



November 7, 2011

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

Re: West Bay Club – 95-06-148.03Z (Z96-005)
Final Plan Approval
Residential Boat/RV Storage Area

RECEIVED
NOV 08 2011
COMMUNITY DEVELOPMENT

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 four (4) sets of 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**

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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 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

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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 deviations are being requested through this Final Plan Approval process:

1. Deviation from Zoning Resolution Z-09-030, Exhibit C to allow no buffer along the 60' road easement on the east property line.
2. 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.

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I believe the information provided herein should satisfy Section A, Condition No. 2 of Zoning Resolution 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

cc: Bob Patenaude
dlp
20118871

ADD 2011-00087



APPLICATION FOR ADMINISTRATIVE ACTION FOR UNINCORPORATED AREAS ONLY

Applicant's Name: West Bay Club Development Corporation, LLC

Project Name: West Bay Club Boat/RV Storage Area

STRAP Number(s): A portion of 05-47-25-07-00GC1.0000

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COMMUNITY DEVELOPMENT

ADD 2011-00087

- ☐ Administrative Variance (attach Supplement A)
- ☐ Commercial Lot Split (attach Supplement B)
- ☐ Consumption On Premises (attach Supplement C)
- ☐ Minimum Use Determination (attach Supplement D)
- ☐ LCLDC, Zoning District Boundaries, or Ordinance Interpretation (attach Supplement E)
- ☐ Relief for Designated Historic Resources (attach Supplement F)
- ☐ Relief for Easement Encroachment (attach Supplement G)
- ☐ Administrative Amendment to PUD or PD (attach Supplement H)
- ☒ Final Plan Approval for PD per Resolution: # Z-96-005 (attach Supplement H)
- ☐ Administrative Deviation from LCLDC Chapter 10, Section 10-104 (attach Supplement I)
- ☐ Placement of Model Home/Unit or Model Display Center (attach Supplement J)
- ☐ Dock & Shoreline Structures (attach Supplement K)
- ☐ Determination of TDR Units that may be created from Wetlands per LCLDC Sec. 2-147(a) (attach Supplement L)
- ☐ Wireless Communication Facility Shared Use Plan Agreement (attach Supplement M)
- ☐ Community Gardens (attach Supplement N)
- ☐ Modification of Existing 86-36 MH/RV Park Site Plan (attach Supplement O)
- ☐ Administrative Approval of Compact Community for a Mixed Use Community in Southeast Lee County (DR/GR) (attach Supplement P)
- ☐ Administrative Action for Elimination or Modification of Duration Limitations on Certain Existing Mines {Section 12-121(k)} (attach Supplement Q)
- ☐ Administrative Action for a Planned Development or Live-Work Units in the Page Park Planning Community {Section 33-1202(b)} (attach Supplement R)
- ☐ Administrative Extension of a Master Concept Plan per LCLDC Sec. 34-381(c) (attach Supplement S)

Is this project located in the Estero or Page Park Planning Community? ☒ YES ☐ NO

**If YES, please note that the applicant may be required to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. See also individual Supplement forms for specific Planning Community requirements.*

STAFF USE ONLY

Case Number: ADD 2011-00087
Current Zoning: RPD
Land Use Classification: OUTLYING SUB.
Planning Community: ESTERO

Commission District: #3
Fee Amount: \$1,000
Intake by: AW

LEE COUNTY
COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET)
FORT MYERS, FL 33902

PHONE (239) 533-8585
PART 1
APPLICANT/AGENT INFORMATION

A. **Name of Applicant:** West Bay Club Development Corporation, LLC
Address: 4600 West Bay Boulevard
City, State, Zip: Estero, Florida 33928
Phone Number: (239) 444-4285 Fax Number: (239) 289-4056
E-mail Address: _____

B. **Relationship of Applicant to owner (check one):**

- ☐ Applicant (including an individual or husband & wife) is the sole owner of the property. [34-201(a)(1)a.1.]
- ☐ **Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.1.** (See Part 1 Exhibit Form A1 attached hereto for suggested Affidavit Form for an individual.) [34-202(b)(1)c.]
- ☒ Applicant has been authorized by the owner(s) to represent them for this action:
- ☒ **Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.1.** (for an individual) or **Exhibit AA-1.B.2** (for Corporation, etc.). (Please select the appropriate Affidavit Form {A1 or A2} from the suggested forms in Part 1 Exhibits attached hereto.) See Guide and Explanatory Notes for PART 1 below. [34-202(b)(1)c.]
- ☐ Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]
- ☐ **Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.1.** (for an individual) or **Exhibit AA-1.B.2** (for Corporation, etc.). (Please select the appropriate Affidavit Form {A-1 or A-2} from the suggested forms in Part 1 Exhibits attached hereto.) See Guide and Explanatory Notes for PART 1 below. [34-202(b)(1)c.]

C. **Authorized Agent: Name of the person who is to receive all County-initiated correspondence regarding this application.** [34-202(b)(1)c.]

1. Company Name: Johnson Engineering, Inc.
Contact Person: Debi Pendlebury
Address: 2122 Johnson Street
City, State, Zip: Fort Myers, Florida 33901
Phone Number: (239) 334-0046 Fax Number: (239) 334-3661
E-mail address: dpendlebury@johnsoneng.com
2. Additional Agent(s): The names of other agents that the County may contact concerning this application are attached as **Exhibit AA-1.C.2.** [34-202(b)(1)c.]

PART 2
PROPERTY OWNERSHIP

Is this request specific to a particular tract of land? ☐ NO ☒ YES. If the answer is YES, please complete the following items.

A. **Property Ownership: Single owner (individual or husband & wife only)** [34-201(a)(1)a.1.]

1. Name: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____

E-mail address: _____

B. Property Ownership: Multiple owners (Corporation, partnership, trust, association) [34-201(a)(1)].

1. ☒ Disclosure of (Ownership) Interests Form is attached as **AA-2.B.1.** [34-201(b)2]

C. Multiple parcels:

1. ☐ Property owners list is attached as **Exhibit AA-2.C.1.** [34-202(a)(5)]
2. ☐ Property owners map is attached as **Exhibit AA-2.C.2.** [34-202(a)(5)]

D. Date property was acquired by present owner(s): 2005

**PART 3
PROPERTY INFORMATION**

Is this request specific to a particular tract of land? ☐ NO ☒ YES. If the answer is **YES**, please complete the following items.

A. STRAP Number(s): 05-47-25-07-00GC1.0000

B. Street Address of Property: 4600 West Bay Boulevard Estero, FL 33928

C. Legal Description:

- ☒ **Legal description** (on 8½" x 11" paper) is attached as **Exhibit AA-3.C.1.** [34-202(a)(1)]
☒ **Sealed sketch** of the legal description is attached as **Exhibit AA-3.C.2.** [34-202(a)(1)]

D. Boundary Survey:

- ☐ A Boundary survey, tied to the state plane coordinate system, is attached as **Exhibit AA-3.D.1.** [34-202(a)(2)]
☒ The property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. A copy of the applicable plat book page is attached as **Exhibit AA-3.D.2.** [34-202(a)(2)]

E. Planning Community: Estero Planning Community

F. General Location of Property:

1. ☒ Area location map is attached as **Exhibit AA-3.F.** [34-202(a)(4)]
2. **Directions to property:**
U.S. 41 south to Williams Road

G. Current Zoning of Property: RPD

H. Current use(s) of the property are:

Boat/RV Storage

I. Property Dimensions [34-202(a)(8)]:

1. Width (average if irregular parcel):	135+/-	Feet	
2. Depth (average if irregular parcel):	690+/-	Feet	
3. Total area:	2.14+/-	Acres or square feet	
4. Frontage on road or street:	690+/-	Feet on	Street
2 nd Frontage on road or street:	N/A	Feet on	Street

**PART 4
ACTION REQUESTED**

A. Type Of Request (please check one):

- ☐ Administrative Variance **(requires Supplement A)**
- ☐ Commercial Lot Split **(requires Supplement B)**
- ☐ Consumption On Premises **(requires Supplement C)**
- ☐ Minimum Use Determination **(requires Supplement D)**
- ☐ LCLDC, Zoning District Boundaries, or Ordinance Interpretation **(requires Supplement E)**
- ☐ Relief for Designated Historic Resources **(requires Supplement F)**
- ☐ Relief for Easement Encroachment **(requires Supplement G)**
- ☐ Administrative Amendment to PUD or PD **(requires Supplement H)**
- ☒ Final Plan Approval for PD per Resolution: # Z-96-005 **(requires Supplement H)**
- ☐ Administrative Deviation from LCLDC Chapter 10, Section 10-104 **(requires Supplement I)**
- ☐ Placement of Model Home/Unit or Model Display Center **(requires Supplement J)**
- ☐ Dock & Shoreline Structures **(requires Supplement K)**
- ☐ Determination of TDR Units that may be created from Wetlands per LCLDC Sec. 2-147(a) **(requires Supplement L)**
- ☐ Wireless Communication Facility Shared Use Plan Agreement **(requires Supplement M)**
- ☐ Community Gardens **(requires Supplement N)**
- ☐ Modification of Existing 86-36 MH/RV Park Site Plan **(requires Supplement O)**
- ☐ Administrative Approval of Compact Community for a Mixed Use Community in Southeast Lee County (DR/GR) **(requires Supplement P)**
- ☐ Administrative Action for Elimination or Modification of Duration Limitations on Certain Existing Mines {Section 12-121(k)} **(requires Supplement Q)**
- ☐ Administrative Action for a Planned Development or Live-Work Units in the Page Park Planning Community {Section 33-1202(b)} **(requires Supplement R)**
- ☐ Administrative Extension of a Master Concept Plan per LCLDC Sec. 34-381(c) **(attach Supplement S)**

B. Nature Of Request:

Final Plan Approval submitted simultaneously with LDO for boat/RV storage area

PART 5 – SUBMITTAL REQUIREMENTS

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. PLEASE NOTE THAT THE THREE (3) SETS OF REQUIRED SUBMITTAL AND SUPPLEMENTAL FORMS MUST BE SUBMITTED IN SETS OF THREE. ADDITIONAL SUBMITTAL ITEMS (LISTED BELOW) SHOULD BE SUBMITTED AS A GROUP WITH THE APPROPRIATE NUMBER OF COPIES PROVIDED AS NOTED BELOW.

Copies Required *	SUP/Exhibit Number	SUBMITTAL ITEMS
3		Completed application for Administrative Action
1		Filing Fee - [34-202(a)(9)]
SUPPLEMENTAL FORMS (select applicable request/form)		
3	SUP A	Administrative Variance request
3	SUP B	Commercial Lot Split request
3	SUP C	Consumption On Premises request
3	SUP D	Minimum Use Determination request
3	SUP E	Ordinance Interpretation request
3	SUP F	Relief for Designated Historic Resources request
3	SUP G	Easement Encroachment request
3	SUP H	Administrative Amendment to a PUD or Planned Development request
3	SUP H	Final Plan Approval for a Planned Development request
3	SUP I	Administrative Deviation from Chapter 10 of the LDC request
3	SUP J	Placement of Model Home/Unit or Model Display Center request
3	SUP K	Dock & Shoreline Structure request
3	SUP L	Determination of TDR Units that may be created from Wetlands
3	SUP M	Wireless Communication Facility Shared Use Plan Agreement request
3	SUP N	Community Gardens request
3	SUP O	Modification of Existing MH/RV Park site plan
7	SUP P	Administrative Approval of Compact Community for a Mixed-Use Community in Southeast Lee County (DR/GR)
3	SUP Q	Administrative Action for Elimination or Modification of Duration Limitations on Certain Existing Mines
15	SUP R	Administrative Action for a Planned Development or Live-Work Units in the Page Park Planning Community
3	SUP S	Administrative Extension of a Master Concept Plan
ADDITIONAL SUBMITTAL ITEMS		
3	AA-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
3	AA-1.C.2	Additional Agents [34-202(b)(1)c.]
3	AA-2.B.1	Disclosure of Interest Form [34-201(b)(2)a]
3	AA-2.C.1	Subject property owners list (if applicable) [34-202(a)(5)]
3	AA-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
3	AA-3.A.1	List of STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
3	AA-3.C.1	Legal Description (2 originals required) [34-202(a)(1)]
3	AA-3.C.2	Sealed Sketch of the Legal Description (2 originals required) [34-202(a)(1)]
3	AA-3.D.1	Boundary Survey (tied to State Plane Coordinate System) [34-202(a)(2)] {NOTE: This is a required submittal for all Planned Development Applications and for all properties of 10 acres or more (2 originals required) [34-373(a)(4)a.]}
3	AA-3.D.2	Copy of Plat Book Page (if applicable) [34-202(a)(1)]
3	AA-3.F	Area Location Map on 8-1/2" by 11" paper pursuant to LCLDC Section 34-202(a)(4).

* At least one copy must be an original.

PART 1 - AFFIDAVIT A2
(EXHIBIT AA-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.),
LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Norman Radow, as President of West Bay Club Development Corporation, LLC, swear or affirm under oath,
that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

West Bay Club Development Corporation, LLC

*Name of Entity (corporation, partnership, LLP, LC, etc.)



Signature

President

(title of signatory)

Norman Radow

(Typed or printed name)

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was sworn to (or affirmed) and subscribed before me on October 20, 2011 (date) by
Norman Radow (name of person providing oath or affirmation), who is personally known to me or who has
produced N/A (type of identification) as identification.



Signature of person taking oath or affirmation

Iva Sherman

Name typed, printed or stamped

Notary Public

Title or rank

Serial number, if any



*Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

AND 2011-00087

EXHIBIT AA-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

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COMMUNITY DEVELOPMENT

STRAP NO. A portion of 05 -47-25-07-00GC1.0000

CASE NO.

ADD 2011-00087

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	Percentage of Stock
Norman Radow, President	
Kevin Price, Vice President	
Doug Orsagh, Secretary	
West Bay Club Development Corp., LLC	100%
400 Galleria Parkway, Suite 400	
Atlanta, GA 30339	

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	Percentage of Stock

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.



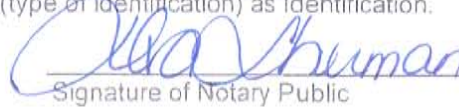
Signature

Norman Radow, President
(Typed or printed name)

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was sworn to (or affirmed) and subscribed before me on October 20, 2011 (date) by Norman Radow (name of person providing oath or affirmation), who is personally known to me or who has produced N/A (type of identification) as identification.





