

ADMINISTRATIVE AMENDMENT (PD) ADD1999-00056

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, West Bay Club Development Corporation filed an application for administrative approval within the approved Residential Planned Development project known as West Bay Club RPD (Development Area 3) **to change the use of the property in Development Area 3 from multiple family residential to single family residential** for property located on West Bay Boulevard, described more particularly as:

LEGAL DESCRIPTION: In Section 31, Township 46 South, Range 25 East, Lee County, Florida:

Beginning at the North Quarter Section corner of said Section 05, Township 47 South, Range 25 East, said point being the Northeast corner of Lot 56B of FLORIDA GULF LAND COMPANY SUBDIVISION as recorded in Plat Book 1 at Page 59, Lee County Records and run S00°40'16"E for 30.00 feet to the South right-of-way (ROW) line of Williams Road (60 feet wide);

THENCE run N89°00'18"E along said South line for 165.26 feet;

THENCE run S00°36'29" E for 200.00 feet to the Southeast corner of lands described in deed recorded in Official Record Book 2465 at Page 3044, Lee County Records;

THENCE run S89°00'18"W along the South line of said lands for 494.00 feet to an intersection with the East line of Lot 55B of said FLORIDA GULF LAND COMPANY SUBDIVISION;

THENCE run S00°47'09"E along said East line for 765.00 feet;

THENCE run S88°57'37"W for 327.43 feet to an intersection with the East line of Lot 54B;

THENCE run S00°54'02"E for 351.20 to the Southeast corner of Lot 54B;

THENCE run N89°15'52"E along the South line of Lots 55B and 56B for 653.45 feet;

THENCE run N89°15'52"E along the South line of Lot 57B for 327.60 feet;

THENCE run S00°32'41"E along the East line of Lot 40B for 1,350.95 feet;

THENCE run S89°31'44"W for 324.62 feet to the center of said Section 05, said point being the Southwest corner of said Lot 40B;

THENCE run S89°34'40"W for 2,592.29 feet to the West Quarter section corner of Section 05, said point being the Southwest corner of Lot 48B of said subdivision;

continued...

THENCE run S01°31'46"E for 92.78 feet to the Southeasterly corner of lands described in deed recorded in Official Record Book 2192 at Page 567, Lee County Records;

THENCE run along the South line of said lands the following courses:
 S89°10'55"W for 349.43 feet;
 S00°49'50"E for 162.49 feet;
 N81°20'47"W for 600.53 feet;
 S46°11'51"W for 77.45 feet;
 THENCE run N01°35'45"W along the West line of said lands for 2,875.95 feet
 to an intersection with the North line of said Section 06;
 THENCE run S88°56'02"W along the North line of said Section 06 for 1,638.66
 feet to the Southwest corner of lands described in deed recorded in Official
 Record Book 1509 at Page 221, Lee County Records, said point also being the
 Southwest corner of Lot 8A of said FLORIDA GULF LAND COMPANY
 SUBDIVISION and the South Quarter (S¼) Section corner of Section 31,
 Township 46 South, Range 25 East;
 THENCE run N00°22'46"W along the West line of said lands along the
 North/South Quarter (N/S¼) Section line for 2,656.37 feet to the Northwest
 corner of Lot 25A, said FLORIDA GULF LAND COMPANY SUBDIVISION;
 THENCE continue N00°22'46"W along the West line of said lands and the West
 line of Lots 40A and 57A of said subdivision for 2,391 feet, more or less to the
 waters of the Estero River;
 THENCE run Northeasterly, Southeasterly, Southwesterly, Southerly,
 Southeasterly and Northeasterly along said waters for 5,030 feet, more or less
 to an intersection with the East line of the Southeast Quarter (SE¼) of said
 Section 30, Township 46 South, Range 25 East;
 THENCE run N00°32'05"W along said East line for 224 feet, more or less to said
 waters;
 THENCE run Southeasterly, Southwesterly, Westerly and Southwesterly along
 said waters for 1,213 feet, more or less to an intersection with the North line of
 said Section 32, Township 46 South, Range 25 East, said line being the North
 line of Lot 49A of said FLORIDA GULF LAND COMPANY SUBDIVISION;
 THENCE run N87°54'53"E along said North line for 628 feet, more or less to said
 waters for 485 feet, more or less to an intersection with the East line of Lot 52A,
 said FLORIDA GULF LAND COMPANY SUBDIVISION;
 THENCE run S00°43'04"E along said East line of Lot 52A for 1,190 feet, more
 or less to the Southeast corner of lands described in deed recorded in Official
 Record Book 1807 at Page 4091, Lee County Records, said point being the
 Southeast corner of said Lot 52A of said subdivision;
 THENCE run N88°27'02"E along the North line of Lots 44A, 43A, 42A and 41A
 of said FLORIDA GULF LAND COMPANY SUBDIVISION for 1,257.39

