

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, West Bay Club Development Corporation filed an application for Final Zoning Plan Approval to a Residential Planned Development on a project known as West Bay Club Golf Course Maintenance Site (f/k/a Estero Pointe) located at 22240 Kings Road, Estero, described more particularly as:

LEGAL DESCRIPTION: In Sections 29, 30, 31, and 32, Township 46 South, Range 25 East; and Sections 05 and 06, Township 47 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;

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 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°55'33"E 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 01.01 [with subsequent amendment in case number 95-06-148.13A 01.01]; and

WHEREAS, the Department of Community Development has reviewed the submitted plans and associated documentation; and

WHEREAS, it is found that this submittal is consistent with Resolution Z-96-005 and Administrative Amendment PD-98-003; and

WHEREAS, it is found that the only deviations being utilized as part of this Final Plan Approval relate to the approved Property Development Regulations and Open Space requirements; and

WHEREAS, access to the site is off Kings Road; and

WHEREAS, staff have determined that Kings Road must be upgraded from Williams Road to the site access.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval to the Residential Planned Development for the West Bay Club Golf Course Maintenance Site is **APPROVED with the following conditions:**

1. The Development must be in substantial compliance with the five-page Final Zoning Plan, by Johnson Engineering, Inc., dated March, 1998, and stamped received by the Permit Counter on November 25, 1998, with the revised Site Layout, Signing and Marking Plan stamped received by the Permit Counter on December 23, 1998.
2. Kings Road must be upgraded, from Williams Road to the site access, to a Category C road in accordance with the Category C standards in Chapter 10 of the Land Development Code (LDC).
3. Development must also be in compliance with all applicable conditions of Resolution Z-96-005 and Administrative Amendment PD-98-003.
4. Site Plan FPA-98-087 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 30th day of December, A.D., 1998.

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

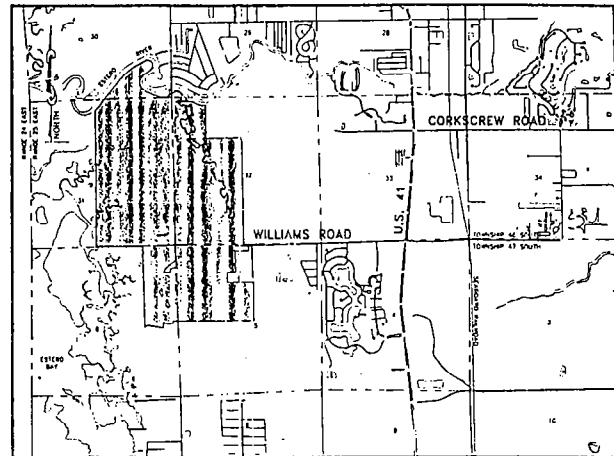
FINAL ZONING PLAN APPROVAL FOR WEST BAY CLUB FKA ESTERO POINT

WEST BAY CLUB

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	SITE PLAN
3	DETAIL SHEET
4	VEGETATION PLAN
5	KEY MAP



PROJECT LOCATION

LOCATION MAP

0 1000 2000 4000
SCALE IN FEET

PREPARED BY
JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
215E JOHNSON STREET
POST OFFICE BOX 1550
FORT MEWS, FLORIDA 33507
PHONE (941) 334-0046
FAX (941) 334-3661

FEBRUARY 1998

APPLICANT

WEST BAY CLUB DEVELOPMENT CORPORATION
C/O ATLANTIC GULF COMMUNITIES CORPORATION
2601 SOUTH BAYSHORE DRIVE
MIAMI, FLORIDA 33133
PHONE (305) 859-4594
FAX (305) 859-4623

STRAP NUMBERS

29-46-25-00-00000.001032-46-25-01-00009.0000
30-46-25-00-00002.001032-46-25-01-00010.0000
31-46-25-01-00001.000032-46-25-01-00011.0000
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31-46-25-01-00003.004035-47-25-01-00003.0400
31-46-25-01-00003.005035-47-25-01-00003.040A
31-46-25-01-00003.006035-47-25-01-00003.040B
31-46-25-01-00003.006035-47-25-01-00003.040C
31-46-25-01-00003.008035-47-25-01-00003.040D
31-46-25-01-00003.038035-47-25-01-00003.0510
32-46-25-01-00003.011005-47-25-01-00003.0520
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ZONING

