

ADMINISTRATIVE AMENDMENT (SSRMPD) ADD2004-00077

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Interstate Hotels and Resorts dba South Seas Resort, filed an application for administrative approval to amend the South Seas Resort Master Development Plan (SSRMPD), to replace the pro shop and golf cart storage with a more modern facility on property located at 1200 South Seas Plantation Road; and

WHEREAS, Board of County Commissioners Resolution Z-73-202, Case Number 73-10-29, originally approved on November 20, 1973, as reconfirmed by Administrative Interpretation ADD2002-00098, established the South Seas Resort District (SSRD); and

WHEREAS , with this application, the applicant has provided a metes and bounds property description for the perimeter boundaries of the SSRD described more particularly as: described more particularly as:

LEGAL DESCRIPTION: In Sections 15, 22, 23, 26, and 27, Township 45 South, Range 21 East, Captiva Island, Lee County, Florida:

See **Exhibit "A"**

WHEREAS, Administrative Interpretation ADD2002-00098 recognizes that certain changes to the SSRMDP may be approved administratively; and

WHEREAS, prior administrative amendments have been approved in case numbers ADD2002-00054, ADD2003-00077A; and

WHEREAS, Interstate Hotels and Resorts dba South Seas Resort, has submitted Sheet 8E of the SSRMDP, revised to indicate and identify the particular development area for the pro shop and cart storage project and revised Sheet 1 of the SSRMDP to reflect the dwelling unit allocation amended in ADD2003-00077A; and

WHEREAS, the golf cart barn was destroyed by fire and LDO2002-00219 was reviewed and approved for the replacement of the pro shop and golf cart storage with a 3,195 square foot, one story building; and

WHEREAS, an administrative approval is required pursuant to Administrative Interpretation ADD2002-00098 which established the procedure for development within South Seas Resort; 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 SSRD and the Land Development Code; 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 SSRMDP is **APPROVED**.

Approval is subject to the following conditions:

1. The pro shop and golf cart storage must be in compliance with "Revised Site Plan Nov., 2003 Pro Shop & Cart (Revised 10-30-01)" as shown on the Sheet 3 of 16, stamped "RECEIVED" April 08, 2004, PERMIT COUNTER, modifying Sheet 8 of the 2002 SSRMDP. The amendment to the SSRMDP for the Pro Shop & Cart Storage, ADD2004-00077 is hereby APPROVED and adopted. A reduced copy of the plan for the Pro Shop & Cart Storage Development is attached hereto and included in the 2002 SSRMDP as Sheet Number 8F. Sheet 1 of the 2002 SSRMDP has been revised to reflect the change approved in ADD2003-00077A, and the previous Sheet 1A is superceded.
2. The terms and conditions of the original zoning resolutions, as confirmed in Administrative Interpretation ADD2002-00098, remain in full force and effect.

DULY SIGNED this 3rd day of June, A.D., 2005.

BY: _____

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



May 16, 2003

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JUL 19 2004**DESCRIPTION****PERMIT COUNTER**

**SOUTH SEAS PLANTATION
OVERALL PARCEL
AS DESCRIBED IN OCTOBER 23, 1973
SECTIONS 15, 22, 23, 26 AND 27, TOWNSHIP 45 SOUTH, RANGE 21 EAST
CAPTIVA ISLAND, LEE COUNTY, FLORIDA**

A parcel or tract of land lying in Sections 15, 22, 23, 26 and 27, Township 45 South, Range 21 East, Captiva Island, Lee County, Florida, which tract or parcel is described as follows:

PARCEL 1

From a corner common to said Sections 22, 23, 26 and 27 run N 81° 30' 10" W along the north line of said Section 27 for 230.95 feet to an intersection with the bulkhead line as approved by The Lee County Board of County Commissioners and described in resolution recorded in County Commission Minutes Book 23 at Pages 54(a) through 54(d), Public Records of Lee County, Florida.

