

ADMINISTRATIVE AMENDMENT (FPA) - ADD2002-00042

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 - Turtle Point Cove (Phase 2) **to change the number and type of units from 40 multiple family units to 19 single family units.**

The subject property is located in West Bay Club on Marsh Turtle Trail, described more particularly as:

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

See Attached Legal Description

WHEREAS, the property was originally rezoned in case number 95-06-148.03Z [with subsequent amendments in case numbers 95-06-148.13A 01.01]; 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 proposed changes reduces the number of residential dwelling units in this Phase from 40 units to 19 units; and

WHEREAS, the proposed reductions also reduces the number of vehicle trips on the local roads; 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 Final Zoning Plan Approval to the Planned Development **to change the number and type of units from 40 multiple family units to 19 single family units** is **APPROVED** with the following conditions:

1. The Development must be in substantial compliance with the two-page Final Zoning Plan, titled Construction Plans for West Bay Club, Turtle Pointe Cove, dated April, 2002, stamped received on APR 10, 2002.
2. Master Concept Plan ADD2002-00042 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 4th day of June, A.D., 2002.

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

February 6, 2002

**TURTLE POINT COVE**

A portion of Tract MF-4 as depicted on the Plat of West Bay Club as recorded at Plat Book 62 at Pages 79 – 111 in the Official Records of Lee County, Florida, lying within Section 31, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the northeast corner of Tract MF-4; thence S 08°43'55"W a distance of 57.72 feet; thence S 02°54'27"W a distance of 75.00 feet; thence S 00°03'41"E a distance of 75.48 feet; thence S 02°54'27"W a distance of 391.81 feet, to the point of curvature with a tangent circular curve, concave to the east, having for its elements with radius of 1182.00 feet, a central angle of 3° 31' 27", a chord distance of 72.69 feet, a chord bearing of S 01° 08' 44" W; thence along the arc of said curve, a distance of 72.70 feet; thence S 89°24'33"W a distance of 136.67 feet; thence N 03°12'19"W a distance of 23.24 feet, to the point of curvature with a tangent circular curve, concave to the East, having for its elements a radius of 177.00 feet, central angle of 06°01'53" a chord distance of 18.63 feet, a chord bearing of N 00° 11' 22" W; thence to the North, along the arc of said curve to the right, a distance of 18.63 feet; thence N 02°49'34"E a distance of 78.15 feet; thence N 87°05'33"W a distance of 46.00 feet; thence S 02°49'34"W a distance of 53.81 feet, to the point of curvature with a tangent circular curve, concave to the West, having for its elements a radius of 13.00 feet, central angle of 38°00'22", chord distance of 8.47 feet, chord bearing of S 21° 49' 45" W ; thence to the South, along the arc of said curve to the right, a distance of 8.62 feet; thence N 90° 00' 00" W a distance of 62.85 feet; thence N 58°19'11"W a distance of 28.27 feet, to a point lying along the arc of a non-tangent circular curve (a radial line bears S 64° 24' 39" W), concave to the Southwest, having for its elements a radius of 96.00 feet, a central angle of 22°23'13"; thence to the Northwest, along the arc of said curve to the left, a distance of 37.51 feet, said arc subtended by a chord bearing N 36°46'58"W, a distance of 37.27 feet; thence N 31°40'54"E a distance of 9.72 feet; thence N 03°59'50"E a distance of 104.01 feet; thence N 03°59'50"E a distance of 38.62 feet; thence N 44°50'29"W a distance of 133.11 feet, to a point lying along the arc of a non-tangent circular curve (a radial line bears N 58° 19' 10" W), concave to the Northwest, having for its elements a radius of 1,030.00 feet, a central angle of 16°23'48"; thence to the Northeast, along the arc of said curve to the left, a distance of 294.76 feet, said arc subtended by a chord bearing N 23°28'57"E, a distance of 293.75 feet, to a point of intersection with a non-tangent curve (a radial line bears S 74° 43' 04" E), concave to the Southeast, having a radius of 120.00 feet and a central angle of 86°59'37"; thence to the Northeast, along the arc of said curve to the right, a distance of 182.20 feet, said arc subtended by a chord bearing N 58°46'48"E, a distance of 165.19 feet; thence S 77°44'22"E a distance of 152.93 feet, to the POINT OF COMMENCEMENT.