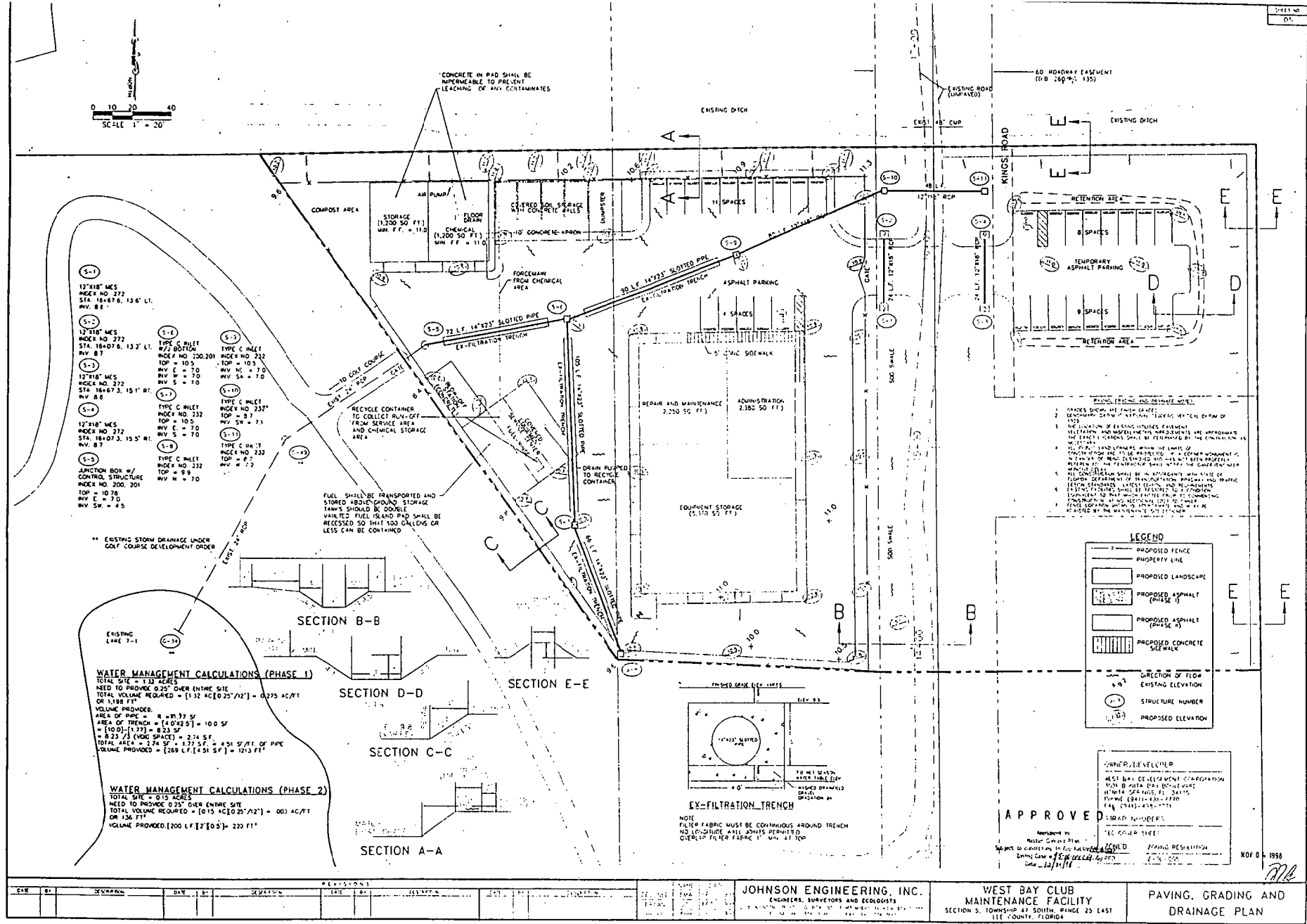
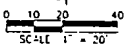
APPROVED RESOLUTION # Z-96-005
95-06-148.04A 01.01
SUBJECT TO CONDITIONS IN RESOLUTION # Z-96-005
PROJECT # 7
PROJECT TYPE

CHECKED BY: [Signature]
DATE: 2/19/98
DRAWN BY: [Signature]
DATE: 2/19/98
SCALE: AS SHOWN
SHEET: 1 OF 5

REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 14114

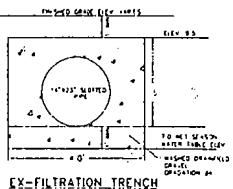


COVER SHEET
PHASE 2
SUBDIVISION CONSTRUCTION PLANS
WEST BAY CLUB
WEST BAY DEVELOPMENT CORPORATION
JOHNSON ENGINEERING, INC.
215E JOHNSON STREET
FORT MEWS, FLORIDA 33507
PHONE (941) 334-0046
FAX (941) 334-3661



WATER MANAGEMENT CALCULATIONS (PHASE 1)
TOTAL SITE = 1.32 ACRES
NEED TO PROVIDE 0.25" OVER ENTIRE SITE
TOTAL VOLUME REQUIRED = $[1.32 \text{ AC}][0.25"/12"] = 0.0275 \text{ AC/FT}$
OR 1,198 FT³
VOLUME PROVIDED:
AREA OF PIPE = $R = 37.37 \text{ SF}$
AREA OF TRENCH = $(4' \times 32.5') = 130 \text{ SF}$
= $[100'] \times [1.37'] = 137 \text{ SF}$
= $0.23 \text{ FT}^3 \text{ (VOID SPACE)} = 274 \text{ SF}$
TOTAL AREA = $274 \text{ SF} + 137 \text{ SF} = 411 \text{ SF/FT}$ OF PIPE
VOLUME PROVIDED = $[288 \text{ LF}][411 \text{ SF}] = 120,368 \text{ FT}^3$