From said point of beginning run the following courses and distances along said bulkhead line S 18° 15' 20" W for 466.75 feet; thence run S 10° 42' 40" E for 1,881.11 feet to a point of curvature; thence run southeasterly along the arc of said curve to the left of radius 430.00 feet (chord bearing S 66° 09' 00" E) (chord 708.22 feet) (delta 110° 52' 33") for 832.11 feet to a point of tangency; thence run N 58° 24' 50" E for 205.81 feet to a point of curvature; thence run northeasterly along the arc of said curve to the left of radius 185.00 feet (chord bearing N 13° 24' 50" E) (chord 261.63 feet) (delta 90° 00' 00") for 290.60 feet to a point of compound curvature; thence run northwesterly along the arc of said curve to the left of radius 325.00 feet (chord bearing N 51° 29' 50" W) (chord 221.36 feet) (delta 39° 49' 16") for 225.88 feet to a point of reverse curvature; thence run northwesterly along the arc of said curve to the right of radius 185.00 feet (chord bearing N 28° 07' 10" W) (chord 253.70 feet) (delta 86° 34' 39") for 279.55 feet to a point of reverse curvature; thence run northwesterly along the arc of said curve to the left of radius 225.00 feet (chord bearing N 01° 56' 10" W) (chord 132.35 feet) (delta 34° 12' 31") for 134.34 feet to a point of reverse curvature; thence run northeasterly along the arc of said curve to the right of radius 227.37 feet (chord bearing N 57° 27' 20" E) (chord 442.17 feet) (delta 152° 59' 39") for 607.13 feet to a point of compound curvature; thence run southeasterly along said curve to the right of radius 1,485.00 feet (chord bearing S 21° 34' 00" E) (chord 1,230.75 feet) (delta 48° 57' 44") for 1,269.01 feet to a point of tangency; thence run S 02° 54' 50" W for 695.00 feet to a point of curvature; thence run southeasterly along the arc of said curve to the left of radius 135.00 feet (chord bearing S 22° 05' 10" E) (chord 114.11 feet) (delta 50° 00' 05") for 117.81 feet to

a point of compound curvature; thence run southwesterly along the arc of said curve to the right of radius 80.00 feet (chord bearing S 00° 24' 50" W) (chord 117.96 feet) (delta 94° 59' 43") for 132.64 feet to a point of reverse curvature; thence run southwesterly along the arc of said curve to the left of radius 180.00 feet (chord bearing S 27° 02' 22" W) (chord 128.26 feet) (delta 41° 44' 42") for 131.15 feet to an intersection with the easterly prolongation of the northerly boundary of the lands described in deed recorded in Deed Book 130 at Page 21, Public Records of Lee County, Florida; thence run N 85° 50' 20" W along said northerly boundary line for 497.94 feet; thence run S 02° 47' 50" W along the westerly boundary of the lands as conveyed in said deed for 450.32 feet; thence run S 85° 47' 00" E along the south boundary of lands as described in said deed for 41.59 feet to an intersection with the west right-of-way line of a 30 foot easement for roadway purposes as recorded in Official Record Book 1216 at Pages 1789 and 1790, Public Records of Lee County, Florida; thence run S 02° 55' 20" W along said west easement line 227.87 feet to an intersection with the northerly right-of-way line of a 30 foot public road as described in deed recorded in Deed Book 54 at Page 540, Public Records of Lee County, Florida said road being the north line of Captiva Drive S.W. also known as Binder Avenue; thence N 71° 18' 20" W along the northerly right-of-way line of said road for 809.05 feet to an intersection with the east boundary of G.P. Bryant's Addition to Gulf View Captiva Island as recorded in Plat Book 3 at Page 21, Public Records of Lee County, Florida; thence run N 12° 49' 40" E along said east boundary line for 8.65 feet to the northerly right-of-way line of Binder Avenue as shown on said Plat of G.W. Bryant's Addition to Gulf View, Captiva Island; thence run N 77° 10' 20" W along said northerly right-of-way line of Binder Avenue (Captiva Drive S.W.) for 357.91 feet to an intersection with the easterly right-of-way line of a 30 foot public road also being the east boundary of Gulf View Subdivision as recorded in Plat Book 3 at Page 8, Public Records of Lee County, Florida; thence run N 16° 50' 00" W along east right-of-way line of said public road for 650 feet more or less, to an intersection with the Mean High Water Line of the Gulf of Mexico; thence run northwesterly along said Mean High Water Line for 4,779 feet more or less to an intersection with the south line of the lands as described in deed recorded in Deed Book 209 at Page 71, Public Records of Lee County, Florida; thence run N 89° 27' 00" E departing said Mean High Water Line along the south line of said deed for 69 feet more or less, to an intersection with the easterly line of the former 30 foot wide public road for South Seas Plantation; thence run N 04° 57' 00" W along said easterly right-of-way line for 375.04 feet to a jog in said right-of-way line; thence run N 00° 27' 00" W continuing along said right-of-way line for 597.23 feet to a jog in said right-of-way line; thence run N 22° 10' 43" W continuing along said right-of-way line for 140.17 feet to the southwest corner of the unrecorded American Hotel's Company Subdivision, Lot 14; thence run N 89° 21' 11" E along the south line of said lot for 183 feet more or less, to an intersection with the westerly shore Mean High Water Line of Bryant Bayou; thence run southerly, easterly and northeasterly along said Mean High Water Line of Bryant Bayou for 4,535 feet more or less, to the northerly most terminus point of a bulkhead line and submerged lands from a

