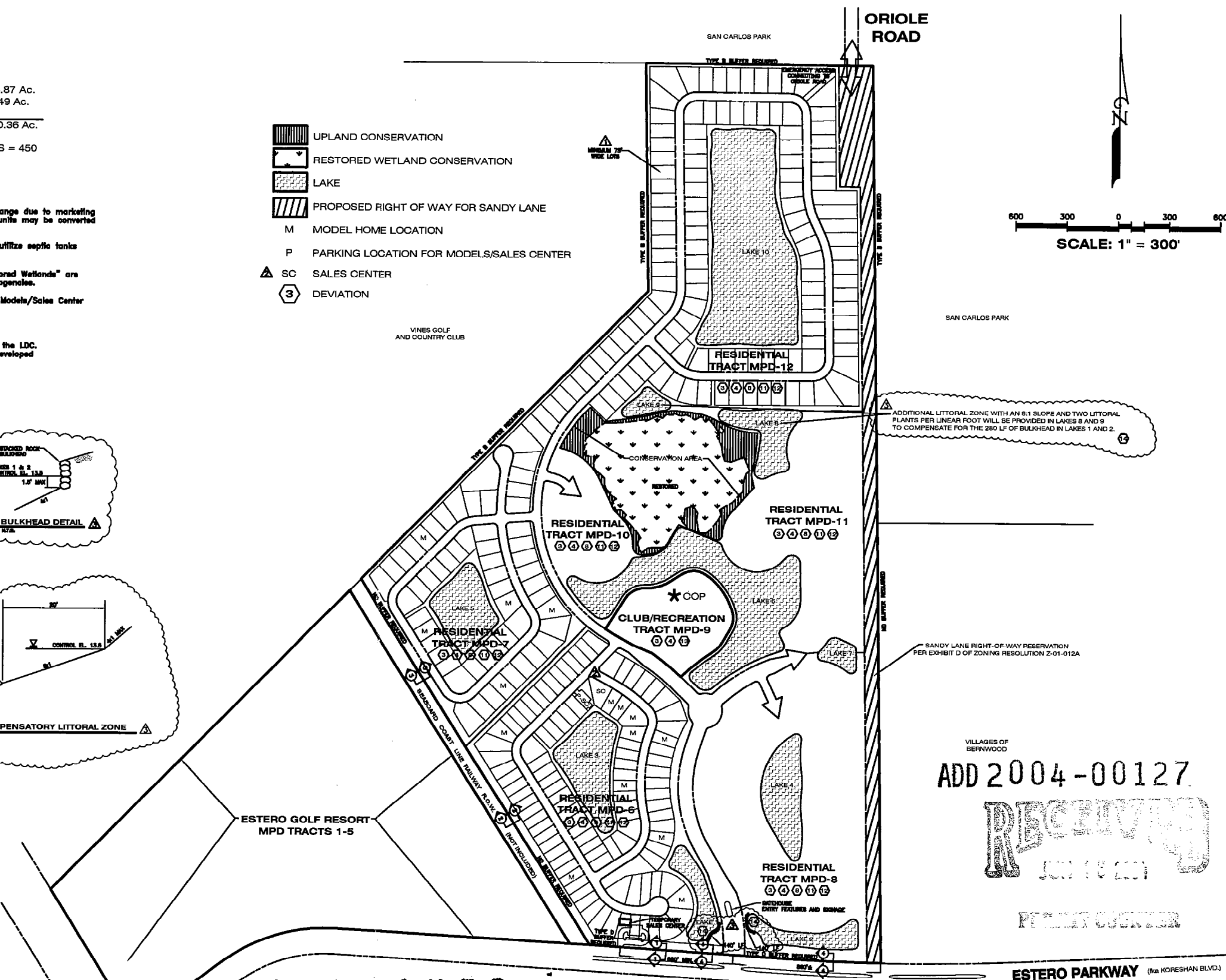
SECTION 4-4
SOUTH PERIMETER BUFFER



BULKHEAD DETAIL



COMPENSATORY LITTORAL ZONE



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

		Engineering Business Certificate of Authorization No. 146 HEIDT & ASSOCIATES, Inc. Tampa ♦ Fort Myers 		ADMINISTRATIVE AMENDMENT FOR BELLE LAGO JOB NO. 182-ES-000 DESIGN IBACH DRAWN MOSHER DATE 02-03-03 PREPARED FOR TOLL BROTHERS FILE ADMIN-AMEND	
6-14-04	 BULKHEAD DEVIATION			ESTERO GOLF RESORT AMENDED MASTER CONCEPT PLAN MPD TRACTS 6-12	
5-30-03	 ADDED SALES CENTER				
5-1-03	 ADDED LOT LINES IN TRACT MPD-12				
DATE	DESCRIPTION	BY			
REVISIONS					
			STRICKLAND T. SMITH, P.E. NO. 50652 FLORIDA PROFESSIONAL ENGINEER		