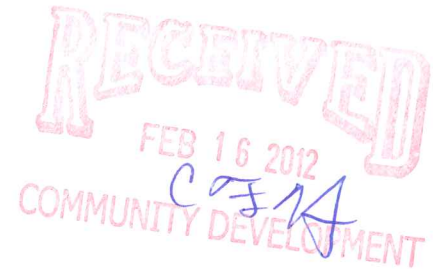




February 6, 2011

Mr. Chip Block, AICP  
Lee County Community Development  
Zoning Division  
1500 Monroe Street, 2<sup>nd</sup> Floor  
Fort Myers, FL 33901

Re: West Bay Club Final Plan Approval  
ADD2011-00087



Dear Chip:

This letter is in response to your December 7, 2011 letter regarding the above referenced application. The below items pertain directly to the items as outlined in your letter.

1. The proposed Deviations included with this application have the wrong referenced Zoning Resolution number. This needs to be corrected.

**RESPONSE:**

We have removed Deviation 1, a revised explanation letter and plan sheet are attached. Deviation 2 will remain as shown, requesting to deviate from Exhibit C (Residential Accessory Boat/RV Storage Area Plan) within Z-09-030. I believe this is the correct Zoning Resolution number, please advise if not.

2. Development must be consistent with the approved Master Concept Plan (MCP) approved for this property. Fencing is proposed across existing road easements. The approved MCP does not depict fencing across these easements. Deviation 2 of this request appears to request the ability to erect a fence over these easements until time that development is proposed to the east of the side. Staff cannot grant this request since it would be inconsistent with the approved MCP and would appear to prohibit the rights of property owners to the east to access their property. In addition, Section C-C on Sheet CO4 appears to depict a different design for the proposed fencing. Please review and revise as needed.

**RESPONSE:**

The approved MCP does not show fencing across the 60' road easements (north to south), it does indicate fencing along the east and west sides of both easements. The applicant is requesting to amend the MCP to remove the fencing along the east and west sides of the easements and to allow fencing north to south along the 60' easements. The

rights of the abutting property owners in relation to their access is understood. The property to the north is heavily vegetated and currently cannot physically be accessed from the 60' easements. This fencing is being sought for safety reasons. At the time there is any development proposed to the north, the fencing will be removed.

3. Deviation 1 of this request is not clear, but it appears to be connected with Deviation 2. The approved MCP does not depict a buffer at the described location. Please explain the purpose of this deviation and what it attempts to achieve.

**RESPONSE:**

Deviation 1 is being withdrawn. The approved MCP does not depict a buffer at the 60' easement locations, therefore this deviation is not required.

4. The plan that is attached to the submittal illustrates phased buffers. Why are the buffers being phased? Will the site be cleared and filled in phases? Please explain.

**RESPONSE:**

Yes, the site will be filled and cleared in phases, the buffers will be constructed at the time each phase is cleared. The LDO that was submitted for this project under LDO2011-00326 also indicates phasing.

The above responses should address all of the items contained in your December 7, 2011 correspondence. Should there be any question or need for any additional information to deem this application complete, please let me know.

Sincerely,

JOHNSON ENGINEERING, INC.



Debi Pendlebury

Enclosures  
DLP/ljb  
20118871-000



ADD 2011-00087



February 6, 2012

Mr. Alvin (Chip) Block, AICP  
Lee County Community Development  
Development Services Division  
1500 Monroe Street, 2<sup>nd</sup> floor  
Fort Myers, Florida 33901

**ADD 2011-00087**

**RECEIVED**  
**FEB 16 2012**

**COMMUNITY DEVELOPMENT**

Re: West Bay Club – ADD2011-00087  
Final Plan Approval **(REVISED)**  
Residential Boat/RV Storage Area

Dear Chip:

West Bay Club Development consists of 863.9 ± acres located in southwest Lee County, west of U.S. 41 off Williams Road in Estero, originally approved on March 18, 1996 by Resolution No. Z-96-005 as a Residential Planned Development (RPD). West Bay Club is an ongoing project currently in various stages of development.

The project boundary consists of approximately 2.14+/- acres is located directly east of the existing maintenance facility. Zoning Resolution Z-09-030 approved the accessory residential boat/RV storage area use for this proposed parcel. A limited review development order and replat will be submitted simultaneously with this application. A meeting was held with Lee County staff on August 9, 2011 to discuss the permitting processes for this project.