Signature of Notary Public

Iva Sherman
Printed Name of Notary Public

ADD2011-00087

**EXHIBIT AA-1.C.2
ADDITIONAL AGENTS**

Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email: _____

Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email: _____

Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email: _____

Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email: _____

Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email: _____

Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email: _____

**LETTER OF AUTHORIZATION
TO LEE COUNTY COMMUNITY DEVELOPMENT**

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as A portion of 05-47-25-07-00GC1.0000

The property described herein is the subject of an application for zoning Administrative Amendment. We hereby Johnson Engineering, Inc. as the legal representative of the property and as such, this Entity is authorized to legally bind all owners of the property in the course of seeking the necessary approvals for the subject permit. This entity will assist the property owner in preparing and submitting application packages to Lee County Zoning.

WEST BAY CLUB DEVELOPMENT CORPORATION, LLC


Owner/Authorized Representative (signature)

Norman Radow, President
Printed Name/Title

STATE OF Georgia
COUNTY OF Cobb

Sworn to (or affirmed) and subscribed before me this 20th day of October, 20 11, by Norman Radow, who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

(SEAL)




Notary Public

Iva Sherman
(Name typed, printed or stamped)

ADD 2011-00087

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COMMUNITY DEVELOPMENT



ADMINISTRATIVE ACTION REQUEST
SUPPLEMENT H
FOR UNINCORPORATED AREAS ONLY

ADMINISTRATIVE AMENDMENT TO A PUD OR
PLANNED DEVELOPMENT PER LCLDC SECTION 34-
380(b) or FINAL PLAN APPROVAL FOR A PLANNED
DEVELOPMENT

ADD 2011-00087

Case Number _____

Project Name: West Bay Club Boat/RV Storage Area

Applicant's Name: West Bay Club Development Corporation, LLC

STRAP Number(s): 05-47-25-07-00GC1.0000

Indicate whether REQUEST is for:

- ☐ ADMINISTRATIVE AMENDMENT (please complete PART 1, PART 2., & PART 3.)
☒ FINAL PLAN APPROVAL (please complete PART 1, PART 2, & PART 4.)

*Planning District: Estero Planning Community

**If located within the Estero Planning Community and the request includes administrative deviations amending the Master Concept Plan or other provisions of the applicable zoning resolution, please provide meeting summary document (see PART I-H). See LCLDC Section 33-54(a)(2).*

If the request is for an administrative amendment to a PUD or to a Planned Development or Final Plan Approval please submit the "Application for Administrative Action" form for unincorporated areas and Supplement H including the following:

PART 1.
APPLICATION INFORMATION

A. ORIGINAL PROJECT NAME (if different than Project Name currently used):

Estero Pointe

B. ORIGINAL REZONING RESOLUTION NUMBER: Z-96-005

C. SUBSEQUENT ZONING ACTION RESOLUTION/CASE NUMBERS (if any): Please list all previous zoning and administrative actions (approvals and denials) on this project subsequent to the original rezoning including Resolution Numbers and Case Numbers (provide added sheets, if necessary; label as Exhibit H-1.C.).

Z-96-005, PD-98-003, FPA-98-088,

ADD2000-00016, ADD2002-00042,

FPA-98-089, FPA-99-003,

Z-05-010, ADD2005-00022,

ADD1999-00024, ADD1999-00056

ADD2006-00043, AD2008-00076, Z-09-030

- D. **DEVELOPMENT ORDER NUMBERS FOR PROJECT** (if any): Please list all local development orders approved on this project. Please indicate the status of each development order (provide added sheets, if necessary; label as **Exhibit H-1.D.**).

N/A	

**PART 2.
REQUESTED ACTION**

- A. **WRITTEN NARRATIVE:** Please provide a written narrative statement explaining exactly what is proposed. Label as **Exhibit H-2.A.**
- B. **RELIEF/DEVIATIONS:** Is any relief requested from the provisions of the Lee County Land Development Code? ☐ NO ☒ YES.

If the answer is **YES**, provide a **written narrative statement** explaining the specific relief requested (a schedule of deviations). Include specific references to any section (number{s} and name{s}) of the Lee County Land Development Code (LCLDC) from which relief is sought including why the requested relief is necessary and how it will affect the project. Explain what conditions currently exist which warrant this request for relief from the regulations (a written justification for each of the requested deviations). Label narrative statement as **Exhibit H-2.B.1.**

Also provide four (6) sets of drawings detailing any proposed deviations or changes to the MASTER CONCEPT PLAN (MCP) in 11" X 17" size (two originals required) and one (1) 24" x 36" size. All deviation requests must be specifically keyed to the location on the MCP. Label deviation drawing(s) as **Exhibit H-2.B.2.**

**PART 3.
ADDITIONAL SUBMITTAL REQUIREMENTS FOR ADMINISTRATIVE AMENDMENT APPLICATIONS**

Please submit the following for all Administrative Amendment Applications:

- A. **AREA LOCATION MAP:** An **Area Location Map** (on 8.5" by 11" paper) must be provided. The map must be marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. Label as **Exhibit H-3.A. [34-373(a)(4)b.]**
- B. **APPROVED MASTER CONCEPT PLAN:** Provide one (1) APPROVED MASTER CONCEPT PLAN (MCP) and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED at a size of 24" X 36". Label as **Exhibit H-3.B. [34-373(a)(6)]**
- C. **REDUCED SIZE MASTER CONCEPT PLAN:** Provide one (6) copies of the MASTER CONCEPT PLAN REDUCED to a maximum size of 11" x 17" (two originals required). Label as **Exhibit H-3.C.**
- D. **ZONING RESOLUTIONS/ZONING DOCUMENTS:** Please attach six (6) copies of any zoning resolutions or documents that are still valid. Include the original rezoning resolution, final plan approval letters, Administrative Approval letters, and any other documentation granting relevant approvals. Label as **Exhibit H-3.D.**

PART 4.
ADDITIONAL SUBMITTAL REQUIREMENTS FOR FINAL PLAN APPROVAL APPLICATIONS

Please submit the following for all Final Plan Approval Applications:

- A. **AREA LOCATION MAP: An Area Location Map** (on 8.5" by 11" paper) must be provided. The map must be marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. Label as **Exhibit H-4.A. [34-373(a)(4)b.]**
- B. **APPROVED MASTER CONCEPT PLAN:** Provide one (1) APPROVED MASTER CONCEPT PLAN (MCP) and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED. Label as **Exhibit H-4.B. [34-373(a)(6)]**
- C. **PROPOSED FINAL PLAN:** Please submit six (6) copies of the proposed Final Plan consistent with the approved Master Concept Plan and the approved Zoning Resolution. This proposed Final Plan must show any DEVIATION(s) keyed on the plan to identify the location of the specific deviation. Label as **Exhibit H-4.C.**
- D. **REDUCED SIZE COPY OF THE PROPOSED FINAL PLAN:** Please submit six (6) copies of the proposed Final Plan REDUCED to a maximum size of 11" x 17" (two originals required). Label as **Exhibit H-4.D.**
- E. **ZONING RESOLUTIONS/ZONING DOCUMENTS:** Please attach six (6) copies of any zoning resolutions or documents that are still valid. Include the original rezoning resolution, final plan approval letters, Administrative Approval letters, and any other documentation granting relevant approvals. Label as **Exhibit H-4.E.**

**PART 5.
SUBMITTAL REQUIREMENTS**

THE NUMBER OF COPIES REQUIRED FOR EACH SUBMITTAL ITEM/EXHIBIT IS INDICATED BELOW. PLEASE NOTE THAT THIS SUPPLEMENT NEEDS TO BE ACCOMPANIED BY THE APPLICATION FOR ADMINISTRATIVE ACTION. COPIES OF BOTH OF THESE APPLICATIONS SHOULD BE SUBMITTED TOGETHER IN SETS OF THREE ALONG WITH ALL OTHER REQUIRED DOCUMENTATION. ADDITIONAL SUBMITTAL ITEMS (listed below) SHOULD BE SUBMITTED AS A GROUP WITH THE APPROPRIATE NUMBER OF COPIES PROVIDED AS NOTED BELOW.

Copies Required*	Exhibit Number	SUBMITTAL ITEMS
		FOR ADMINISTRATIVE AMENDMENT APPLICATIONS and FOR FINAL PLAN APPROVAL APPLICATIONS
3		Completed application for Administrative Action Form [34-201(b)]
1		Filing Fee – [34-202(a)(9)]
3	SUP H	Administrative Amendment to a PUD or Planned Development request Supplement Form
3	H-1.C	Subsequent Zoning Action Resolution/Case Numbers (if any and if added sheet is necessary)
3	H-1.D	Development Order Numbers for the Project (if any and if added sheets are necessary)
3	H-2.A	Written Narrative explaining what, exactly, is proposed
3	H-2.B.1	Schedule of Deviations and Justification Statement for each requested deviation (if YES was answered to Item # 2.B.)
1	H-2.B.2	Site plan (24" X 36" size) detailing each requested deviation (if YES was answered to Item # 2.B.)
3	H-2.B.2	Reduced site plans (11" X 17" size) detailing each requested deviation (if YES was answered to Item # 2.B.) - two originals required
		ADDITIONAL SUBMITTAL ITEMS FOR ADMINISTRATIVE AMENDMENT APPLICATIONS
3	H-3.A	Area Location Map (8 ½' X 11" size)
1	H-3.B	Approved Master Concept Plan and detailed drawings of any proposed deviations (24" X 36" size)
3	H-3.C	Master Concept Plan (11" X 17' maximum size) including detailed drawings of any proposed deviations - two originals required
3	H-3.D	Zoning Resolutions/Zoning Documents
		ADDITIONAL SUBMITTAL REQUIREMENTS FOR FINAL PLAN APPROVAL APPLICATIONS
3	H-4.A	Area Location Map (8 ½' X 11" size)
3	H-4.B	Approved Master Concept Plan and detailed drawings of any proposed deviations (24" X 36" size)
1	H-4.C	Proposed Final Plan including Deviations keyed to the plan (24" X 36" size)
3	H-4.D	Proposed Final Plan (11" X 17" maximum size) - two originals required
3	H-4.E	Zoning Resolutions/Zoning Documents

* At least one copy must be an original



Lee County Property Appraiser

Tax Year
[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tangible Accounts](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 05-47-25-07-00GC1.0000

Owner Of Record

WEST BAY CLUB DEV CORP
4600 WEST BAY BLVD
ESTERO FL 33928

Site Address

GOLF COURSE
ESTERO FL 33928

Legal Description

WEST BAY CLUB
PB 62 PGS 79-111
TRACTS GC-1 THRU GC-9 + CC-1 +
CP-3 + CP-7 + PR-1 + CART PATHS
GOLF COURSE + POR OF TR MF-2+ OR
4802/1
LESS OR 4749/3453
LESS SUB

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



Photo Date October of 2010

Classification / DOR Code

GOLF COURSE, DRIVING RANGE / 38

Property Values (2011 Tax Roll)

Just	4,832,882
Assessed	4,832,882
Portability Applied	0
Assessed SOH	4,832,882
Taxable	4,832,882
SOH Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	AC
Units	180.00
Frontage	0
Depth	0
Total Number of Buildings	7
Total Bedrooms / Bathrooms	0 / 88.0
Total Buildings Sq Ft	71,627
1st Year Building on Tax Roll	1999
Historic District	No



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Parcel Numbering History



Solid Waste (Garbage) Roll Data



Elevation Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

NEWS-PRESS
*Published every morning -
Daily and Sunday
Fort Myers, Florida*
Affidavit of Publication

ADD 2011-00087

STATE OF FLORIDA
COUNTY OF LEE

Before the undersigned authority, personally appeared

Jessica Braband

Who on oath says that he/she is the

Legal Assistant of the News-Press, a daily newspaper,
published at Fort Myers, in Lee County, Florida; that the
attached copy of advertisement, being a

Notice of Meeting

In the matter of:

Estero Planning Community

In the court was published in said newspaper in the
issues of

October 18, 2011

Affiant further says that the said News-Press is a paper of
general circulation daily in Lee, Charlotte, Collier, Glades and
Hendry Counties and published at Fort Myers, in said Lee
County, Florida and that said newspaper has heretofore been
continuously published in said Lee County, Florida, each day,
and has been entered as a second class mail matter at the post
office in Fort Myers in said Lee County, Florida, for a period of
one year next preceding the first publication of the attached
copy of the advertisement; and affiant further says that he/she
has neither paid nor promised any person, firm or corporation
any discount, rebate, commission or refund for the purpose of
securing this advertisement for publication in the said
newspaper.

Sworn to and subscribed before me this 20th day of
October, 2011.

by **Jessica Braband**

Personally known to me or who has produced

as identification, and who did or did not take an
oath.

Notary Public

Print Name

My commission Expires:



**NOTICE OF
PUBLIC MEETING**
Notice is hereby
given by West Bay
Club Development
Corporation of the
owner's intent to de-
velop an accessory
residential boat/RV
storage area. Notice
is hereby given to all
members of the
Estero Community
that West Bay Club
Development Corpo-
ration intends to de-
velop a 2.0-acre
parcel adjacent to
the existing main-
tenance facility with an
outdoor residential
boat/RV storage
area for use by West
Bay Club residents
only. A hearing to in-
form the public of
the proposed residen-
tial boat/RV storage
area project will be
held for all interested
parties on Wednes-
day October 19, 2011
from 4:00pm to
5:30pm. The meeting
will be held at the
West Bay Club Sales
Center located at
7850 S. Tamiami
Trail, Estero, Florida
34228.
Oct. 18 No. 1129286



ABU 2011-00087

ATTENDANCE SHEET

West Bay Club Boat/RV Storage Area

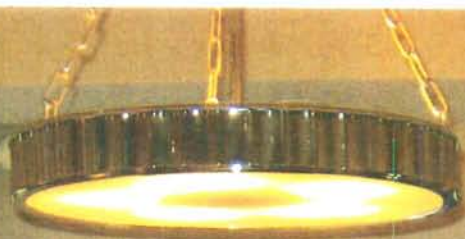
West Bay Club Sales Center

October 19, 2011 4:00 p.m. to 5:00 p.m.