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Trustees of Internal Improvement Trust Fund as recorded in Official Record Book 572 at Page 14, Public Records of Lee County, Florida; thence run the following courses and distances along said bulkhead line and submerged lands: run southeasterly along arc of a curve to the right of radius 25.00 feet (chord bearing S 89° 56' 05" E) (chord 38.97 feet) (delta 102° 24' 41") for 44.69 feet to a point of tangency; thence run S 38° 44' 10" E for 497.24 feet to a point of curvature; thence run southeasterly along the arc of said curve to the right of radius 1400.00 feet (chord bearing S 35° 16' 00" E) (chord 169.44 feet) (delta 06° 56' 19") for 169.54 feet to a point of tangency; thence run S 31° 47' 50" E for 591.34 feet to a point of curvature; thence run southeasterly along the arc of said curve to the right of radius 500.00 feet (chord bearing S 32° 53' 55" E) (chord 19.22 feet) (delta 02° 12' 09") for 19.22 feet to a point of tangency; thence run S 34° 00' 00" E for 981.23 feet to a point of curvature; thence run southeasterly along the arc said curve to the right of radius 150.00 feet (chord bearing S 23° 00' 00" E) (chord 57.24 feet) (delta 21° 59' 56") for 57.59 feet to a point of tangency; thence run S 12° 00' 00" E for 638.00 feet to a point of curvature; thence run southeasterly along the arc of said curve to the right of radius 220.00 feet (chord bearing S 04° 22' 30" E) (chord 58.38 feet) (delta 15° 14' 57") for 58.55 feet to a point of reverse curvature; thence run southeasterly along the arc of said curve to the left of radius for 540.00 feet (chord bearing S 16° 37' 30" E) (chord 367.17 feet) (delta 39° 45' 01") for 374.64 to a point of reverse curvature; thence run southeasterly along the arc of said curve to the right of radius 175.97 feet (chord bearing S 23° 33' 50" E) (chord 78.79 feet) (delta 25° 52' 26") for 79.47 feet to a point of tangency; thence run S 10° 15' 19" E for 2.28 feet to a point of curvature; thence run southwesterly along the arc of said curve to the right of radius 175.97 feet (chord bearing S 02° 44' 01" W) (chord 76.88 feet) (delta 25° 14' 04") for 77.50 feet to a point of reverse curvature; thence run southeasterly along the arc of said curve to the left of radius 397.28 feet (chord bearing S 04° 04' 00" E) (chord 264.14 feet) (delta 38° 50' 00") for 269.26 feet to a point of compound curvature; thence run southeasterly along the arc of said curve to the right of radius 200.00 feet (chord bearing S 13° 53' 30" E) (chord 66.65 feet) (delta 19° 11' 00") for 66.96 feet to a point of tangency; thence run S 04° 18' 00" E for 286.00 feet to a point of curvature; thence run southwesterly along the arc of said curve to the right of radius 200.00 feet (chord bearing S 05° 12' 00" W) (chord 66.02 feet) (delta 19° 00' 01") for 66.32 feet to a point of tangency; thence run S 14° 42' 00" W for 244.00 feet to a point of curvature; thence run southwesterly along the arc of said curve to the right of radius 250.00 feet (chord bearing S 58° 27' 00" W) (chord 345.76 feet) (delta 87° 30' 04") for 381.80 feet to a point of tangency; thence run N 77° 48' 00" W for 425.21 feet to a point of curvature; thence run northwesterly along the arc of said curve to the right radius 241.48 feet (chord bearing N 39° 41' 20" W) (chord 298.08 feet) (delta 76° 13' 23") for 321.25 feet to a point of reverse curvature; thence run northwesterly along the arc of said curve to the left of radius 680.00 feet (chord bearing N 20° 09' 40" W) (chord 433.41 feet) (delta 37° 10' 00") for 441.10 feet to a point of tangency; thence run N 38° 44' 40" W for 145.60 feet to a point of curvature; thence run northwesterly along the arc of said curve to the right of radius 150.00 feet (chord