Please find this letter in request for a Final Zoning Plan Approval for the accessory Condition 2 of Resolution Z-96-005 requires that prior to approval of any local development order an application for Final Plan Approval must be submitted. The proposed project will comply with the approving resolution as shown through this Final Plan Approval process.

Please find attached three (3) revised plans and a detailed explanation depicting the following information:

1. **USES: TYPE AND AMOUNT, I.E., NUMBER OF DWELLING UNITS OR SQUARE FEET OF COMMERCIAL USE.**

N/A

2. **ACCESS**

The project will be accessed from Kings Road, a private road. See attached plans for access location. There are two 60' road easements that are part of the property. They are



have never been used as access, however it is noted on the plans that driveway connection to these two access easements will be designed at the time there is development to the east.

**3. LOCATION AND DIMENSIONS OF INTERNAL ROADWAYS.**

There are no internal roadways associated with this project.

**4. LOCATION AND DIMENSIONS OF BUILDINGS/STRUCTURES.**

N/A

**5. BOUNDARY OF DEVELOPMENT TRACT.**

See attached plans for boundary of development tract.

**6. ADJACENT ZONING AND LAND USES.**

The property to the west and south is part of West Bay Club, zoned RPD. The property to the east and north is zoned AG-2.

**7. DETAILED DRAWINGS SHOWING THE APPLICATION OF DEVIATIONS FROM ORIGINAL ZONING RESOLUTION.**

D-1 - N/A  
D-2 - N/A  
D-3 - N/A  
D-4 - N/A  
D-5 - N/A  
D-6 - N/A  
D-7 - N/A  
D-9 - N/A  
D-11 - N/A

RECEIVED  
FEB 16 2012  
COMMUNITY DEVELOPMENT

ADD 2011-00087

**8. BUFFERS AND/OR LANDSCAPE STRIPS.**

See attached plans.

**9. OPEN SPACE.**

N/A

10. A CUMULATIVE ANALYSIS OF THE TOTAL NUMBER OF DWELLING UNITS THAT HAVE RECEIVED LOCAL DEVELOPMENT ORDER AND TOTAL COMMERCIAL USE SQUARE FOOTAGE.

N/A – This project does not include the development of residential units or commercial square footage.

The following administrative deviation are being requested through this Final Plan Approval process:

Deviation from Zoning Resolution Z-09-030, Exhibit C to allow the fence to be removed on the east and west sides and installed on the north and south sides of the access easement at the time of proposed development east of the subject property.

I believe the information provided herein should satisfy Section A, Condition No. 2 of Zoning Resolution No. Z-96-005. If you have any questions or require additional information, please call me.

Very truly yours,

JOHNSON ENGINEERING, INC.



Debi Pendlebury  
Principal Planner

Enclosures  
DLP/ljm  
20118871

APP 2011-00087

RECEIVED  
FEB 16 2012  
COMMUNITY DEVELOPMENT

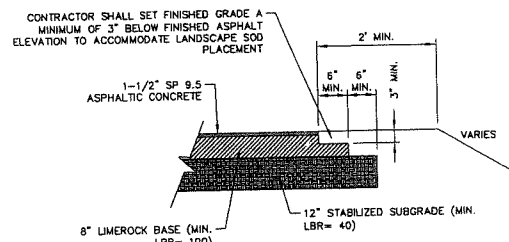


Phase	Acres
I	0.43
II	0.46
III	0.62
IV	0.75
Road Easements	0.36

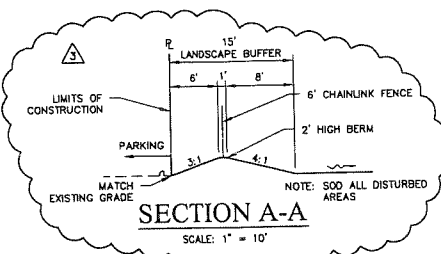
Total Area	2.62	100%
Impervious Area	1.41	54%
Pervious Area	1.21	46%

### DEVIATIONS

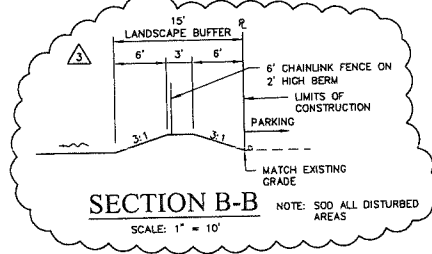
DEVIATION FROM ZONING RESOLUTION 2-09-030,  
EXHIBIT C. TO ALLOW FENCE TO BE REMOVED ON  
EAST AND WEST SIDES AND INSTALLED ON NORTH  
AND SOUTH SIDES OF ACCESS EASEMENT AT THE  
TIME OF PROPOSED AREAS EAST OF SUBJECT PROPERTY.