Said parcel contains 4.64 acres, more or less.

20012512/Turtle Point Cove 020602

Applicant's Legal Checked

by gms 5/16/02

SHEET 1 OF 2

ANN 2002-00042

RECEIVED

MAY 16 2002

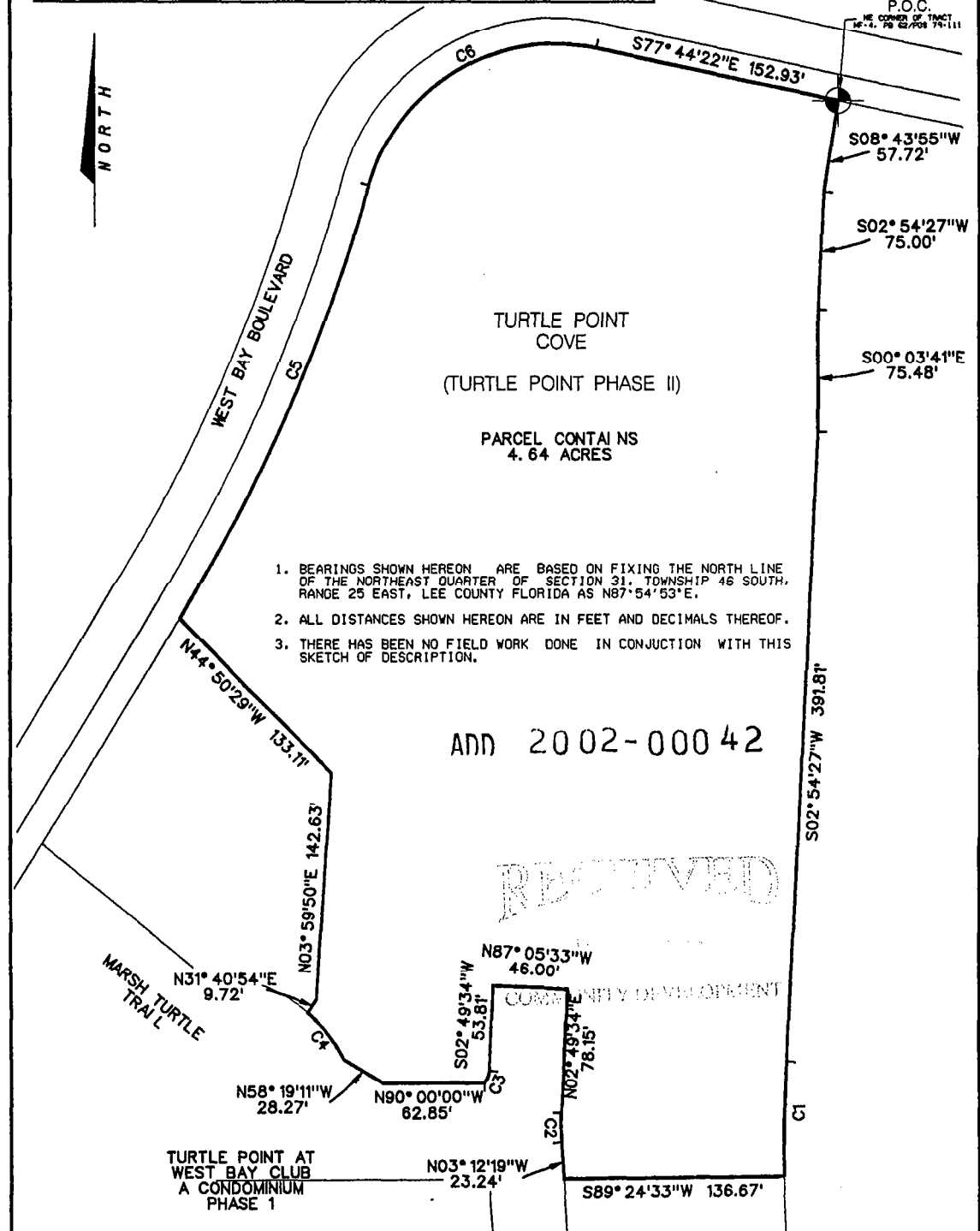
COMMUNITY DEVELOPMENT

2158 Johnson Street ■ Post Office Box 1550 ■ Fort Myers, Florida 33902-1550

(941) 334-0046 ■ Fax (941) 334-3661

CURVE TABLE					
ARC	RADIUS	ARC LENGTH	DELTA	CHORD	CHORD BEARING
C1	1182.00'	72.70'	3° 31' 27"	72.68'	S01° 08' 44"W
C2	177.00'	18.63'	6° 01' 53"	18.62'	N00° 11' 22"W
C3	13.00'	8.62'	38° 00' 22"	8.47'	S21° 49' 45"W
C4	96.00'	37.51'	22° 23' 13"	37.27'	N36° 46' 58"W
C5	1030.00'	294.76'	16° 23' 48"	293.75'	N23° 28' 57"E
C6	120.00'	182.20'	86° 59' 37"	165.19'	N58° 46' 48"E

THIS IS NOT A SURVEY



SHEET 2 OF 2

THIS IS NOT A SURVEY