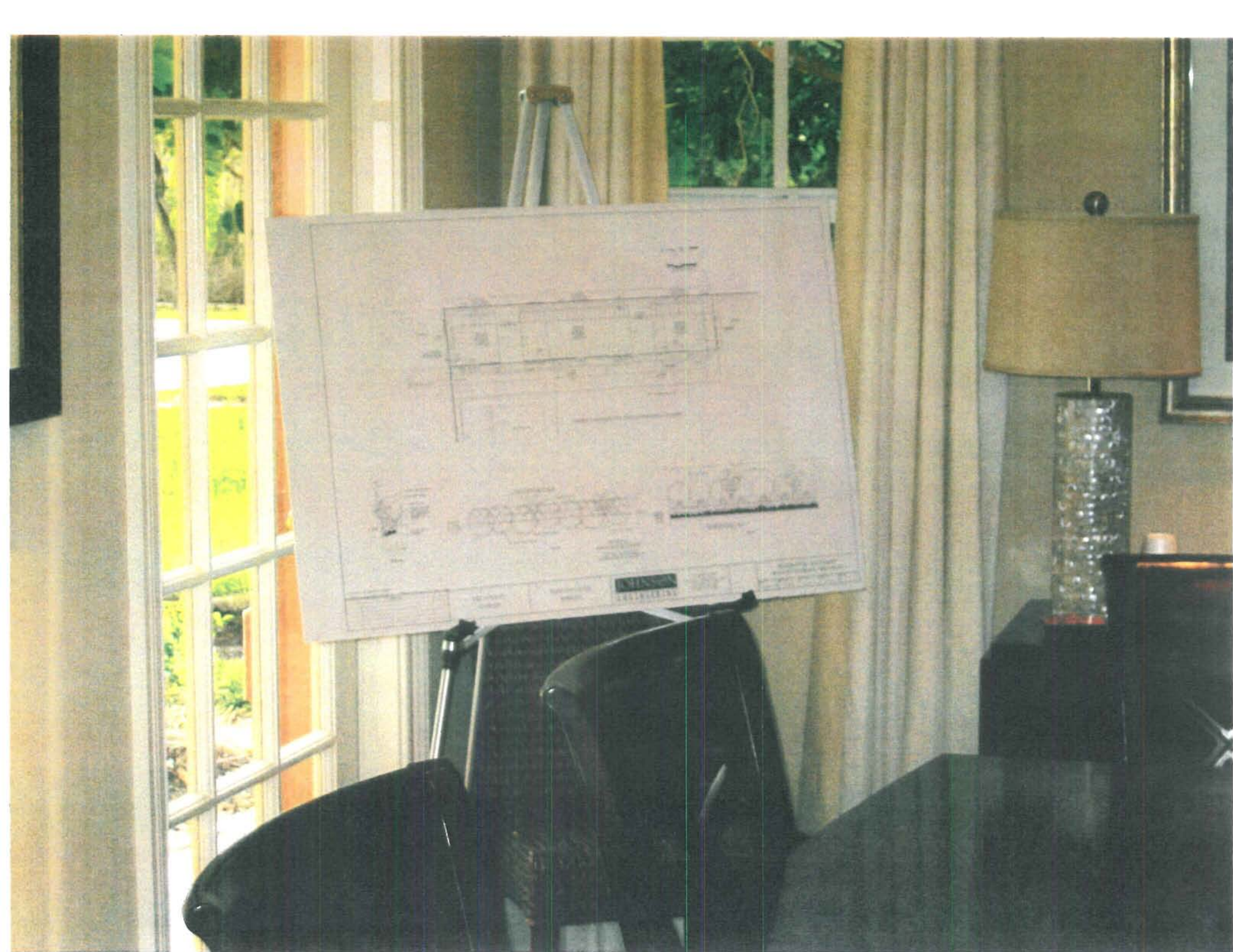
PLEASE PRINT CLEARLY:

[illegible]

EXIT



ADP2011-00087





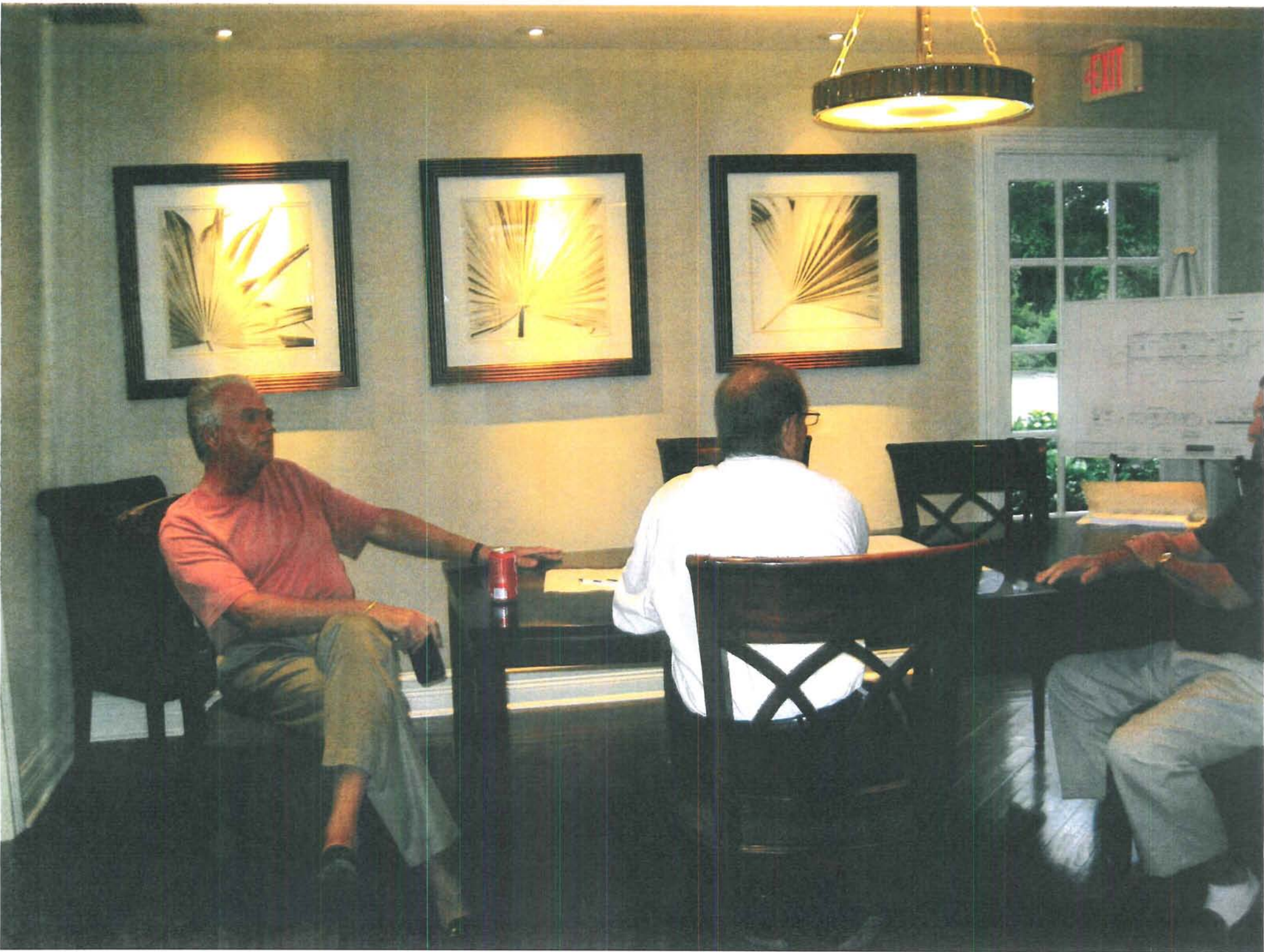
BOAT & RV STORAGE
LEE COUNTY, FLORIDA

WEST BAY CLUB

WEATHER	
DATE	TIME
TEMP	WIND
MOON	SEA

CS2









PREPARED BY:
JOHNSON ENGINEERING, INC.
5150 JOHNSON STREET
FORT MYERS, FLORIDA 33901

DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 29, 30, 31 AND 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST, SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST AND A REPLAT OF TRACTS "F" AND "G", ESTERO RIVER HEIGHTS AS RECORDED IN PLAT BOOK 10 AT PAGE 15 OF THE LEE COUNTY PUBLIC RECORDS, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST, SAID POINT BEING THE NORTHWEST CORNER OF LOT 568 OF FLORIDA GULF LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGE 56, LEE COUNTY RECORDS, AND RUN S 00° 40' 16" E FOR 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WILLIAMS ROAD (80 FEET WIDE), THENCE RUN N 89° 00' 18" E ALONG SAID SOUTH LINE FOR 165.26 FEET; THENCE RUN S 00° 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 S 89° 00' 18" W ALONG THE SOUTH LINE OF SAID LANDS FOR 184.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF LOT 508 OF SAID FLORIDA GULF LAND COMPANY SUBDIVISION; THENCE RUN S 00° 47' 09" E ALONG SAID EAST LINE FOR 785.00 FEET; THENCE RUN S 88° 57' 37" W FOR 327.43 FEET TO AN INTERSECTION WITH THE EAST LINE OF LOT 548; THENCE RUN S 00° 54' 02" E FOR 351.20 FEET TO THE SOUTHEAST CORNER OF LOT 548; THENCE RUN N 89° 15' 58" E ALONG THE SOUTH LINE OF LOTS 508 AND 548 FOR 453.63 FEET; THENCE RUN N 89° 15' 52" E ALONG THE SOUTH LINE OF LOT 578 FOR 327.60 FEET; THENCE RUN S 00° 33' 41" E ALONG THE EAST LINE OF LOT 408 FOR 125.00 FEET; THENCE RUN S 89° 31' 41" W FOR 324.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 408; THENCE RUN S 89° 34' 40" W FOR 100.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 3; SAID POINT BEING THE SOUTHWEST CORNER OF LOT 408 OF SAID SUBDIVISION; THENCE RUN N 01° 35' 45" W FOR 82.78 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2192 AT PAGE 561, LEE COUNTY RECORDS; THENCE RUN ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2192 AT PAGE 561, LEE COUNTY RECORDS; THENCE RUN S 89° 10' 55" W FOR 346.43 FEET; S 00° 49' 50" E FOR 162.49 FEET; S 89° 11' 31" W FOR 77.45 FEET; THENCE RUN N 01° 35' 45" W ALONG THE WEST LINE OF SAID 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 SECTION CORNER OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 25 EAST; THENCE RUN N 00° 22' 46" W ALONG THE WEST LINE OF SAID LANDS ALONG THE NORTH/SOUTH QUARTER SECTION LINE FOR 256.37 FEET TO THE NORTHEAST CORNER OF LOT 25A SAID FLORIDA GULF LAND COMPANY SUBDIVISION; THENCE CONTINUE N 00° 22' 46" W ALONG THE WEST LINE OF SAID LANDS AND THE WEST LINE OF LOTS 40A AND 37A OF SAID SUBDIVISION FOR 230.1 FEET, MORE OR LESS, TO THE WATERS OF THE ESTERO RIVER, THENCE RUN NORTHEASTERLY, SOUTHEASTERLY, SOUTHWESTERLY, SOUTHERLY, SOUTHWESTERLY AND NORTHEASTERLY ALONG SAID WATERS FOR 503.0 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EAST LINE OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 25 EAST; THENCE RUN N 00° 32' 05" W ALONG SAID EAST LINE AND THE WEST LINE OF TRACT "G" OF ESTERO RIVER HEIGHTS AS RECORDED IN PLAT BOOK 10 AT PAGE 15 OF THE LEE COUNTY RECORDS FOR 82 FEET, MORE OR LESS, TO SAID WATERS, THENCE RUN WESTERLY, NORTHERLY, EASTERLY, SOUTHEASTERLY, SOUTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID WATERS FOR 1753 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 N 87° 54' 53" E ALONG SAID NORTH LINE FOR 458 FEET, MORE OR LESS, TO SAID WATERS AND THE WESTERLY LINE OF TRACT "F" SAID ESTERO RIVER HEIGHTS; THENCE RUN NORTHERLY AND SOUTHEASTERLY ALONG SAID WATERS AND THE WEST AND NORTHERLY LINE OF SAID TRACT "F" FOR 771 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EAST LINE OF LOT 52A

DESCRIPTION CONTINUED

SAID FLORIDA GULF LAND COMPANY SUBDIVISION, THENCE RUN S 00° 43' 04" E ALONG SAID EAST LINE OF LOT 52A FOR 119.0 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 1007 AT PAGE 4091, LEE COUNTY RECORDS, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 52A OF SAID SUBDIVISION; THENCE RUN N 88° 27' 02" E ALONG THE NORTH LINE OF LOTS 44A, 43A, 42A AND 41A OF SAID FLORIDA GULF LAND COMPANY SUBDIVISION FOR 1257.39 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF A FLORIDA POWER AND LIGHT COMPANY TRANSMISSION LINE EASEMENT (100 FEET WIDE); THENCE RUN S 20° 51' 35" E ALONG SAID SOUTHWESTERLY LINE FOR 125.36 FEET TO AN INTERSECTION WITH THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 32; THENCE RUN S 00° 55' 53" E ALONG SAID SUBDIVISION CORNER AND ALONG THE EAST LINE OF LOT 41A OF SAID SUBDIVISION FOR 128.63 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 SOUTHWEST CORNER OF SAID LOT 41A; THENCE RUN S 00° 56' 02" E ALONG SAID NORTH/SOUTH QUARTER SECTION LINE AND THE EAST LINE OF LOTS 24A AND 9A OF SAID FLORIDA GULF LAND COMPANY SUBDIVISION FOR 264.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 80.84 ACRES, MORE OR LESS.

WEST BAY CLUB

A SUBDIVISION IN

SECTIONS 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST

AND IN

SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST

AND A REPLAT OF TRACTS "F" & "G"

ESTERO RIVER HEIGHTS

(PLAT BOOK 10, PAGE 15, LEE COUNTY RECORDS) IN

SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST

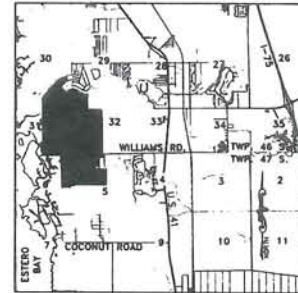
LEE COUNTY, FLORIDA

DECEMBER, 1998

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. *PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE TAPERED CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER, (UNLESS OTHERWISE NOTED).
3. *PERMANENT CONTROL POINTS (P.C.P.'S) ARE METAL MARKERS SHADING THE TOP OF THE CERTIFICATE NUMBER.
4. ALL CURVES INDICATED ARE CIRCULAR.
5. T.I.T.F. = BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND.
6. BEARINGS SHOWN HEREIN ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW - 1/4) OF SECTION 35 TO BEAR S 00° 54' 02" E.
7. INTERNAL MONUMENTATION IS TO BE SET IN ACCORDANCE WITH CHAPTER 177.001 OF THE FLORIDA STATUTES.



PROJECT LOCATION

SCALE: 1" = 1 MILE

NOTICE:

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF WEST BAY CLUB, A SUBDIVISION IN SECTIONS 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST AND A REPLAT OF TRACTS "F" & "G", ESTERO RIVER HEIGHTS (PLAT BOOK 10, PAGE 15, LEE COUNTY RECORDS) IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLETION OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRMS) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

DONE THIS 12TH DAY OF JANUARY, 1999.