WATER MANAGEMENT CALCULATIONS (PHASE 2)
TOTAL SITE = 1.32 ACRES
NEED TO PROVIDE 0.25" OVER ENTIRE SITE
TOTAL VOLUME REQUIRED = $[1.32 \text{ AC}][0.25"/12"] = 0.0275 \text{ AC/FT}$
OR 1,198 FT³
VOLUME PROVIDED = $[288 \text{ LF}][411 \text{ SF}] = 120,368 \text{ FT}^3$



EX-FILTRATION TRENCH
NOTE:
FILTER FABRIC MUST BE CONTINUOUS AROUND TRENCH
NO DISCHARGE WALL JOINTS PERMITTED
CHECKED FILTER FABRIC 1\"/>

APPROVED

APPROVED BY: [Signature]
DATE: 10/11/11
PROJECT: WEST BAY CLUB MAINTENANCE FACILITY
SHEET: 01 OF 01

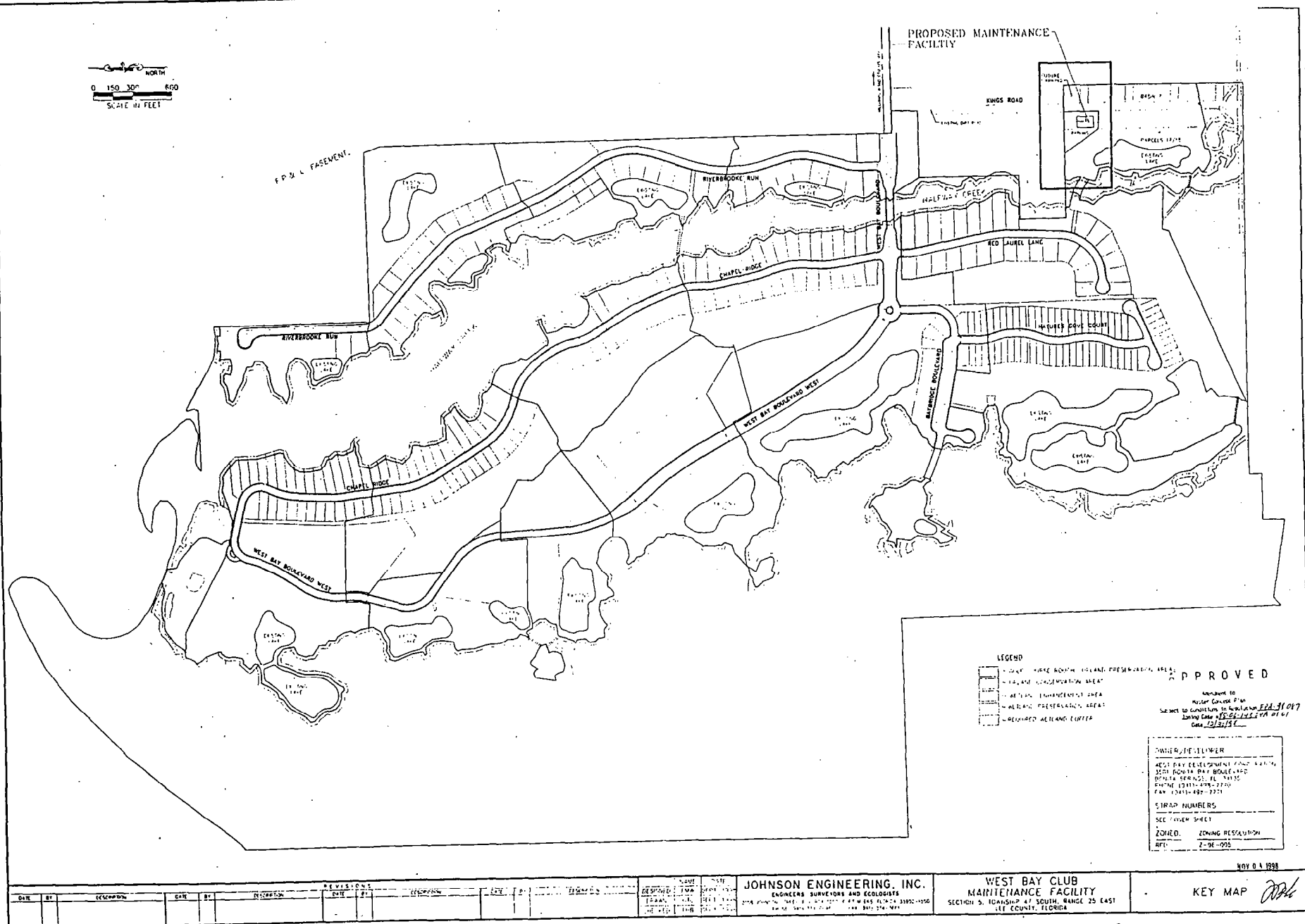
NOV 8 1998

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ERODOISTS
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
TEL: (954) 574-1111
FAX: (954) 574-1112

WEST BAY CLUB
MAINTENANCE FACILITY
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

PAVING, GRADING AND
DRAINAGE PLAN



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