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bearing N 00° 31' 20" W) (chord 185.61 feet) (delta 76° 26' 33") for 200.13 feet to a point of reverse curvature; thence run northeasterly along the arc of said curve to the left of radius 150.00 feet (chord bearing N 09° 57' 00" E) (chord 139.68 feet) (delta 55° 29' 53") for 145.29 feet to a point of tangency; thence run N 17° 48' 00" W for 130.00 feet to a point of curvature; thence northwesterly along the arc of said curve to the left of radius 150.00 feet (chord bearing N 45° 25' 30" W) (chord 139.10 feet) (delta 55° 14' 53") for 144.64 feet to a point of tangency; thence run N 73° 03' 00" W for 163.07 feet to a point of curvature; thence run northwesterly along the arc of said curve to the right of radius 191.45 feet (chord bearing N 54° 18' 00" W) (chord 123.08 feet) (delta 37° 30' 01") for 125.30 feet to a point of reverse curvature; thence run southwesterly along the arc of said curve to the left of radius 35.00 feet (chord bearing S 66° 57' 00" W) (chord 68.34 feet) (delta 154° 59' 40") for 94.68 feet to a point of tangency; thence run S 10° 33' 00" E for 126.80 feet to a point of curvature; thence run southeasterly along the arc of said curve to the left of radius 73.00 feet (chord bearing S 53° 28' 50" E) (chord 99.44 feet) (delta 85° 51' 31") for 109.39 feet to a point of reverse curvature; thence run southeasterly along the arc of said curve to the right of radius 100.94 feet (chord bearing S 45° 34' 40" E) (chord 156.52 feet) (delta 101° 40' 00") for 179.11 feet to an intersection with the south line of the lands as described in deed recorded in Deed Book 209 at Page 71, Public Records of Lee County, Florida and the point of tangency; thence run S 05° 15' 20" W continuing along said bulkhead line for 110.81 feet to a point of curvature; thence run southeasterly along the arc of said curve to the left of radius 135.00 feet (chord bearing S 16° 44' 40" E) (chord 101.14 feet) (delta 44° 00' 00") for 103.67 feet to a point of tangency; thence run S 38° 44' 40" E for 390.00 feet to a point of curvature; thence run southeasterly along the arc of said curve to the right of radius 620.00 feet (chord bearing S 10° 14' 40" E) (chord 591.68 feet) (delta 57° 00' 00") for 618.80 feet to a point of tangency; thence run S 18° 15' 20" W for 317.84 feet to an intersection with the north line of Government Lot 2 of said Section 27 and the Point of Beginning.

AND

PARCEL 2

From an intersection with the south line of the lands as described in Deed Book 209 at Page 71, Public Records of Lee County, Florida with the westerly right-of-way line of the former 30 foot roadway for South Seas Plantation run N 04° 57' 00" W along said westerly right-of-way line for 200.56 feet to the Point of Beginning.

From said Point of Beginning continue N 04° 57' 00" W along said westerly right-of-way line for 175.72 feet to a jog in said right-of-way; thence run N 00° 27' 00" W continuing said right-of-way line for 324.14 feet; thence run S 89° 27' 00" W and parallel with the south line of the lands as described in Deed Book 209 at Page 71 said public records for 237 feet more or less, to an intersection with the Mean High Water Line of the Gulf of Mexico; thence run

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southeasterly along said Mean High Water Line for 517 feet more or less, to an intersection with a line that bears S 89° 27' 00" W and passing through said Point of Beginning; thence run N 89° 27' 00" E along said line for 115 feet more or less to the Point of Beginning.