W. Scott Pomeroy, Jr.
W. SCOTT POMEROY, JR. (FOR THE FIRM-LEB0423)
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4448
JOHNSON ENGINEERING, INC.
2150 JOHNSON STREET
FORT MYERS, FLORIDA 33901

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA, THIS 11TH DAY OF JANUARY, 1999.

Ray Tindab
CLERK OF COURT
PRINT NAME: Ray Tindab
Walter J. White
COUNTY ATTORNEY
PRINT NAME: WALTER J. WHITE
Mary Gibbs
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT
PRINT NAME: MARY GIBBS

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF WEST BAY CLUB, A SUBDIVISION IN SECTIONS 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST AND A REPLAT OF TRACTS "F" & "G",

APPROVALS CONTINUED

4547980

ESTERO RIVER HEIGHTS (PLAT BOOK 10, PAGE 15, LEE COUNTY RECORDS) IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 11:11 AM, THIS 12TH DAY OF JANUARY, 1999 AND GULF RECORDED IN PLAT BOOK 10 AT PAGES 24 THROUGH 111. PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Charlie Green
CLERK OF THE CLERK OF COURT
IN AND FOR LEE COUNTY
PRINT NAME: Charlie Green

REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART 1

Alton L. Davies
TITLE: D.C.P.S.M.
PRINT NAME: Alton L. Davies

PLAT BOOK 62 PAGE 79

DEDICATION SHEET 1 OF 33

KNOW ALL MEN BY THESE PRESENTS THAT WEST BAY CLUB DEVELOPMENT CORPORATION AND O'DONNELL LANDSCAPES, INC., FLORIDA CORPORATIONS, THE OWNERS OF THE HEREIN DESCRIBED LAND HAVE CAUSED THIS PLAT OF WEST BAY CLUB, A SUBDIVISION IN SECTIONS 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST AND A REPLAT OF TRACTS "F" & "G", ESTERO RIVER HEIGHTS (PLAT BOOK 10, PAGE 15, LEE COUNTY RECORDS) IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND DO HEREBY DEDICATE THE FOLLOWING:

1. ALL CONSERVATION EASEMENT AREAS AND CONSERVATION TRACTS (C) SHOWN ON THE PLAT ARE HEREBY DEDICATED TO WEST BAY CLUB COMMUNITY ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION, TO BE HELD AND UTILIZED IN ACCORDANCE WITH AND SUBJECT TO THE CONSERVATION EASEMENT GRANTED TO LEE COUNTY, FLORIDA, RECORDED IN O.R. BOOK 3851, PAGE 2218 AND CONFIRMED BY INSTRUMENT ENTITLED CONFIRMATION OF LEGAL DESCRIPTIONS RECORDED IN BOOK 3861, PAGE 592, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
2. ALL LAKE TRACTS (L) SHOWN ON THE PLAT ARE HEREBY DEDICATED TO WEST BAY CLUB COMMUNITY ASSOCIATION, INC. FOR SURFACE WATER MANAGEMENT AND DRAINAGE PURPOSES.
3. ALL LAKE MAINTENANCE EASEMENTS (LME) SHOWN ON THE PLAT ARE HEREBY DEDICATED TO WEST BAY CLUB COMMUNITY ASSOCIATION, INC. FOR PURPOSES OF MAINTAINING THE LAKE TRACTS SHOWN ON THE PLAT.
4. ALL LANDSCAPE TRACTS (L) SHOWN ON THE PLAT ARE HEREBY DEDICATED TO WEST BAY CLUB COMMUNITY ASSOCIATION, INC. FOR LANDSCAPE PURPOSES. LANDSCAPE TRACTS L5-A, L5-B AND L5-C ARE ALSO DEDICATED TO WEST BAY CLUB COMMUNITY ASSOCIATION, INC. FOR BRIDGE ACCESS AND BRIDGE MAINTENANCE PURPOSES.
5. ALL PARK TRACTS (P) AND RECREATION TRACTS (R) SHOWN ON THE PLAT ARE HEREBY DEDICATED TO WEST BAY CLUB COMMUNITY ASSOCIATION, INC. FOR PARK AND RECREATION PURPOSES.
6. ALL DRAINAGE EASEMENTS (DE) SHOWN ON THE PLAT ARE HEREBY DEDICATED TO WEST BAY CLUB COMMUNITY ASSOCIATION, INC. FOR DRAINAGE AND SURFACE WATER MANAGEMENT PURPOSES.
7. ALL DRAINAGE TRACTS (DR) SHOWN ON THE PLAT ARE HEREBY DEDICATED TO WEST BAY CLUB COMMUNITY ASSOCIATION, INC. FOR DRAINAGE AND SURFACE WATER MANAGEMENT PURPOSES.
8. ALL UTILITY EASEMENTS (UE) SHOWN ON THE PLAT ARE HEREBY DEDICATED AS NON-EXCLUSIVE UTILITY EASEMENTS FOR USE BY UTILITY COMPANIES PROVIDING ELECTRICAL SERVICE, CABLE TV SERVICE, TELEPHONE SERVICE, WATER SERVICE, SEWER SERVICE AND ALL OTHER PUBLIC UTILITY SERVICES.
9. ALL ROAD TRACTS (RD) SHOWN ON THE PLAT ARE HEREBY DEDICATED TO WEST BAY CLUB COMMUNITY ASSOCIATION, INC. FOR ROADWAY PURPOSES. THE BENEFIT OF ALL REAL PROPERTY WITHIN WEST BAY CLUB, A SUBDIVISION, INCLUDING, WITHOUT LIMITATION, THE GOLF COURSE, TRACTS, CART PATH TRACTS, PRACTICE RANGE TRACTS AND COUNTRY CLUB TRACTS SHOWN ON THE PLAT, ALL ROAD TRACTS ARE ALSO HEREBY DEDICATED AS NON-EXCLUSIVE UTILITY EASEMENTS FOR USE BY UTILITY COMPANIES PROVIDING ELECTRICAL SERVICE, CABLE TV SERVICE, TELEPHONE SERVICE, WATER SERVICE, SEWER SERVICE AND ALL OTHER PUBLIC UTILITY SERVICES.
10. ALL GOLF COURSE TRACTS (GC) AND ALL CART PATH TRACTS (CP) AND ALL COUNTRY CLUB TRACTS (CC) AND ALL PRACTICE RANGE TRACTS (PR) ARE HEREBY RESERVED TO WEST BAY CLUB DEVELOPMENT CORPORATION, FOR FUTURE DEVELOPMENT, EXCEPT FOR THE FOREGOING DEDICATIONS NUMBERED 1 THROUGH 9. THIS PLAT DOES NOT CREATE NEW PUBLIC OR PRIVATE PROPERTY RIGHTS IN ANY RESERVED COUNTRY CLUB TRACTS, CART PATH TRACTS, GOLF COURSE TRACTS, OR PRACTICE RANGE TRACTS DEPICTED ON THIS PLAT.
11. ALL MULTIFAMILY TRACTS (MF) ARE HEREBY RESERVED TO WEST BAY CLUB DEVELOPMENT CORPORATION FOR FUTURE RESIDENTIAL DEVELOPMENT.
12. ALL FUTURE DEVELOPMENT TRACTS (FD) ARE HEREBY RESERVED TO WEST BAY CLUB DEVELOPMENT CORPORATION FOR FUTURE DEVELOPMENT.
13. IN CONNECTION WITH, AND SUBJECT TO, THE FOREGOING DEDICATIONS NUMBERED 1 THROUGH 9, THE PROPERTY RIGHTS PROVIDED FOR IN ANY DECLARATION OF RESTRICTIVE COVENANTS PERTAINING TO THE WEST BAY CLUB COMMUNITY ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION, ARE HEREBY RESERVED FOR THE USES AND PURPOSES SET FORTH IN SAID DECLARATION.

WITNESSES
Paul K. Nelson
PRINT NAME: Paul K. Nelson
Stephen J. Cashner
PRINT NAME: Stephen J. Cashner

WEST BAY CLUB DEVELOPMENT CORPORATION
By: *Frank Weid*
FRANK WEID
PRESIDENT
D'ONNELL LANDSCAPES, INC.
By: *Albert S. O'Donnell*
ALBERT S. O'DONNELL
PRESIDENT

WITNESSES
Patricia O'Donnell
PRINT NAME: Patricia O'Donnell
Walter J. White
PRINT NAME: Walter J. White
ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 16TH DAY OF JANUARY, 1999, BY FRANK WEID, PRESIDENT OF WEST BAY CLUB DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, HE IS PERSONALLY KNOWN TO ME.

Sheldon B. Conway
NOTARY PUBLIC - STATE OF FLORIDA
NAME - PRINTED
CC554008
COMMISSION # 17125/008
EXPIRES

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 16TH DAY OF JANUARY, 1999, BY ALBERT S. O'DONNELL, PRESIDENT OF O'DONNELL LANDSCAPES, INC., A FLORIDA CORPORATION, HE IS PERSONALLY KNOWN TO ME.

Sheldon B. Conway
NOTARY PUBLIC - STATE OF FLORIDA
NAME - PRINTED
CC554008
COMMISSION # 17125/008
EXPIRES

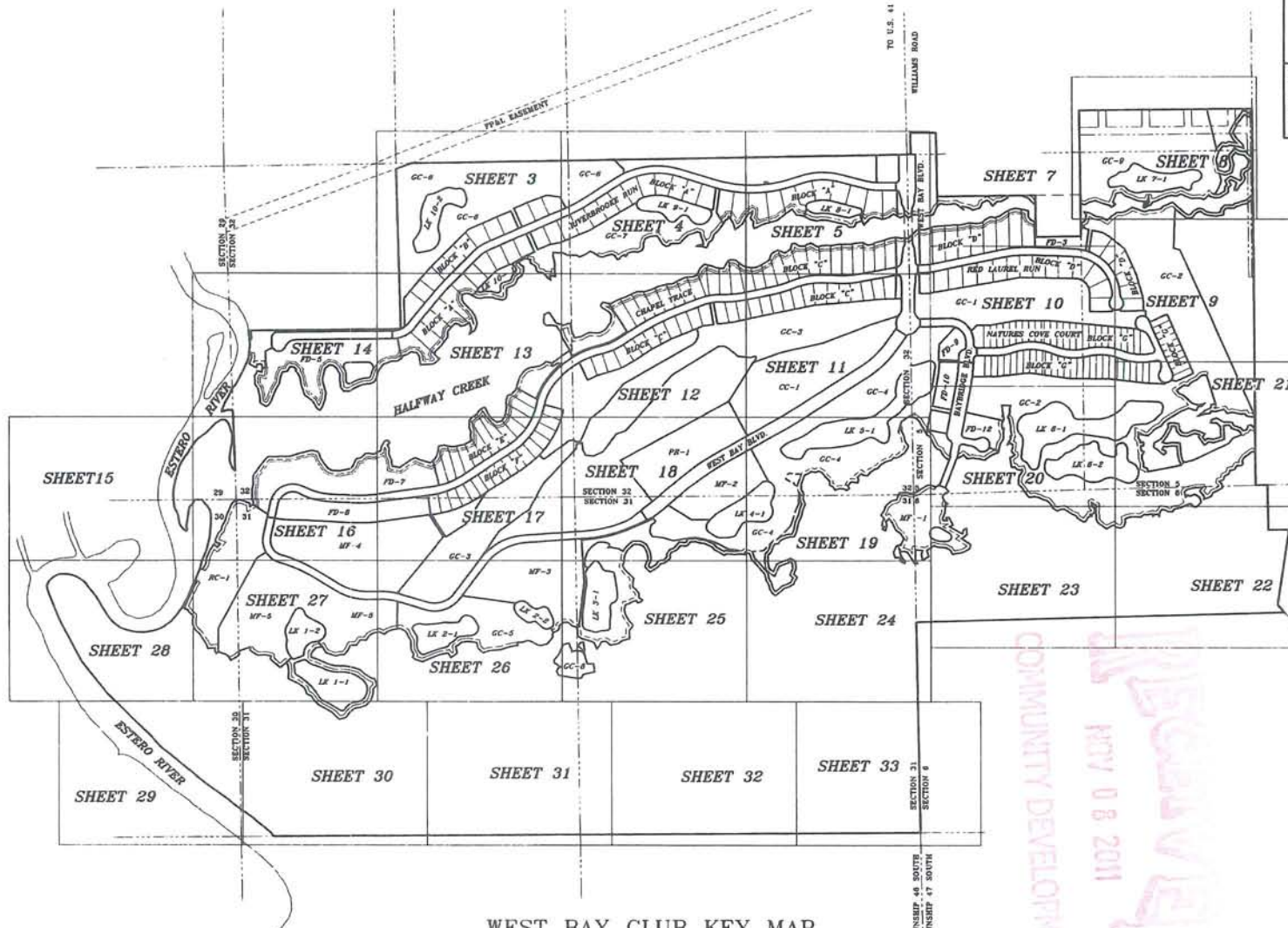
WEST BAY CLUB DEVELOPMENT CORPORATION
2150 JOHNSON STREET
FORT MYERS, FLORIDA 33901



WEST BAY CLUB

A SUBDIVISION IN
SECTIONS 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST & IN
SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST
AND A REPLAT OF TRACTS "F" & "G" ESTERO RIVER HEIGHTS
(PLAT BOOK 10, PAGE 15, LEE COUNTY RECORDS) IN
SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

LEGEND	
TRACTS	
RC	RECREATION
PR	PRACTICE RANGE
CC	COUNTRY CLUB
GC	GOLF COURSE
LS	LANDSCAPE
LK	LAKE
MF	MULTIFAMILY
PK	PARK
C	CONSERVATION
CP	CART PATH
FD	FUTURE DEVELOPMENT
DB	DRAINAGE
RD	ROAD RIGHT OF WAY
EASEMENTS	
UC	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASEMENT
DB	DEED BOOK
D/A	DELTA
OR	OFFICIAL RECORD BOOK
R	RADIUS
L	ARC LENGTH



WEST BAY CLUB KEY MAP

COMMUNITY DEVELOPMENT

MAY 08 2011

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WEST BAY CLUB

A SUBDIVISION IN
SECTIONS 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST & IN
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(PLAT BOOK 10, PAGE 15, LEE COUNTY RECORDS) IN
SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

PLAT BOOK 62 PAGE 81

SHEET 3 OF 33

LEGEND	
TRACTS	
RE	RECREATION
PR	PRACTICE RANGE
CC	COUNTRY CLUB
GC	GOLF COURSE
LS	LANDSCAPE
LK	LAKE
PK	PARK
C	CONSERVATION
CP	CART PATH
FD	FUTURE DEVELOPMENT
DR	DRAINAGE
RD	ROAD RIGHT OF WAY
USE	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASEMENT
DB	DEED BOOK
DA	DELTA
OR	OFFICIAL RECORD BOOK
R	RADIUS
L	ARC LENGTH
---	MATCH LINE