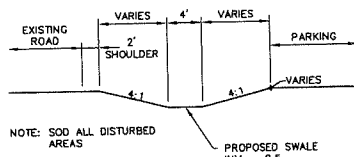
TYPICAL PAVEMENT SECTION  
N.T.S.



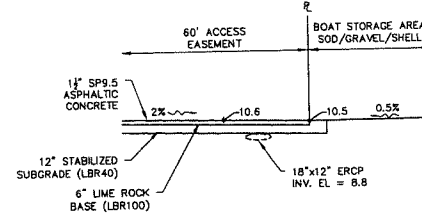
SECTION A-A



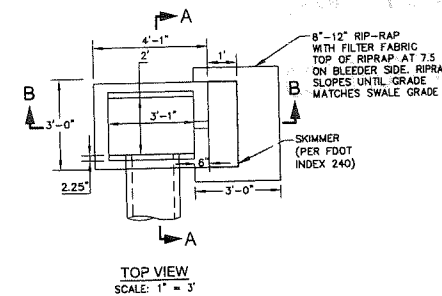
SECTION B-B



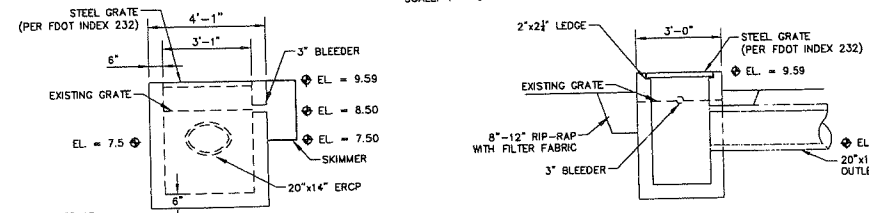
SECTION E-E



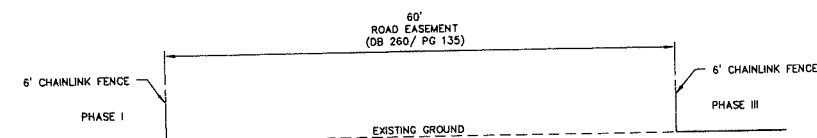
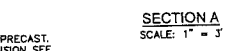
SECTION F-F



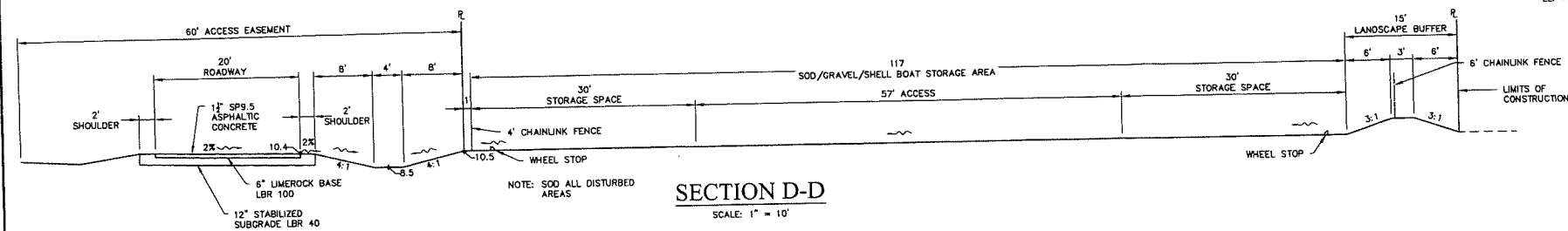
TOP VIEW  
SCALE: 1" = 3'



SECTION B  
SCALE: 1" = 3'



SECTION C-C



SECTION D-D

\* ALL DIMENSIONS ARE FOR PRECAST.  
FOR CAST IN PLACE DIMENSION SEE  
FOOT INDEX 232.

MODIFIED FDOT TYPE "C" INLET  
(PER FDOT INDEX 232)  
SCALE: 1" = 3'



REVISIONS		DATE
NO.	DESCRIPTION	
1	REVISED INLET	11/17/11
2	ADDED TABLE II	12/14/11
3	REVISED SECTIONS	01/25/12

DATE:	OCTOBER, 2011
PROJECT NO.	20118871-000
FILE NO.	5-46&47-29
SCALE:	As Shown

## SITE, PAVING AND GRADING PLAN

SHEET NUMBER

C04