AND

PARCEL 3

From the northeaster corner of Plantation Beach Club, Phase II also being the southeasterly corner of Lot 7 of Unrecorded American Hotels Company Subdivision run S 22° 10' 43" E along the westerly right-of-way line of South Seas Plantation Road for 146.79 feet to a jog in said road; thence run S 00° 27' 00" E along the former 30 foot roadway for Plantation Road for 165.64 feet; thence run S 89° 27' 00" W and parallel with the south line of the lands as described in Deed Book 209 at Page 71, Public Records of Lee County, Florida for 290 feet more or less, to an intersection with the Mean High Water Line of the Gulf of Mexico; thence run northwesterly along said Mean High Water Line for 306 feet more or less, to an intersection with the north line of said Plantation Beach Club, Phase II and the southerly line of Lot 7 of Unrecorded American Hotels Company Subdivision; thence run N 89° 21' 11" E along said line for 290 feet more or less, to the Point of Beginning.

AND

PARCEL 4

From the northerly most terminus point of a bulkhead line as approved by The Lee County Board of County Commissioners also being the same northerly terminus of the submerged lands from the Trustees of Internal Improvement Trust Fund as recorded in Official Record Book as described in deed recorded Official Record Book 572 at Page 14, Public Records of Lee County, Florida run S 32° 48' 09" W for 278 feet more or less, to an intersection with the face of a existing concrete seawall and the Mean High Water Line of Bryant Bayou; thence southerly, westerly, northerly, northwesterly and southerly meandering along said Mean High Water Line for 1,980 feet, more or less to an intersection with the common lot line of Lots 22 and 23 of the unrecorded American Hotel's Company Subdivision; thence run S 89° 21' 11" W along said common lot line for 226 feet more or less, to an intersection with the east right-of-way line of South Seas Plantation Road as described in deed recorded in Official Record Book 1846 at Page 807, Public Records of Lee County, Florida; thence run S 08° 55' 49" E along said right-of-way for 136.42 feet to an intersection with the common lot line of Lots 22 and 21 of said American Hotel's Company Subdivision; thence run N 89° 21' 11" E along said common line for 244 feet more or less, to an intersection with the Mean High Water Line of said Bryant Bayou; thence run southerly meandering said Mean High Water Line for 134 feet more or less, to an

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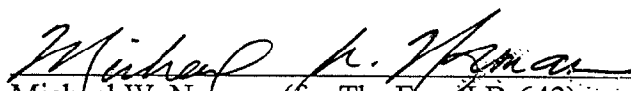
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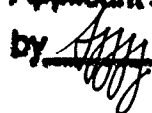
ADD 2004-00077

intersection with the common lot line of Lots 21 and 20 of said unrecorded American Hotel's Company Subdivision; thence run S 89° 21' 11" W along said common line for 284 feet more or less, to an intersection with said South Seas Plantation Road; thence run S 12° 24' 49" E along said right-of-way line for 284.01 feet; thence run S 22° 13' 12" E continuing along said east right-of-way line for 6.44 feet to an intersection with the south line of Government Lot 1; thence run N 81° 30' 10" W along said Government Lot line for 33.28 feet to an intersection with the westerly right-of-way line of said South Seas Plantation Road; thence run N 12° 24' 49" W along said right-of-way line for 381.52 feet to a jog in said right-of-way line; thence run N 08° 55' 49" W for 251.73 feet to an intersection with the north line of the lands as described in deed recorded in Deed Book 305 at Page 143, Public Records of Lee County, Florida also being the south line of a 30 foot wide access easement as described in Official Record Book 22 at page 486, Public Records of Lee County, Florida; thence run S 89° 21' 11" W along said line for 390 feet more or less, to an intersection with the Mean High Water Line of the Gulf of Mexico; thence run northwesterly, northerly, northeasterly and southerly meandering along the Mean High Water Line of Pine Island Sound for 5,334 feet more or less, to an intersection with the a line that bears N 49° 14' 36" W and passing through the Point of Beginning; thence run S 49° 14' 36" E along said line for 148 feet more or less, to said Point of Beginning.

SUBJECT TO easements, restrictions and reservations of record.

Bearings hereinabove mentioned are based on the bulkhead line as approved by The Lee County Board of County Commissioners as described in resolution recorded in County Commission Minute Book 23 at Pages 54(a) through 54(d), Public Records of Lee County, Florida, wherein the north line of Section 27, Township 45 South, Range 21 East bears N 81° 30' 10" W.