MICHAEL A. WARD (FOR THE FIRM LB642)  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE LSR301

DATE SIGNED: 2/06/2002

A PORTION OF TRACT MF-4  
PLAT BOOK 62, PGS 79-111  
SECTION 31, TOWNSHIP 46 SOUTH  
RANGE 25 EAST, LEE COUNTY, FL.

JOHNSON ENGINEERING, INC.

ENGINEERS, SURVEYORS AND ECOLOGISTS

2158 JOHNSON STREET, P.O. BOX 1550, FORT MYERS, FLORIDA 33902-1550, PHONE (941) 334-0046 LB#0842

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
2/6/2002	20012512	31-46-25	1" = 80'	1 OF 1

# CONSTRUCTION PLANS

## FOR

# WEST BAY CLUB

# TURTLE POINTE COVE

## (A.K.A. PHASE 2)

SECTION 5, TOWNSHIP 47 S., RANGE 25 E.  
ESTERO, LEE COUNTY, FLORIDA

### APPLICANT

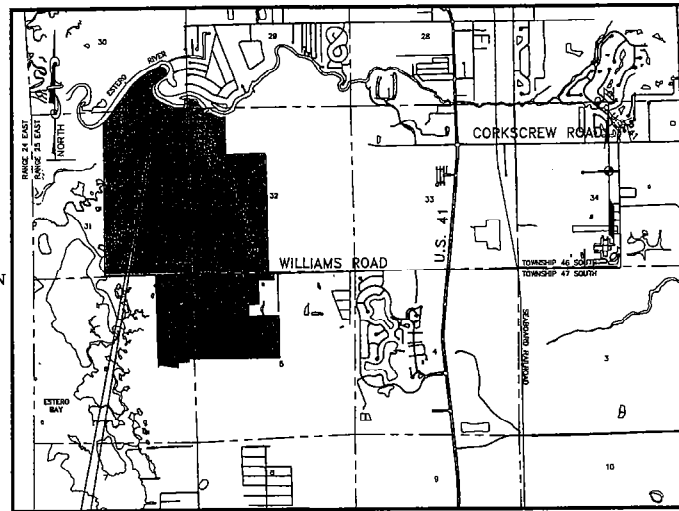
WEST BAY CLUB DEVELOPMENT CORPORATION  
4610 WEST BAY BLVD.  
ESTERO, FL. 33928  
PHONE (941) 498-7770  
FAX (941) 498-7771

### INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER
2	SITE PLAN
3	PAVING, GRADING, DRAINAGE AND UTILITY PLAN
4	PLAN AND PROFILE
5-6	ROADWAY AND DRAINAGE DETAILS
7-8	GULF ENVIRONMENTAL SERVICES DETAILS

**UTILITIES PROVIDING SERVICE**  
WATER AND SEWER  
GULF ENVIRONMENTAL SERVICES  
18910 SOUTH TAMPA TRAIL  
ESTERO, FLORIDA 33928  
PHONE (813) 488-1000  
TELEPHONE  
SPRINT - FLORIDA, INC.  
P. O. BOX 2477  
NAPLES, FLORIDA 34108  
ELECTRIC  
FLORIDA POWER & LIGHT COMPANY  
4100 15TH AVENUE S.W.  
NAPLES, FLORIDA 33969  
PHONE (813) 353-1000  
UTILITY LOCATING SERVICE  
BIRMINGHAM STATE OF CALIF. CENTER  
PHONE (800) 432-7770

**FORE CONTROL DISTRICT**  
ESTERO FIRE PROTECTION  
AND RESCUE DISTRICT  
2001 SOUTH TAMPA TRAIL  
ESTERO, FLORIDA 33928  
PHONE (941) 847-3472  
CABLE TELEVISION  
SUNSHINE ONE  
500 TOWERS ROAD  
NAPLES, FLORIDA 34110  
PHONE (813) 793-6600  
GARDEN COLLECTION  
SELF DISPOSAL  
P. O. BOX 8985  
CAPE CORAL, FLORIDA 33911  
PHONE (941) 334-4113



PROJECT  
LOCATION

LOCATION MAP

0 2000 4000  
SCALE IN FEET

APRIL, 2002

### 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 (RESOLUTION # Z-96-005)

APPROVED  
Final Plan Approval  
for ~~Revised~~ Planned Development  
Subject to Case # 2002-00042  
Date ~~June 3, 2002~~

**JOHNSON**  
ENGINEERING

2156 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE (813) 334-0046  
FAX (813) 334-3061  
E.B. #642 & L.B. #642