continued...

feet to an intersection with the Southwesterly line of a Florida Power and Light
 Company transmission line easement (100) feet wide);
 THENCE run S20°51'33"E along said Southwesterly line for 125.36 feet to an
 intersection with the North/South Quarter (N/S¼) Section line of said Section 32;

THENCE run S00°55'33E along said Quarter section line and along the corner of lands described in deed recorded in Official Record Book 1528 at Page 12, Lee County Records, said point also being the Southeast corner of said Lot 41A; THENCE run S00°56'02"E along said North/South Quarter Section line and the East line of Lot 41A of said subdivision for 1,226.63 feet to the Southeast corner of lands described in deed recorded in Official Record Book 1528 at Page 12, Lee County Records, said point also being the Southeast corner of said Lot 41A; THENCE run S00°56'02"E along said North/South Quarter Section line and the East line of Lots 24A and 9A of FLORIDA GULF LAND COMPANY SUBDIVISION for 2,644.19 feet to the POINT OF BEGINNING.

WHEREAS, the property was originally rezoned in case number 95-06-148.03Z; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, the applicant seeks to amend Development Area 3 to change the use within this area from multiple family residential to single family residential; 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 Residential Planned Development **to change the use of the property in Development Area 3 from multiple family residential to single family residential** is **APPROVED**.

Approval is subject to the following conditions:

- 1. The Development must be in compliance with the amended Master Concept Plan, entitled West Bay Club RPD, dated December 1999, last revised 11-24-99, stamped received December 8, 1999. Site Plan ADD1999-00056 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
- 2. The terms and conditions of the original zoning resolutions (Z-96-005 and Administrative Amendment PD-98-003 remain in full force and effect.**

3. **Development of the single family residential units must be consistent with the Property Development Regulations adopted within Resolution Z-96-005, and as may have been amended by Administrative Amendment PD-98-003.**
4. **The only change authorized by this action is the change in the dwelling unit type in Development Area 3 from multiple family residential to single family residential.**

DULY SIGNED this 23rd day of February, A.D., 2000.

BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development

AMENDED
MASTER CONCEPT PLAN
AMENDMENT NO. 2
FOR

WEST BAY CLUB RPD

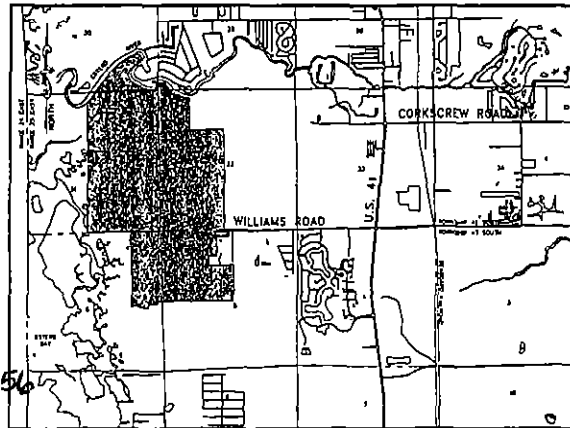
SECTIONS 29/30/31/32, TOWNSHIP 46 S., RANGE 25 E.
SECTIONS 5/6, TOWNSHIP 47 S., RANGE 25 E.
BONITA SPRINGS, LEE COUNTY, FLORIDA

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	APPROVED MASTER CONCEPT PLAN
3	PROPOSED MASTER CONCEPT PLAN

APPROVED

Amendment to
Master Concept Plan
Subject to conditions in Resolution ADD1999-00056
Zoning Case # ADD1999-00056
Date 2/23/00



PROJECT LOCATION

LOCATION MAP

0 1000 2000 4000
SCALE IN FEET

PREPARED BY

JOHNSON ENGINEERING, INC.