Michael W. Norman (for The Firm LB-642)
Professional Land Surveyor
Florida Certificate No. 4500

Applicant's Legal Checked
by  19 JULY 04

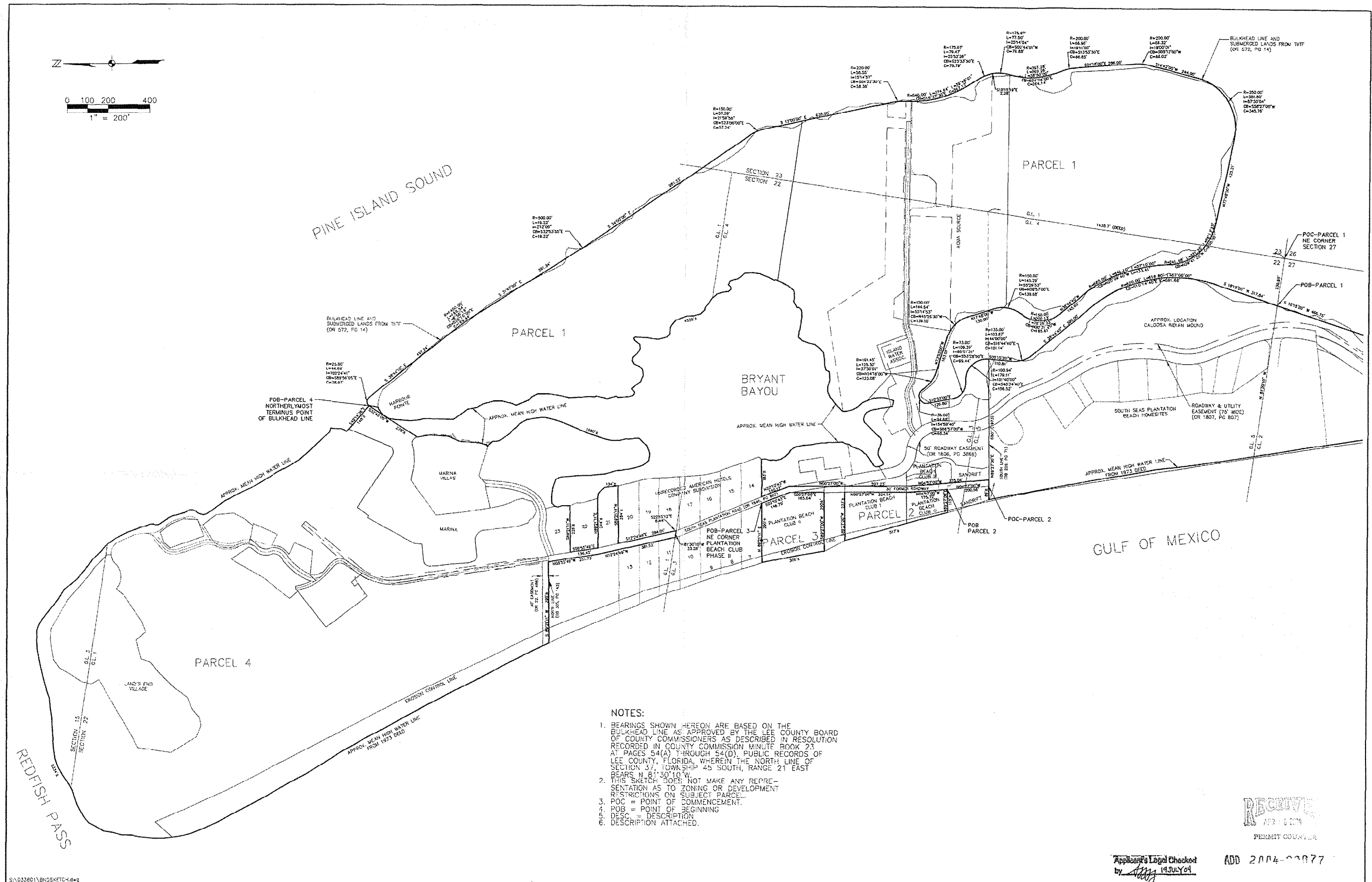


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20033801 Overall Parcel 071204