CONSERVATION EASEMENT AREA NO 1 - OR 2961/PAGE 592-643
CONSERVATION EASEMENT AREA NO 2 - OR 2961/PAGE 592-643
CONSERVATION EASEMENT AREA NO 3 - OR 2961/PAGE 592-643
CONSERVATION EASEMENT AREA NO 4 - OR 2961/PAGE 592-643
CONSERVATION EASEMENT AREA NO 5 - OR 2957/PAGE 2218-2272
CONSERVATION EASEMENT AREA NO 6 - OR 2961/PAGE 592-643
CONSERVATION EASEMENT AREA NO 7 - OR 2961/PAGE 592-643
CONSERVATION EASEMENT AREA NO 8 - OR 2957/PAGE 2218-2272
CONSERVATION EASEMENT AREA NO 9 - OR 2957/PAGE 2218-2272

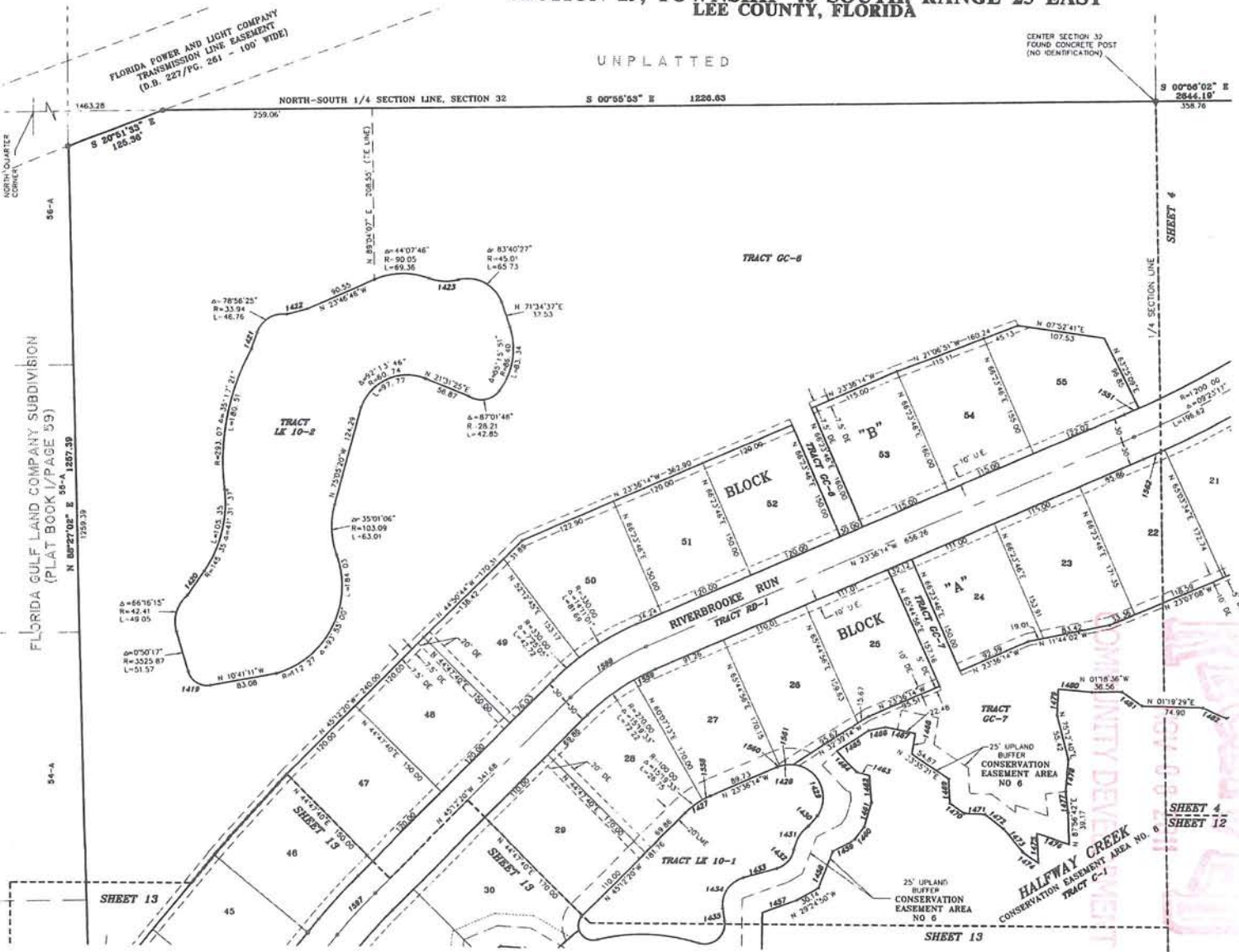
CURVE DATA

	DELTA/BEARING	RADIUS	LEN./DIST.
1419	83°50'39"	24.46	35.79
1423	35°51'52"	58.37	36.54
1427	21°36'06"	100.00	37.70
1429	27°49'14"	40.51	19.67
1429	119°08'51"	40.51	84.24
1431	40°00'28"	50.00	34.91
1432	62°12'55"	30.00	32.58
1434	8°37'28"	35.00	49.86
1551	0°59'11"	1170.00	19.80
1558	87°46'33"	100.00	10.95
1559	67°46'33"	270.00	29.57
1560	45°34'42"	40.51	3.46
1581	22°55'32"	40.51	16.21
1582	1°02'12"	1230.00	26.69
1587	52°13'34"	750.00	70.15
1588	71°36'06"	300.00	113.11

LINE DATA

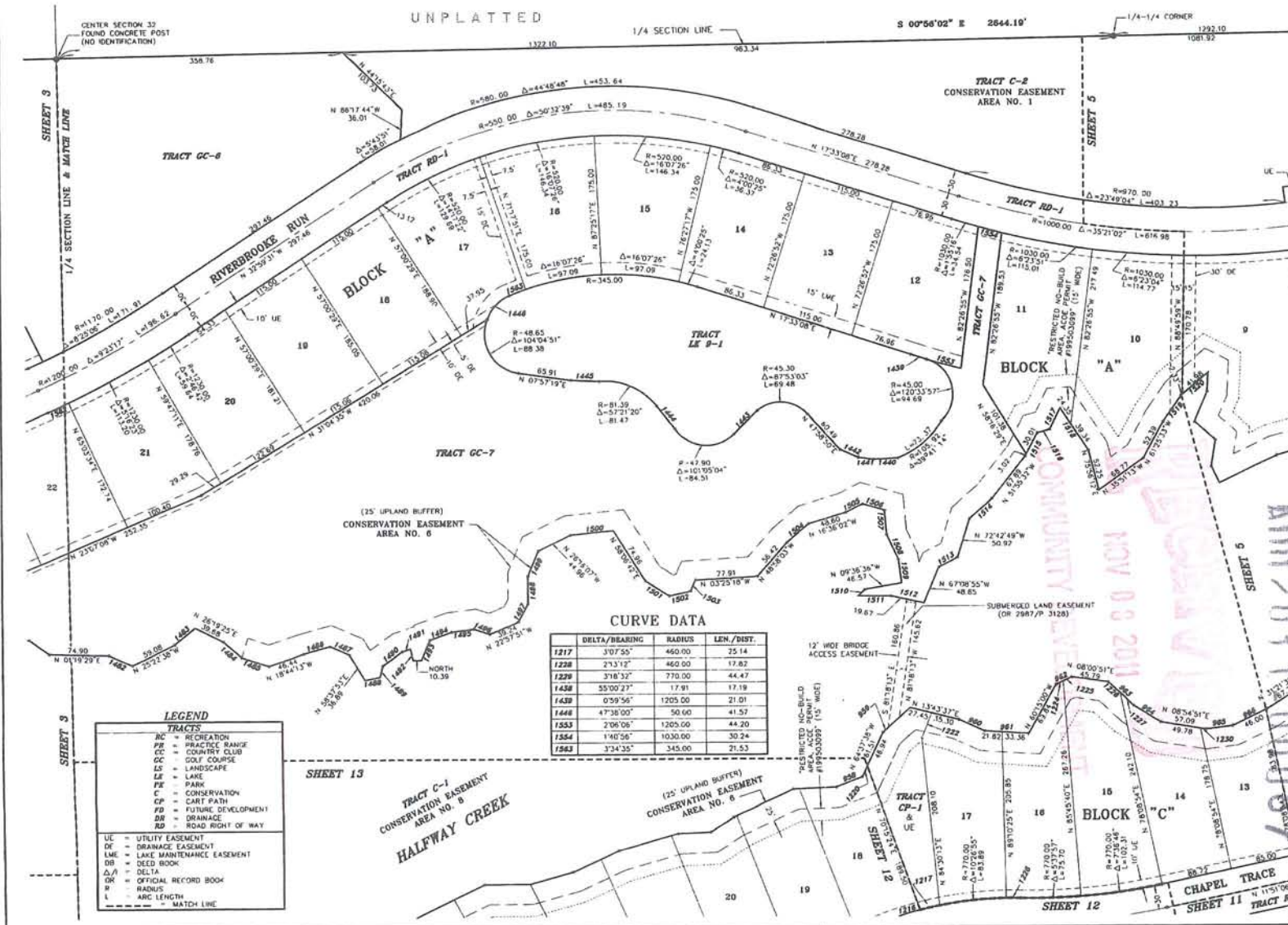
	DELTA/BEARING	LEN./DIST.
1420	N 55°29'55"W	36.70
1421	N 71°54'43"W	21.31
1422	N 15°15'58"W	26.32
1430	N 48°32'27"W	17.12
1433	N 16°14'16"W	43.46
1435	N 32°08'22"E	15.65
1437	N 20°38'23"W	45.58
1438	N 68°32'50"W	48.24
1439	N 78°46'24"W	31.37
1440	N 53°46'08"W	19.66
1441	N 73°32'39"W	30.95
1442	N 85°52'30"E	33.17
1443	N 13°56'13"E	16.09
1444	N 46°11'32"E	35.99
1445	N 32°39'14"W	46.68
1446	N 12°34'18"W	21.10
1447	N 11°21'22"E	37.81
1448	N 80°17'54"W	25.29
1449	N 87°04'32"E	29.81
1470	N 35°43'51"E	22.01
1471	N 01°44'01"E	25.31
1472	N 37°07'11"E	29.25
1473	N 50°32'17"E	37.01
1474	N 34°29'44"E	23.77
1475	N 86°56'04"E	36.47
1476	N 18°12'08"E	41.82
1477	N 83°15'41"E	26.16
1478	N 85°20'50"W	39.49
1479	N 87°28'53"W	33.25
1480	N 05°05'00"E	41.89
1481	N 35°10'00"E	30.74
1482	N 23°55'37"E	32.09

ADD 2011-00087



CONSERVATION	EASEMENT	AREA	NO 1	-	OR	2951/PAGE	592-643
CONSERVATION	EASEMENT	AREA	NO 2	-	OR	2951/PAGE	592-643
CONSERVATION	EASEMENT	AREA	NO 3	-	OR	2951/PAGE	592-643
CONSERVATION	EASEMENT	AREA	NO 4	-	OR	2951/PAGE	592-643
CONSERVATION	EASEMENT	AREA	NO 5	-	OR	2957/PAGE	2218-2272
CONSERVATION	EASEMENT	AREA	NO 6	-	OR	2951/PAGE	592-643
CONSERVATION	EASEMENT	AREA	NO 7	-	OR	2951/PAGE	592-643
CONSERVATION	EASEMENT	AREA	NO 8	-	OR	2957/PAGE	2218-2272
CONSERVATION	EASEMENT	AREA	NO 9	-	OR	2957/PAGE	2218-2272

A SUBDIVISION IN
 SECTIONS 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST & IN
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 (PLAT BOOK 10, PAGE 15, LEE COUNTY RECORDS) IN
 SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA



PREPARED BY:
JOHNSON ENGINEERING, INC.
2150 JOHNSON STREET
FORT MYERS, FLORIDA 33901

LEGEND

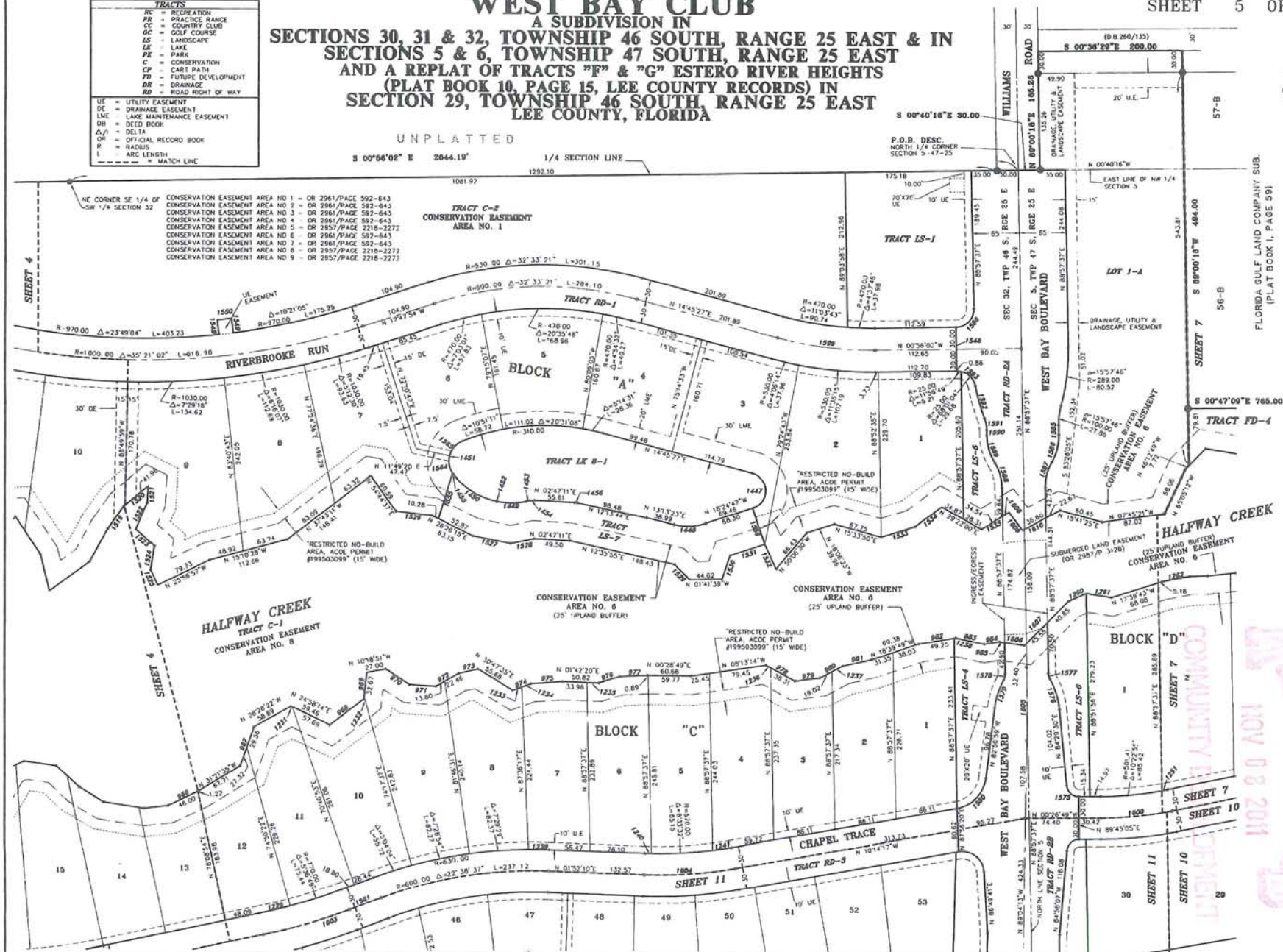
TRACTS	
RE	RECREATION
PR	PRACING RANGE
CC	COUNTRY CLUB
GC	GOLF COURSE
LS	LANDSCAPE
LE	LAKE
PK	PARK
C	CONSERVATION
CP	CART PATH
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DR	DRAINAGE
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EASEMENTS	
UE	UTILITY EASEMENT
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DB	DEED BOOK
OR	OFFICIAL RECORD BOOK
Δ/Δ	DELTA
R	RADIUS
L	ARC LENGTH
M	MATCH LINE