ENGINEERS, SURVEYORS AND ECOLOGISTS

2158 JOHNSON STREET
POST OFFICE BOX 1550
FORT MYERS, FLORIDA 33902
PHONE (813) 334-0046
FAX (813) 334-3661

J.E.I. PROJECT NO. 21764

DECEMBER 1995

REVISED: 11-24-99
REVISED: 2-18-98

APPLICANT

WEST BAY DEVELOPMENT CORPORATION
4610 WEST BAY BOULEVARD
ESTERO, FLORIDA 33928
PHONE (941) 498-7770
FAX (941) 498-7771

STRAP NUMBERS

29-46-25-00-0000G.0010	32-46-25-01-00009.0000
30-46-25-00-00002.0010	32-46-25-01-00010.0000
31-46-25-01-00001.0000	32-46-25-01-00011.0000
31-46-25-01-00002.0000	05-47-25-01-00003.0130
31-46-25-01-00003.0040	05-47-25-01-00003.0400
31-46-25-01-00003.0050	05-47-25-01-00003.040A
31-46-25-01-00003.0060	05-47-25-01-00003.040B
31-46-25-01-00003.006B	05-47-25-01-00003.040C
31-46-25-01-00003.0080	05-47-25-01-00003.040D
31-46-25-01-00003.0380	05-47-25-01-00003.0510
32-46-25-01-00003.0110	05-47-25-01-00003.0520
32-46-25-01-00003.0120	05-47-25-01-00003.0540
32-46-25-01-00003.0140	05-47-25-01-00003.0550
32-46-25-01-00003.0500	05-47-25-01-00003.055C
32-46-25-01-00004.0000	05-47-25-01-00019.0000
32-46-25-01-00004.0010	05-47-25-01-00019.0010
32-46-25-01-00004.001A	05-47-25-01-00019.0020
32-46-25-01-00005.0000	05-47-25-01-00019.0030
32-46-25-01-00006.0000	05-47-25-01-00020.0000
32-46-25-01-00007.0000	06-47-25-00-00002.0020
32-46-25-01-00008.0000	