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SOUTH SEAS PLANTATION

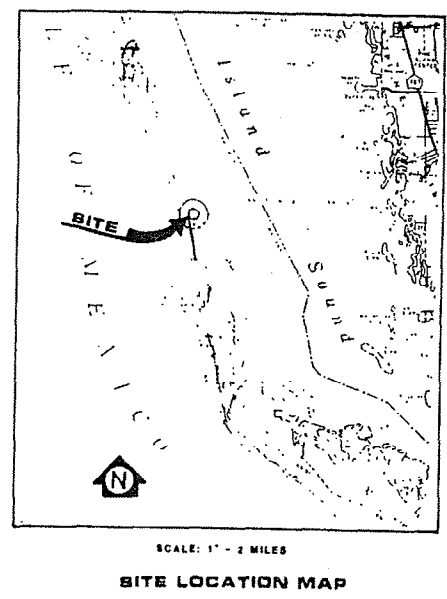
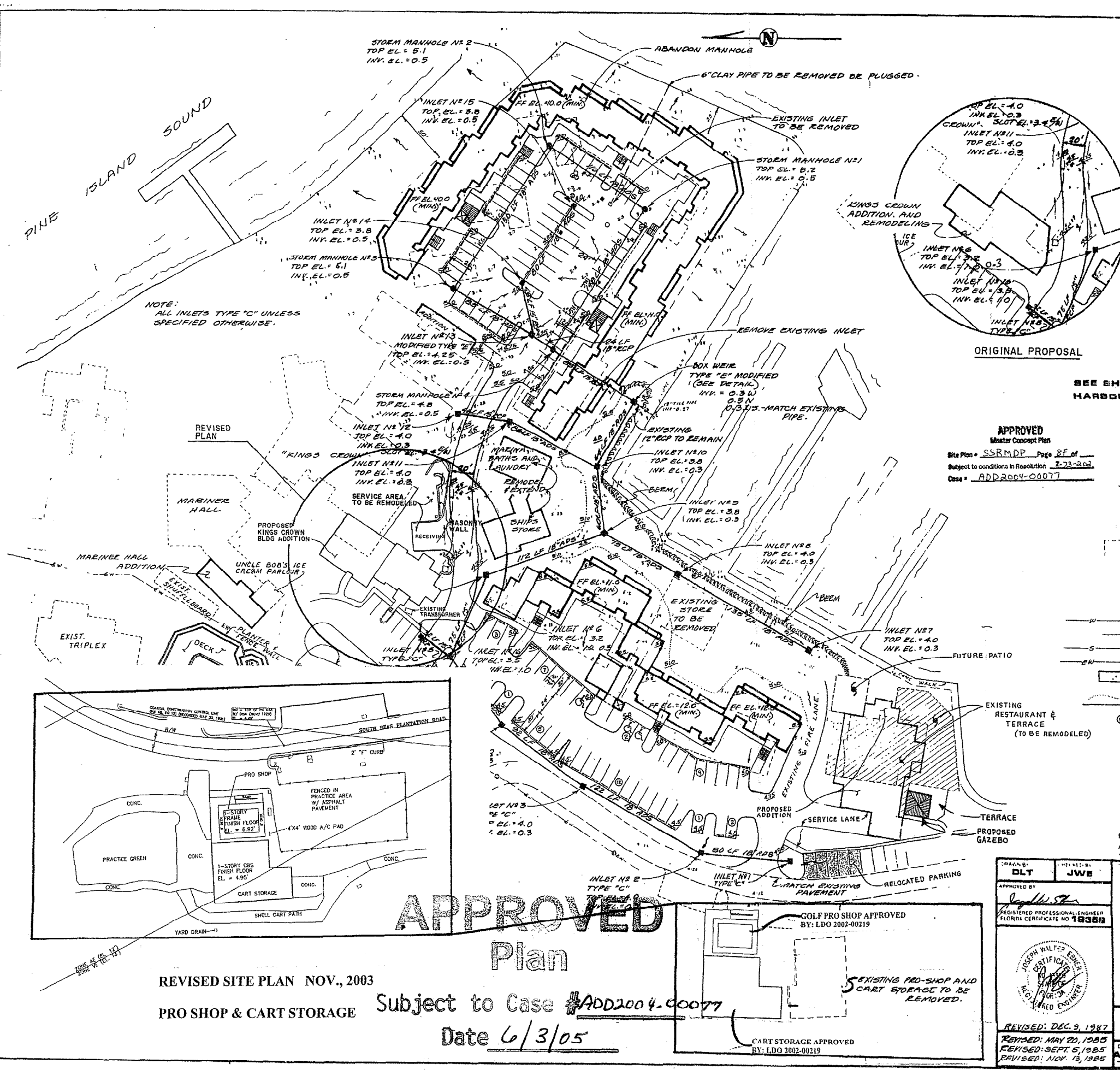
SECTIONS 15, 22, 23, 26, & 27, TWP. 45 S., R.G.E. 21 E
CAPTIVA ISLAND, LEE COUNTY, FLORIDA