REGISTERED PROFESSIONAL ENGINEER  
FLORIDA CERTIFICATE NO. 14154

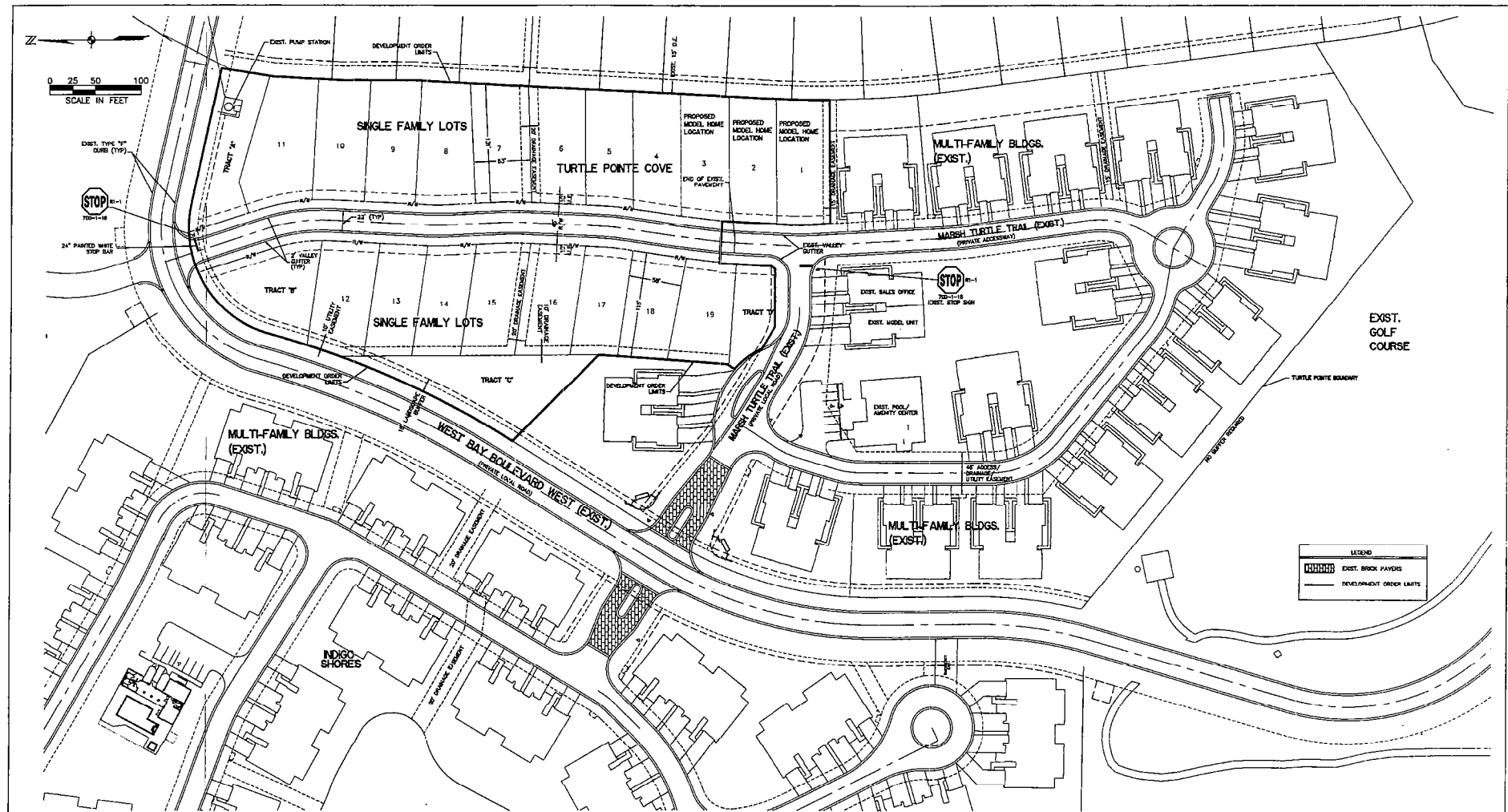
APR 10 2002  
CONCRETE DEVELOPMENT

FORREST H. BANKS, P.E.

DATE

ADD 2002-00042

SHEET  
1



#### GENERAL NOTES:

1. TRACTS "A" AND "B" ARE LANDSCAPE, SIGN AND DRAINAGE EASEMENTS.
2. TRACTS "C" AND "D" ARE LANDSCAPE AND DRAINAGE EASEMENTS.

#### SIGNING AND PAVEMENT MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH F.D.A.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION DATED 1991, F.D.A.T. ROADWAY AND PAVEMENT DESIGN STANDARDS DATED JANUARY 1994, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE LEE COUNTY DEPT. OF TRANSPORTATION.
2. PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.A.T. STANDARD SPECIFICATION SECTION 710. PAVING STALL STRIPES SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT ONLY.
3. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
4. REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
5. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH F.D.A.T. ROADWAY AND TRAFFIC DESIGN STANDARDS DATED JANUARY 1994.

MIN. ROAD CROWN ELEVATION:  
7.0'  
FINISH FLOOR ELEVATION:  
11.0 MIN. (UNLESS OTHERWISE NOTED)

**APPROVED**  
Final Plan Approval  
for Residential Planned Development  
Subject to Case # 2002-00042  
Date April 4, 2002

APR 10 2002

COMMUNITY DEVELOPMENT

Apr 02, 2002 - 10:35am J:\2001\2512\2512-SITE.dwg (Layer1)

#### REVISIONS

NO.	DATE	DESCRIPTION

TURTLE POINTE COVE  
LEE COUNTY, FLORIDA

**JOHNSON**  
ENGINEERING

2158 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE (941) 334-0946  
FAX (941) 334-3881  
E.B. #642 & L.B. #642

FORREST H. GIBBS, PE  
FL. CERT. NO. 14104

**SITE PLAN**  
ADD 2002-00042

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/02/02	20012512	31-45-25	As Shown	2