ZONING

RPD

RECEIVED

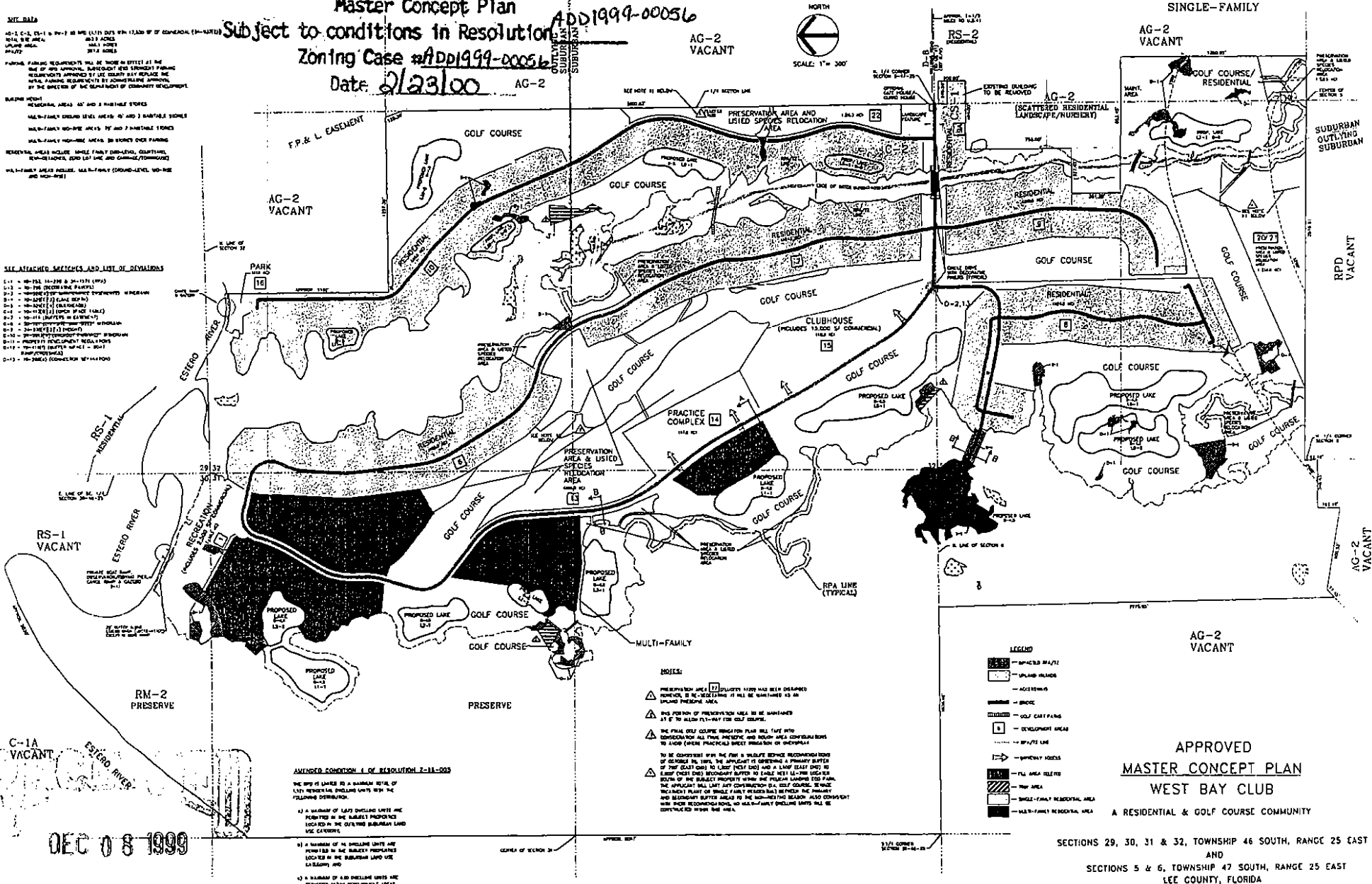
DEC 08 1999

DEVELOPMENT SERVICES

Date: 2/23/00

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UBUR SAN
UBUR SAN

AG-2
VACANT

[illegible][illegible]

a) A maximum of 167 dwelling units are permitted in the subject property located in the existing suburban land use category.