WEST BAY CLUB

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LEE COUNTY, FLORIDA

UNPLATTED

S 00°56'02" E 2844.19' 1/4 SECTION LINE



SEE SHEET 6 FOR CURVE AND LINE DATA

APR 20 11-00087

NOV 02 2011

WEST BAY CLUB

A SUBDIVISION IN
SECTIONS 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST & IN
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LEE COUNTY, FLORIDA

CURVE DATA

	DELTA/BEARING	RADIUS	LEN./DIST.
1229	318°32'	770.00	44.47
1239	2°36'10"	630.00	28.62
1240	0°54'19"	570.00	9.01
1241	2°38'36"	570.00	26.30
1229	318°32'	770.00	44.47
1447	146°49'46"	25.00	64.07
1448	31°36'10"	80.00	44.17
1449	23°00'09"	100.00	40.15
1450	40°44'04"	100.00	71.10
1451	101°34'07"	30.00	53.18
1454	1°42'02.1"	25.00	6.33
1455	4°33'27"	30.00	2.39
1456	8°44'45"	25.00	3.82
1550	15°27'33"	950.00	20.00
1531	0°58'11"	1170.00	19.80
1553	2°06'06"	1205.00	44.20
1554	1°40'56"	1030.00	30.24
1558	8°16'33"	100.00	10.95
1559	8°16'33"	270.00	29.57
1560	4°53'42"	40.51	3.46
1561	22°55'32"	40.51	16.21
1562	12°01'12"	1335.00	28.89
1563	3°34'15"	345.00	21.53
1564	4°22'43"	30.00	24.82
1565	54°09'79"	30.00	28.36
1566	104°57'11"	55.00	100.75
1567	234°00'42"	55.00	224.73
1568	84°31'18"	17.00	25.08
1569	11°23'22"	531.41	105.64
1570	38°10'30"	90.00	59.97
1571	248°05'11"	55.00	238.15
1572	32°04'07"	90.00	50.37
1573	11°23'22"	471.41	93.71
1575	84°56'19"	17.00	25.20
1576	24°06'22"	105.00	44.18
1577	28°14'29"	16.79	8.37
1578	52°07'53"	17.60	9.26
1579	21°56'30"	105.00	40.21
1580	72°36'42"	49.06	62.17
1582	184°45'30"	68.52	197.03
1583	54°59'03"	91.00	67.33
1584	97°03'58"	30.00	50.87
1586	30°41'00"	75.00	40.16
1587	30°41'00"	67.86	36.34
1588	30°41'00"	75.00	40.16
1589	30°41'00"	67.86	36.34
1590	30°41'00"	75.00	40.16
1591	19°09'36"	50.00	16.72
1592	87°31'49"	293.00	47.20
1593	79°57'52"	25.00	34.89
1594	157°03'40"	55.00	150.77
1595	90°00'00"	45.00	70.69
1596	90°06'21"	75.00	39.32
1597	57°13'4"	750.00	70.15
1598	21°36'06"	300.00	113.11
1599	15°41'29"	500.00	136.93
1600	11°23'22"	501.41	99.67
1604	12°06'27"	600.00	136.79
1605	01°58'10"	7908.70	99.98

LINE DATA

	DELTA/BEARING	LEN./DIST.
965	N 06°42'53"W	33.59
966	N 25°28'34"W	47.22
967	N 70°18'34"W	58.88
968	N 37°00'18"W	58.81
969	N 83°19'38"W	36.43
970	N 52°46'39"E	38.59
971	N 03°10'08"E	37.08
972	N 29°40'21"W	36.25
973	N 12°14'18"W	27.57
974	N 10°37'16"W	26.91
975	N 03°56'14"W	43.76
976	N 17°20'58"W	29.54
977	N 02°48'55"W	38.95
978	N 28°14'58"E	45.38
979	N 07°45'56"W	34.77
980	N 27°19'38"W	35.61
981	N 12°41'15"W	41.09
982	N 09°08'50"W	51.69
983	N 11°35'54"E	40.50
984	N 09°22'18"W	30.89
985	N 08°06'35"E	7.49
1230	N 08°54'51"E	7.32
1231	N 24°58'14"E	1.77
1232	N 83°19'38"W	3.76
1233	N 19°37'16"W	13.53
1234	N 19°37'16"W	13.38
1235	N 01°42'20"E	16.86
1236	N 28°14'58"E	7.06
1237	N 27°19'38"W	16.59
1238	N 09°08'50"W	2.43
1239	N 45°21'42"W	40.85
1240	N 23°55'18"W	27.18
1241	N 08°49'58"E	35.75
1242	N 11°02'45"W	39.77
1452	N 11°16'59"E	1.68

LINE DATA

	DELTA/BEARING	LEN./DIST.
1453	N 11°43'10"W	5.51
1519	N 54°45'27"W	39.03
1520	N 36°48'47"W	44.30
1521	N 87°00'22"W	23.11
1522	N 66°36'29"W	40.77
1523	N 41°26'35"E	34.75
1524	N 80°53'58"W	33.96
1525	N 64°41'12"E	23.58
1526	N 06°18'08"E	50.17
1527	N 11°16'59"E	53.84
1528	N 11°43'10"W	33.33
1529	N 44°23'43"E	30.01
1530	N 71°23'17"W	34.18
1531	N 18°24'47"W	50.85
1532	N 65°30'29"E	37.74
1533	N 17°37'06"W	49.31
1534	N 36°50'11"W	46.02
1535	N 32°05'24"W	44.99
1536	N 28°24'03"W	22.67
1537	N 46°12'48"W	40.86
1538	N 09°25'19"E	45.37
1539	N 77°29'15"E	26.30
1540	N 46°54'47"E	20.64
1541	N 68°14'21"W	42.59
1542	N 30°17'27"E	22.74
1543	N 58°30'48"E	42.98
1544	N 02°19'41"E	29.67
1545	N 58°28'38"E	21.05
1546	N 49°27'42"E	43.60
1547	N 26°25'01"E	24.54
1548	N 88°57'37"E	60.00
1549	N 83°09'47"E	20.00
1552	N 40°41'06"W	56.32
1555	N 73°08'07"W	66.53
1556	N 71°17'46"E	53.38
1557	N 32°16'58"W	1.88
1574	N 00°26'49"W	15.34
1581	N 20°46'27"W	47.24
1585	N 88°57'37"E	12.98
1589	N 88°57'37"E	7.39
1606	N 08°08'35"E	35.26
1607	N 45°21'42"E	86.40
1608	N 32°05'24"E	10.45
1609	N 52°45'05"E	31.39
1610	N 28°24'03"E	52.27

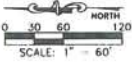
COMMUNITY DEVELOPMENT

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WEST BAY CLUB

A SUBDIVISION IN
SECTIONS 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST & IN
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(PLAT BOOK 10, PAGE 15, LEE COUNTY RECORDS) IN
SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



LEGEND

TRACTS	
RC	RECREATION
PR	PRACTICE RANGE
CC	COUNTRY CLUB
GC	GOLF COURSE
LS	LANDSCAPE
LK	LAKE
PE	PARK
C	CONSERVATION
CP	CART PATH
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DR	DRAINAGE
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LE	UTILITY EASEMENT
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DR	DEED BOOK
Δ/A	DELTA
DR	OFFICIAL RECORD BOOK
R	RADIUS
L	ARC LENGTH
---	MATCH LINE

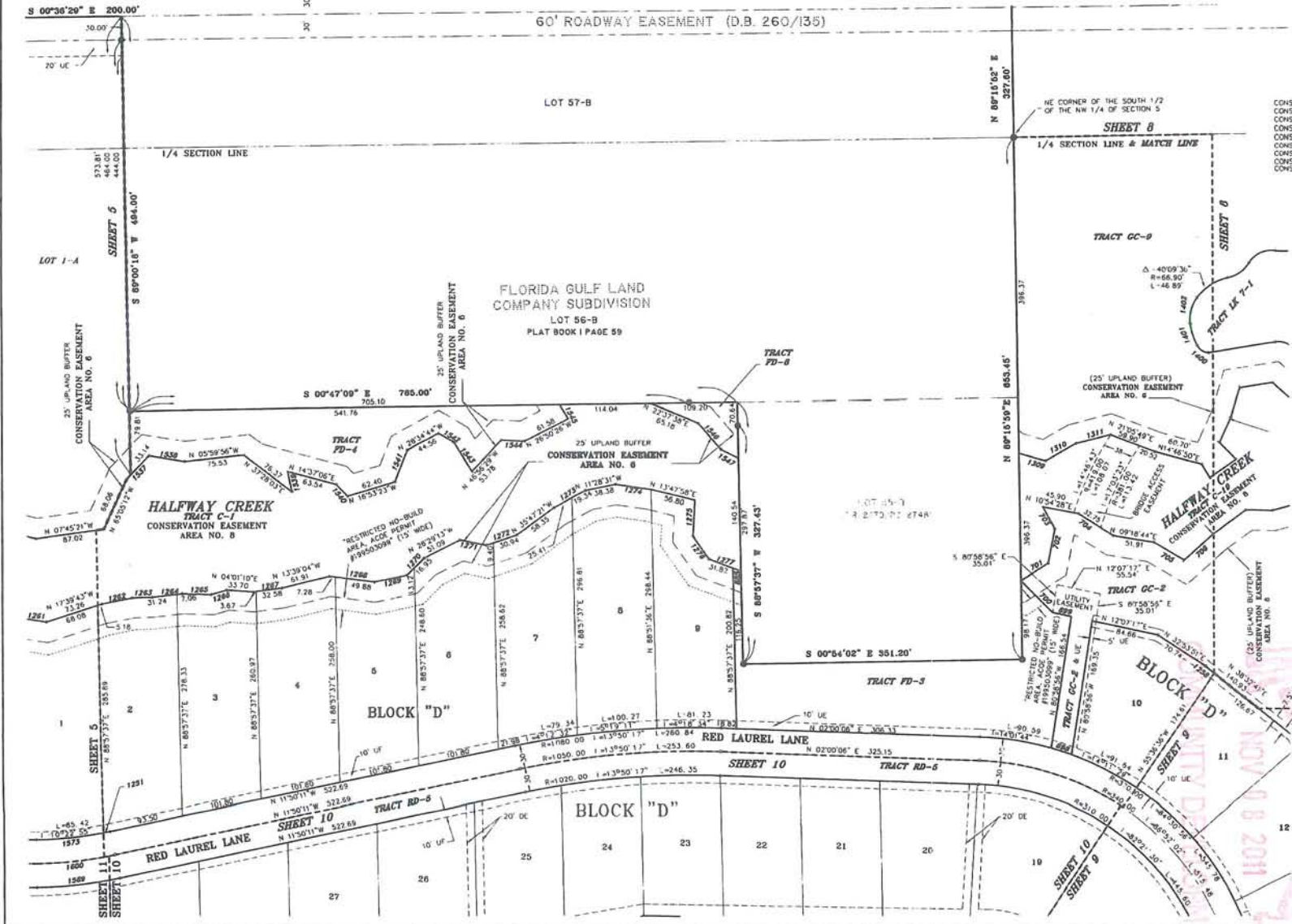
CONSERVATION EASEMENT AREA NO. 1 = OR 2961/PAGE 592-643
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CONSERVATION EASEMENT AREA NO. 8 = OR 2957/PAGE 2218-2272
CONSERVATION EASEMENT AREA NO. 9 = OR 2961/PAGE 592-643

CURVE DATA

STATION	DELTA/BEARING	RADIUS	LEN /DIST.
699	47°05'	370.00	26.92
1251	17°51'	531.41	11.72
1253	2°35'16"	1020.00	46.07
1569	11°23'22"	531.41	105.64
1573	11°23'22"	471.41	93.71
1600	11°23'22"	501.41	99.67

LINE DATA

STATION	DELTA/BEARING	RADIUS	LEN /DIST.
699	N 12°07'17"E		23.92
700	N 45°05'31"E		56.20
701	N 33°02'59"W		40.90
702	N 78°43'33"W		43.66
703	N 81°03'38"E		31.05
704	N 32°13'04"E		51.29
705	N 30°28'56"E		43.72
706	N 41°36'02"W		48.81
805	N 20°35'09"E		10.76
1254	N 02°00'06"E		1.81
1256	N 38°32'41"E		14.25
1262	N 11°02'45"W		39.27
1263	N 01°44'37"W		25.25
1264	N 06°13'19"W		38.30
1265	N 01°54'35"E		36.15
1266	N 16°39'49"W		20.40
1267	N 07°25'32"E		36.25
1268	N 07°10'46"E		57.16
1269	N 11°39'35"W		41.88
1270	N 44°50'28"W		30.07
1271	N 1°47'22"E		33.50
1272	N 18°38'11"W		40.34
1273	N 28°45'58"W		44.75
1274	N 08°19'45"E		43.16
1275	N 86°31'51"W		44.85
1276	N 54°51'05"E		34.89
1277	N 20°35'09"E		42.57
1278	N 15°50'30"E		34.67
1310	N 29°34'08"W		44.23
1311	N 14°10'04"W		44.35
1312	N 50°13'17"E		18.98
1537	N 46°12'48"W		40.86
1538	N 09°25'19"E		45.37
1539	N 77°29'15"E		26.30
1540	N 46°54'47"E		20.64
1541	N 60°42'19"W		42.59
1542	N 30°17'27"E		22.74
1543	N 58°30'48"E		42.98
1544	N 02°19'41"E		29.67
1545	N 58°28'38"E		21.05
1546	N 49°27'42"E		43.60
1547	N 26°23'01"E		24.54