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (941) 334-0046
FAX (941) 334-3661
E.B. #642 & L.B. #642

OVERALL DESCRIPTION FOR
OCTOBER 23, 1973 PARCEL

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
05/16/03	20033801	22-45-21	1" = 200'	2 OF 2

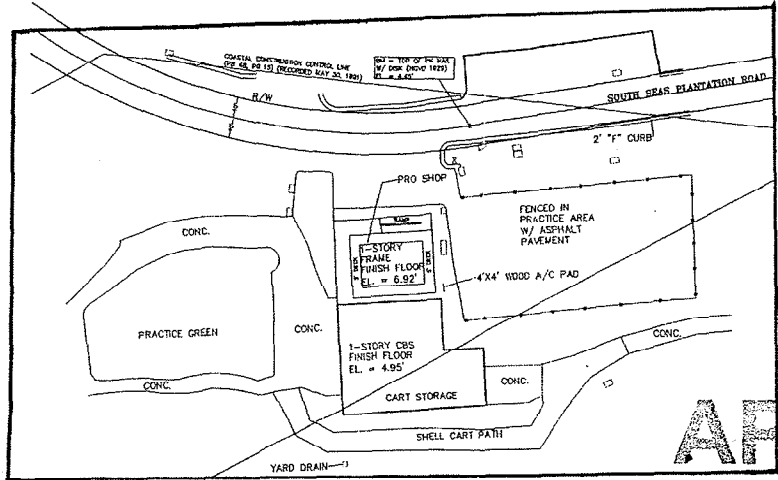


SEE SHEET 6 FOR ADDITIONAL HARBOURSIDE PLANNED IMPROVEMENTS

APPROVED
Master Concept Plan
Site Plan # SSRMDP Page 8 of 11
Subject to conditions in Resolution 2-73-202
Case # ADD2004-00077

LEGEND

- DIRECTION OF SURFACE FLOW
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- EXISTING PAVEMENT
- EXISTING BUILDING
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED WATER MAIN
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY SEWER MAIN
- EXISTING WATER MAIN
- PROPOSED PAVEMENT
- PROPOSED CONTOUR ELEVATION
- PROPOSED STORM PIPE (ADS OR RCP)
- NUMBER OF 10' PARKING SPACES



APPROVED
Plan

REVISED SITE PLAN NOV., 2003
PRO SHOP & CART STORAGE
Subject to Case #ADD2004-00077
Date 6/3/05

DESIGNED BY: DLT
CHECKED BY: JWE
APPROVED BY: [Signature]
REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO 19388

REVISOR: DEC. 9, 1987
REVISOR: MAY 20, 1985
REVISOR: SEPT. 5, 1985
REVISOR: NOV. 15, 1985

REVISED: MARCH 25, 1988 (KINGS CROWN BUILDING ADDITION AND SERVICE AREA REMODELING)
Revised 7/9/87
Added Proposed Pool

REV APRIL 8, 1988

REVISED SITE PLAN NOV., 2003
PRO SHOP & CART STORAGE

SEC. 22, T. 45 S., R. 21 E.
CAPTIVA ISLAND
LEE COUNTY, FLORIDA

ADD2004-00077

JOHNSON ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
2158 JOHNSON STREET, PORT OFFICE BOX 1560, FORT MYERS, FLORIDA 33902-1560 (813) 334-0046

DATE: APRIL 1988
PROJECT NO: 13888
FILE NO: 22-45-21
SCALE: 1" = 40'
SHEET: 3 OF 15