c) A NUMBER OF 400 DRILLING UNITS ARE PLANNED IN THE SUBSIDY DEVELOPMENT LOCATES IN THE SUBSIDY LAND USE (A.1.1.1.1) AND

AG-2
VACANT

APPROVED
MASTER CONCEPT PLAN
WEST BAY CLUB

A RESIDENTIAL & GOLF COURSE COMMUNITY

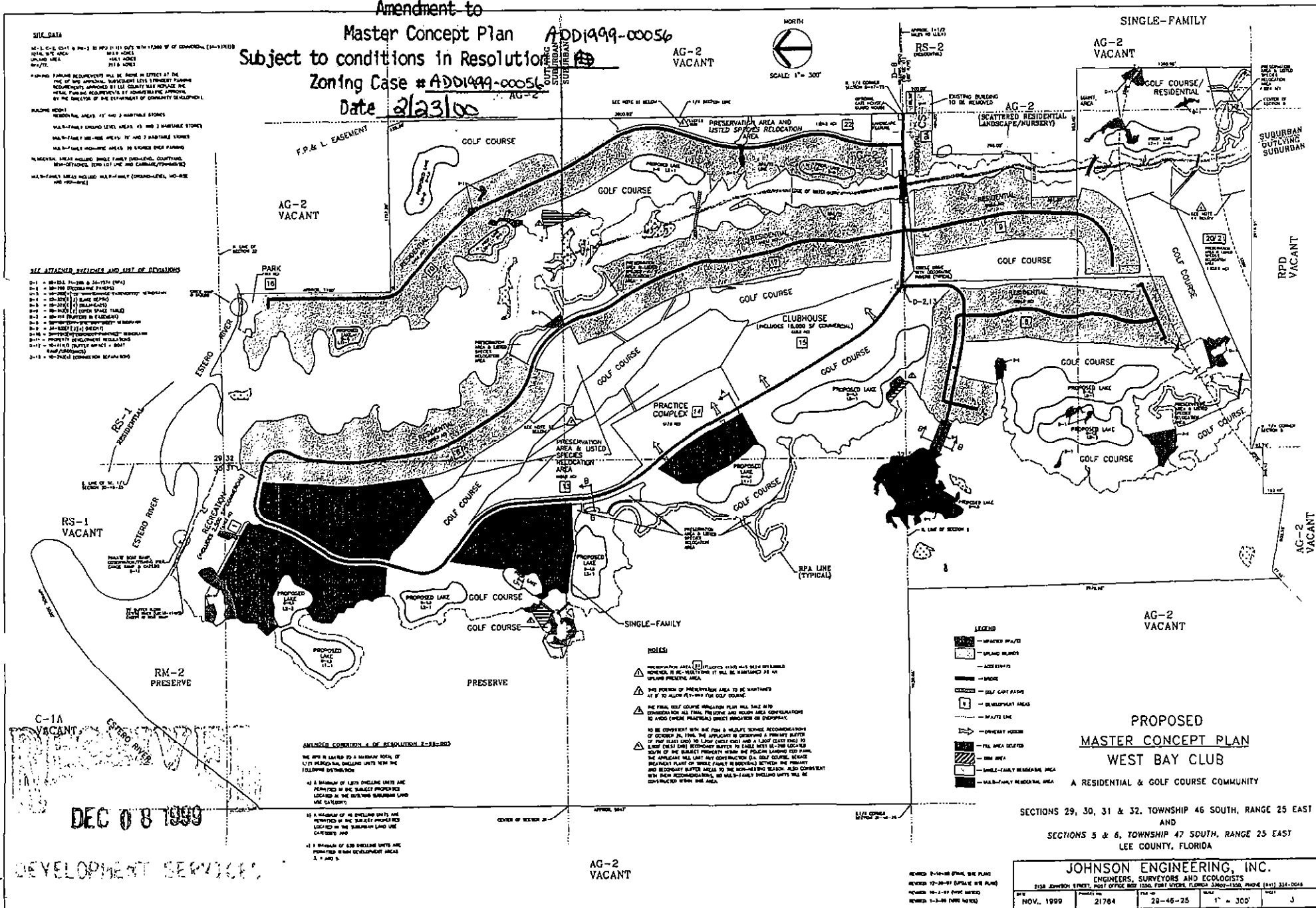
SECTIONS 29, 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST
AND
SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING, INC. ENGINEERS, SURVEYORS AND ECOLOGISTS 2156 JOHNSON STREET, POST OFFICE BOX 1562, FORT WORTH, TEXAS 76102-1562 PHONE (817) 331-0545					
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET	
OCT. 1995	21761	29-45-25	1" = 300'	2	

DEC 08 1999

21046

Amendment to
Master Concept Plan **ADD1499-00056**
Subject to conditions in Resolution **149**
Zoning Case # **ADD1499-00056**
Date **2/23/00**



DEC 08 1999

DEVELOPMENT SERVICES

SECTIONS 29, 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST
AND
SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING, INC.			
ENGINEERS, SURVEYORS AND GEOLOGISTS			
2128 JOHNSON STREET, SUITE 100, TAMPA, FLORIDA 33606-1000, PHONE (813) 334-0044			
DATE	PROJECT NO.	SCALE	SHEET
NOV. 1999	21784	20'-0" = 1"	3