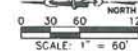
ADD 2011-00087

LEGEND

TRACTS	
RE	RECREATION
PR	PRACTICE RANGE
CC	COUNTRY CLUB
GC	GOLF COURSE
LA	LANDSCAPE
LE	LAKE
PK	PARK
C	CONSERVATION
CP	CART PATH
FD	FUTURE DEVELOPMENT
DR	DRAINAGE
RD	ROAD RIGHT OF WAY
UTILITIES	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASEMENT
DB	DEED BOOK
Δ/1	DELTA
OR	OFFICIAL RECORD BOOK
R	RADIUS
L	ARC LENGTH
---	MATCH LINE

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SECTIONS 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST & IN
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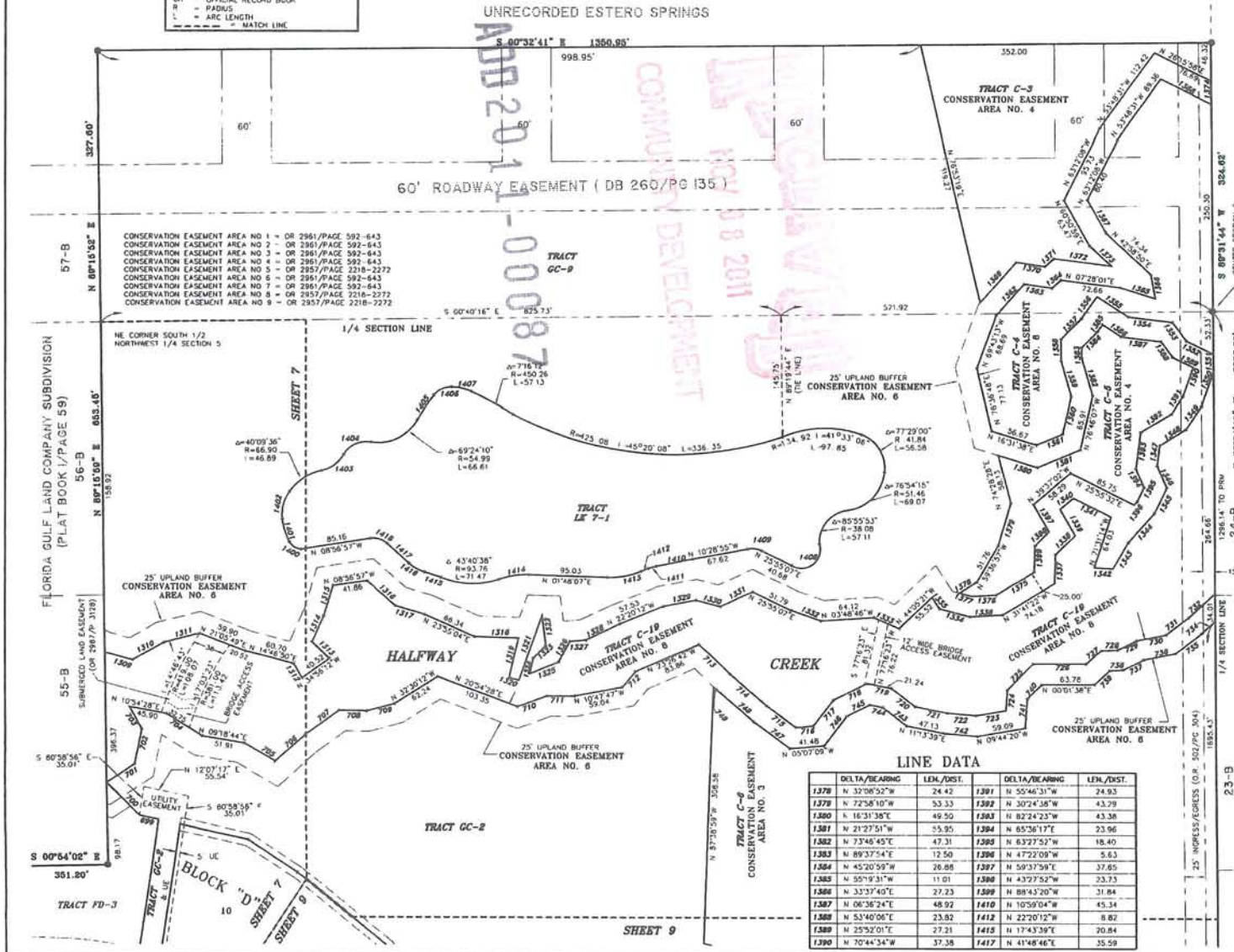


SHEET 8 OF 33
CURVE DATA

DELTA/BEARING	RADIUS	LEN./DIST.
688 41°05'5"	370.00	26.92
1400 57°05'55"	17.45	17.40
1401 22°17'15"	73.80	28.65
1402 44°20'28"	45.07	34.88
1403 45°39'48"	42.20	33.63
1404 67°30'57"	32.80	38.85
1405 84°45'49"	227.60	34.81
1406 52°12'18"	26.95	24.58
1407 23°18'57"	60.61	24.66
1408 139°48'50"	22.69	55.37
1409 39°26'33"	75.00	17.21
1411 11°21'08"	50.00	9.91
1413 24°08'15"	100.00	42.13
1414 21°15'41"	100.00	37.63
1416 25°05'47"	50.00	21.90
1418 30°45'43"	25.00	22.15

LINE DATA

DELTA/BEARING	LEN./DIST.	DELTA/BEARING	LEN./DIST.
688 N 12°07'17"E	23.92	1315 N 73°16'02"W	38.70
700 N 45°05'31"E	58.20	1316 N 41°46'46"E	45.98
701 N 33°02'59"W	40.90	1317 N 16°42'59"E	37.04
702 N 78°43'33"W	43.68	1318 N 01°45'07"E	53.33
703 N 61°03'38"E	31.05	1319 N 76°37'05"W	49.52
704 N 32°13'04"E	51.29	1320 N 15°09'04"E	12.37
705 N 30°28'56"E	43.72	1321 N 70°19'05"W	83.51
706 N 41°36'02"W	48.81	1322 N 82°41'12"E	36.28
707 N 35°52'00"W	51.14	1323 N 46°35'58"W	21.88
708 N 07°12'28"E	53.24	1324 N 78°20'07"W	19.42
709 N 15°17'28"W	34.97	1325 N 31°55'50"W	37.84
710 N 20°15'34"W	38.71	1326 N 61°45'05"W	28.69
711 N 00°17'56"E	33.02	1327 N 05°04'08"W	19.28
712 N 50°12'40"W	24.72	1328 N 25°27'37"W	45.82
713 N 43°53'10"E	52.33	1329 N 10°59'04"W	39.59
714 N 41°16'30"E	58.39	1330 N 14°56'48"E	30.49
715 N 38°28'38"E	44.64	1331 N 25°15'05"W	42.95
716 N 05°07'09"W	20.86	1332 N 19°34'14"E	38.87
717 N 52°43'45"W	40.16	1333 N 23°34'51"E	33.42
718 N 26°37'51"W	45.67	1334 N 14°50'57"E	38.30
719 N 11°16'14"E	30.10	1335 N 57°25'52"E	16.78
720 N 37°53'09"E	36.85	1336 N 03°03'37"W	39.66
721 N 11°13'38"E	39.84	1337 N 68°43'20"W	35.00
722 N 04°56'55"E	34.97	1338 N 43°27'52"W	33.16
723 N 09°44'20"W	36.32	1339 N 59°37'59"E	36.25
724 N 85°47'51"W	25.81	1340 N 39°37'02"W	20.94
725 N 43°02'32"E	44.32	1341 N 25°55'32"E	50.72
726 N 00°01'38"E	64.43	1342 N 03°35'58"E	22.98
727 N 42°28'53"W	24.44	1343 N 59°34'55"W	36.85
728 N 01°59'10"W	19.99	1344 N 47°22'09"W	46.74
729 N 26°34'29"W	25.91	1345 N 63°27'52"W	33.84
730 N 11°06'08"W	36.39	1346 N 65°36'17"E	28.70
731 N 37°34'08"W	34.17	1347 N 82°24'23"W	24.02
732 N 43°06'46"W	43.76	1348 N 30°24'38"W	36.72
733 N 89°34'40"E	34.01	1349 N 55°46'31"W	33.84
734 N 43°06'46"W	21.91	1350 N 70°44'34"E	44.06
735 N 37°34'08"W	41.26	1351 N 89°34'40"E	20.91
736 N 11°06'08"W	36.87	1352 N 23°52'01"E	36.20
737 N 26°34'29"W	27.98	1353 N 53°40'08"E	28.52
738 N 01°59'10"W	16.22	1354 N 06°36'24"E	52.80
739 N 42°28'53"W	24.95	1355 N 33°37'40"E	45.77
740 N 45°02'32"E	24.66	1356 N 55°19'31"W	33.38
741 N 85°47'51"W	36.18	1357 N 45°20'59"W	35.06
742 N 04°56'55"E	39.58	1358 N 69°37'54"E	26.34
743 N 17°53'09"E	36.86	1359 N 73°46'45"E	44.22
744 N 11°16'14"E	15.61	1360 N 75°46'07"W	46.74
745 N 26°37'51"W	31.29	1361 N 21°27'51"W	34.24
746 N 52°43'45"W	45.38	1362 N 48°59'53"W	51.51
747 N 36°26'38"E	55.19	1363 N 08°54'49"E	34.03
748 N 41°16'30"E	60.02	1364 N 43°18'51"W	14.82
749 N 43°53'07"E	4.45	1365 N 17°57'46"E	44.58
750 N 88°34'40"E	6.56	1366 N 79°43'54"E	30.64
751 N 11°22'56"E	26.16	1367 N 80°50'59"E	46.26
752 N 03°37'40"E	27.46	1368 N 26°15'58"E	68.28
753 N 15°24'16"E	16.72	1369 N 48°59'53"W	66.55
754 N 67°36'31"E	17.72	1370 N 08°54'49"E	35.61
755 N 07°59'30"W	27.52	1371 N 43°18'51"W	14.43
1369 N 15°50'30"E	34.87	1372 N 07°28'01"E	70.48
1310 N 29°34'08"W	44.23	1373 N 42°58'50"E	36.47
1311 N 14°10'04"W	44.35	1374 N 89°31'44"E	27.99
1312 N 59°13'17"E	19.98	1375 N 31°41'22"W	54.22
1313 N 44°42'23"E	29.46	1376 N 03°03'37"E	29.34
1314 N 65°34'47"W	34.53	1377 N 14°50'57"E	15.87



LINE DATA

DELTA/BEARING	LEN./DIST.	DELTA/BEARING	LEN./DIST.
1376 N 37°05'52"W	24.42	1391 N 55°46'31"W	24.93
1377 N 72°58'10"W	53.33	1392 N 30°24'38"W	43.79
1380 N 16°31'38"E	49.50	1393 N 82°24'23"W	43.38
1381 N 21°27'51"W	55.95	1394 N 65°36'17"E	23.96
1382 N 73°46'45"E	47.31	1395 N 63°27'52"W	18.40
1383 N 89°37'54"E	12.50	1396 N 47°22'09"W	5.63
1384 N 45°20'59"W	26.08	1397 N 59°37'59"E	37.65
1385 N 55°19'31"W	11.01	1398 N 43°27'52"W	23.73
1386 N 33°37'40"E	27.23	1399 N 88°43'20"W	31.84
1387 N 06°36'24"E	48.92	1400 N 10°59'04"W	45.34
1388 N 53°40'06"E	23.82	1401 N 22°20'12"W	8.82
1389 N 25°52'01"E	27.21	1402 N 17°43'39"E	20.84
1390 N 70°44'34"W	37.38	1403 N 41°48'46"E	35.59

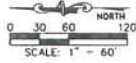
PREPARED BY:
JOHNSON ENGINEERING, INC.
2156 JOHNSON STREET
FORT MYERS, FLORIDA 33901

WEST BAY CLUB

A SUBDIVISION IN
SECTIONS 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST & IN
SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST
AND A REPLAT OF TRACTS "F" & "G" ESTERO RIVER HEIGHTS
(PLAT BOOK 10, PAGE 15, LEE COUNTY RECORDS) IN
SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

PLAT BOOK 62 PAGE 87

SHEET 9 OF 33



LEGEND

TRACTS	
RE	RECREATION
PR	PRACTICE RANGE
CC	COUNTRY CLUB
GC	GOLF COURSE
LS	LANDSCAPE
LA	LAKE
PE	PARK
C	CONSERVATION
CP	CART PATH
FD	FUTURE DEVELOPMENT
DR	DRAINAGE
RD	ROAD RIGHT OF WAY
EASEMENTS	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LWE	LAKE MAINTENANCE EASEMENT
DR	DEED BOOK
Δ/I	DELTA
OR	OFFICIAL RECORD BOOK
R	RADIUS
L	ARC LENGTH
---	MATCH LINE

CONSERVATION EASEMENT AREA NO 1 - DR 2961/PAGE 592-643
CONSERVATION EASEMENT AREA NO 2 - DR 2961/PAGE 592-643
CONSERVATION EASEMENT AREA NO 3 - DR 2961/PAGE 592-643
CONSERVATION EASEMENT AREA NO 4 - DR 2961/PAGE 592-643
CONSERVATION EASEMENT AREA NO 5 - DR 2957/PAGE 2218-2272
CONSERVATION EASEMENT AREA NO 6 - DR 2961/PAGE 592-643
CONSERVATION EASEMENT AREA NO 7 - DR 2961/PAGE 592-643
CONSERVATION EASEMENT AREA NO 8 - DR 2957/PAGE 2218-2272
CONSERVATION EASEMENT AREA NO 9 - DR 2957/PAGE 2218-2272

CURVE DATA

	DELTA/BEARING	RADIUS	LEN./DIST.
601	51°39'58"	55.00	49.60
602	36°51'15"	55.00	35.38
603	102°40'54"	25.00	44.80
604	54°36'03"	55.00	52.41
606	47°00'5"	370.00	26.92
1254	19°06'53"	115.00	38.37
1257	2°49'19"	90.00	4.43
1565	54°09'29"	30.00	28.36
1566	104°57'11"	55.00	100.75
1567	234°06'42"	55.00	224.73
1568	84°31'18"	17.00	25.08
1569	112°32'22"	531.41	105.64
1570	38°10'30"	90.00	59.97
1571	74°05'11"	55.00	238.15
1572	12°04'01"	90.00	50.37
1263	172°32'2"	480.00	11.52
1264	7°33'32"	55.00	7.25
1265	185°33'19"	55.00	18.13
1611	54°06'42"	90.00	85.00

LINE DATA

	DELTA/BEARING	LEN./DIST.
600	N 88°10'05"W	35.83
605	N 88°53'20"E	60.00
606	N 89°32'49"W	60.00
607	N 83°40'26"E	57.74
609	N 120°17'17"E	23.97

TRACT C-6
CONSERVATION EASEMENT
AREA NO. 3

FLORIDA GULF LAND COMPANY SUBDIVISION
(PLAT BOOK 1, PAGE 59)

COMMUNITY DEVELOPMENT

NOV 08 2011

SHEET 21

UNPLATED 20087



WEST BAY CLUB

A SUBDIVISION IN
SECTIONS 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST & IN
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SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

LEGEND	
TRACTS	
RC	RECREATION
PR	PRACTICE RANGE
CC	COUNTRY CLUB
GC	GOLF COURSE
LS	LANDSCAPE
LE	LAKE
PK	PARK
C	CONSERVATION
CP	CART PATH
FD	FUTURE DEVELOPMENT
DR	DRAINAGE
RD	ROAD RIGHT OF WAY
EASEMENTS	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LM	LAKE MAINTENANCE EASEMENT
DB	DEED BOOK
Δ/	DELTA
OR	OFFICIAL RECORD BOOK
R	RADIUS
L	ARC LENGTH
---	MATCH LINE

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CONSERVATION EASEMENT AREA NO 8 - OR 2951/PAGE 2218-2272
CONSERVATION EASEMENT AREA NO 9 - OR 2951/PAGE 2218-2272

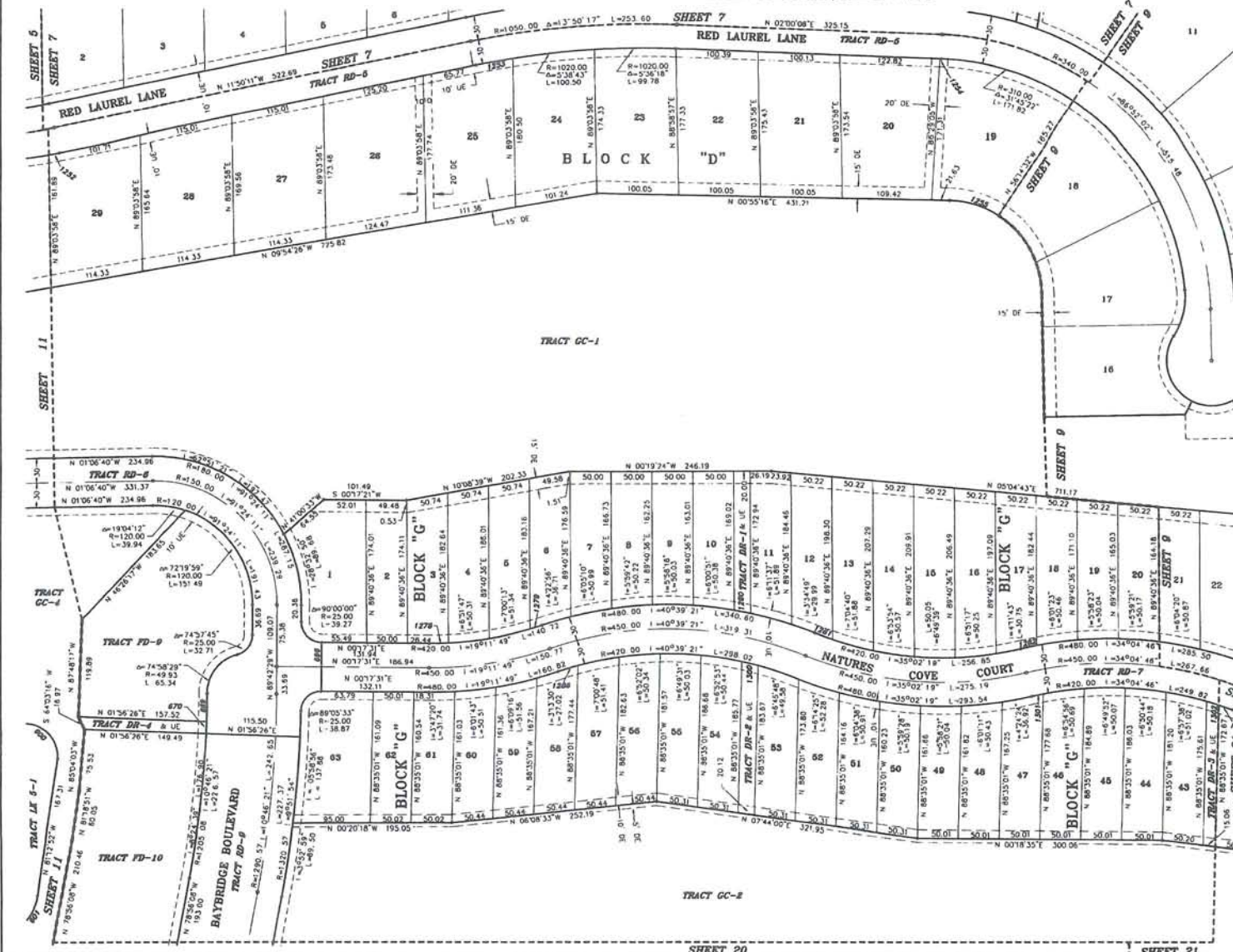
CURVE DATA

STATION	DELTA/BEARING	RADIUS	LEN./DIST.
000	117°08'16"	40.80	79.65
001	59°29'21"	56.62	60.36
009	1°58'55"	1205.08	34.67
070	0°42'47"	1203.08	15.00
1251	1°02'27"	471.43	8.29
1252	1°25'51"	531.41	13.27
1253	2°35'16"	1020.00	46.07
1255	31°46'49"	115.00	63.79
1256	19°06'53"	115.00	38.37
1279	3°2'52"	420.00	23.56
1279	2°06'57"	420.00	15.51
1280	2°25'58"	480.00	20.38
1281	3°11'06"	420.00	23.35
1282	2°24'53"	480.00	20.23
1283	1°22'32"	480.00	11.52
1284	1°53'22"	55.00	7.25
1285	18°53'19"	55.00	18.13
1286	3°30'50"	420.00	25.76
1288	2°47'29"	420.00	20.46
1301	1°57'40"	420.00	14.38
1302	2°07'39"	420.00	15.60
1303	2°26'17"	420.00	17.87

LINE DATA

STATION	DELTA/BEARING	LEN./DIST.
000	N 89°32'49"W	60.00
007	N 83°40'28"E	57.24
1254	N 02°00'06"E	1.81
1287	N 25°24'28"E	17.62
1288	N 85°08'54"W	9.81
1289	N 57°26'46"W	33.13
1290	N 87°19'59"W	41.45
1291	N 83°52'24"W	49.79
1292	N 22°48'07"E	77.31
1293	N 55°57'42"E	26.17
1294	N 43°14'49"E	42.31
1295	N 80°47'40"W	35.11
1296	N 89°18'24"E	32.54
1297	N 66°40'00"E	43.04
1298	N 42°53'09"E	48.15
1299	N 56°41'58"E	66.85

Petition to Vacate
Petition No: 2002-00031
Description: Parcel of land in Lot 28, Block D
Date of Approval: 1/12/02
Resolution No: 02-11-24
CCMB: 2002R Page: 753
Recorded on: 11/26/02 OR Book: 3785
Page: 4189-4192



WEST BAY CLUB

A SUBDIVISION IN
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(PLAT BOOK 10, PAGE 15, LEE COUNTY RECORDS) IN
SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



LEGEND

TRACTS	
RC	RECREATION
PC	PRACTICE RANGE
CC	COUNTRY CLUB
GC	GOLF COURSE
LS	LANDSCAPE
LA	LAKE
PE	PARK
CT	CONSERVATION
CP	CART PATH
FD	FUTURE DEVELOPMENT
DR	DRAINAGE
RD	ROAD RIGHT OF WAY
EASEMENTS	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASEMENT
DB	DEED BOOK
Δ/I	DELTA
OR	OFFICIAL RECORD BOOK
R	RADIUS
L	ARC LENGTH
---	MATCH LINE

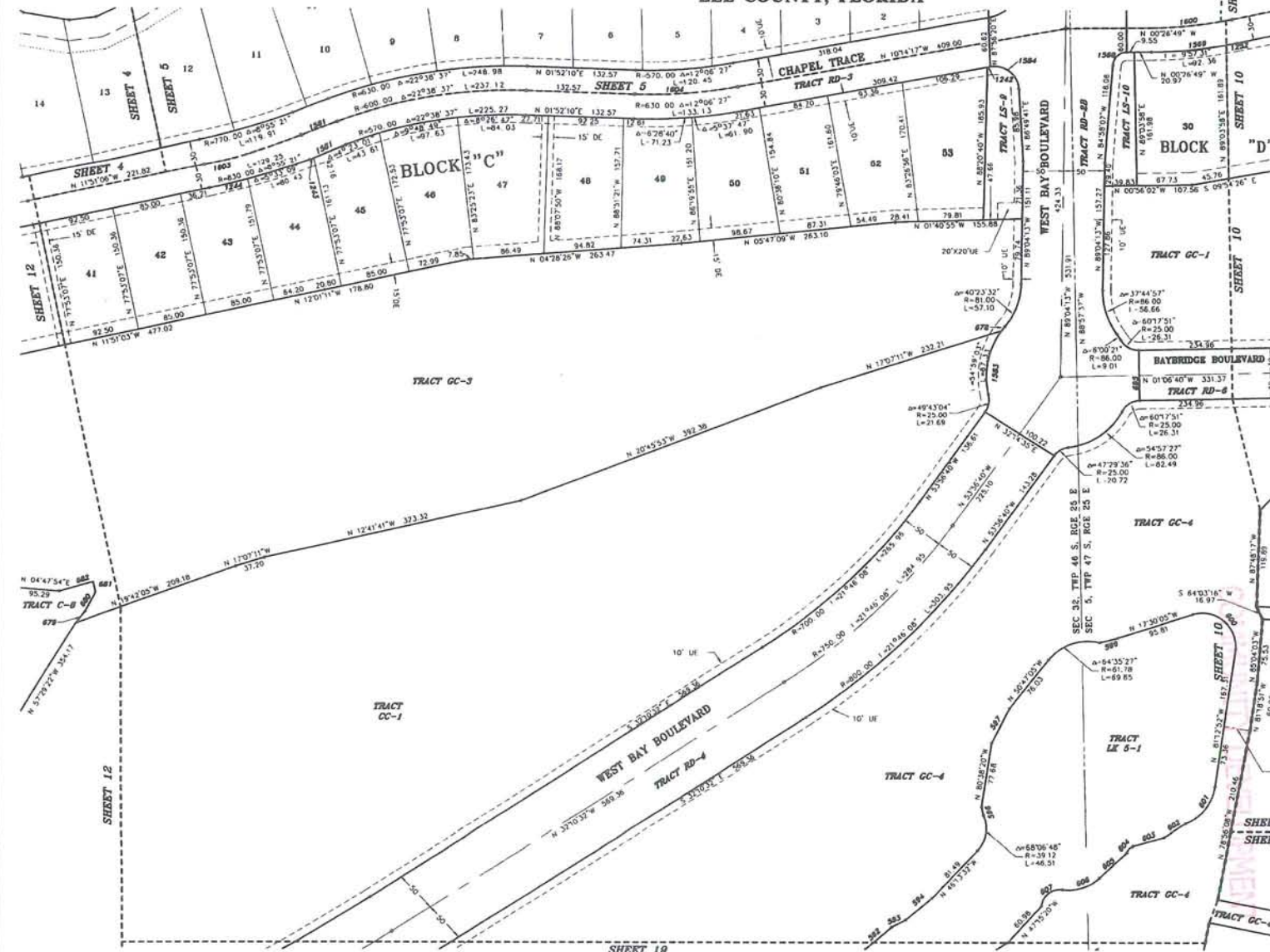
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CONSERVATION EASEMENT AREA NO 9 - OR 2961/PAGE 592-643

CURVE DATA

DELTA/BEARING	RADIUS	LEN./DIST.
000 112°08'16"	40.80	79.85
001 59°29'21"	36.62	60.86
004 59°25'34"	10.74	71.14
006 50°44'02"	35.71	48.33
007 63°21'43"	22.88	37.28
008 4°01'37"	81.00	6.40
079 3°18'32"	770.00	44.47
1238 2°36'10"	630.00	28.62
1240 0°54'18"	570.00	9.01
1241 2°36'36"	570.00	26.30
1244 3°22'12"	830.00	48.62
1588 84°31'18"	17.00	25.08
1589 11°23'22"	531.41	105.64
1593 54°59'03"	91.00	87.33
1594 97°03'58"	30.00	50.82
1600 11°23'22"	501.41	99.67
1603 8°55'21"	800.00	124.58
1604 12°08'27"	600.00	126.79

LINE DATA

DELTA/BEARING	LEN./DIST.
002 N 40°13'34" W	42.00
003 N 27°06'46" W	19.44
004 N 39°58'02" W	42.23
006 N 77°00'45" E	10.54
007 N 62°09'58" W	47.36
008 N 14°07'27" W	23.06
009 N 32°52'19" W	31.35
010 N 15°58'12" W	40.18
011 N 42°49'52" W	45.73
012 N 32°25'09" W	56.16
013 N 50°32'16" W	18.74
014 N 61°25'40" W	26.65
015 N 77°14'44" E	13.46
016 N 15°37'50" W	43.35
017 N 88°53'20" E	60.00
1230 N 08°54'51" E	7.32
1242 N 10°14'17" W	3.44
1643 N 20°45'27" W	5.08
1581 N 20°46'27" W	47.24



PREPARED BY:
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FORT MYERS, FLORIDA 33901



WEST BAY CLUB

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LEE COUNTY, FLORIDA

PLAT BOOK 62 PAGE 90

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LEGEND

TRACTS	
RC	RECREATION
PR	PRACTICE RANGE
CC	COUNTRY CLUB
GC	GOLF COURSE
LS	LANDSCAPE
LK	LAKE
PK	PARK
C	CONSERVATION
CP	CART PATH
FD	FUTURE DEVELOPMENT
DR	DRAINAGE
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EASEMENTS	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASEMENT
DR	DEED BOOK
Δ/Δ	DELTA
OR	OPTICAL RECORD BOOK
R	RADIUS
L	ARC LENGTH
---	MATCH LINE

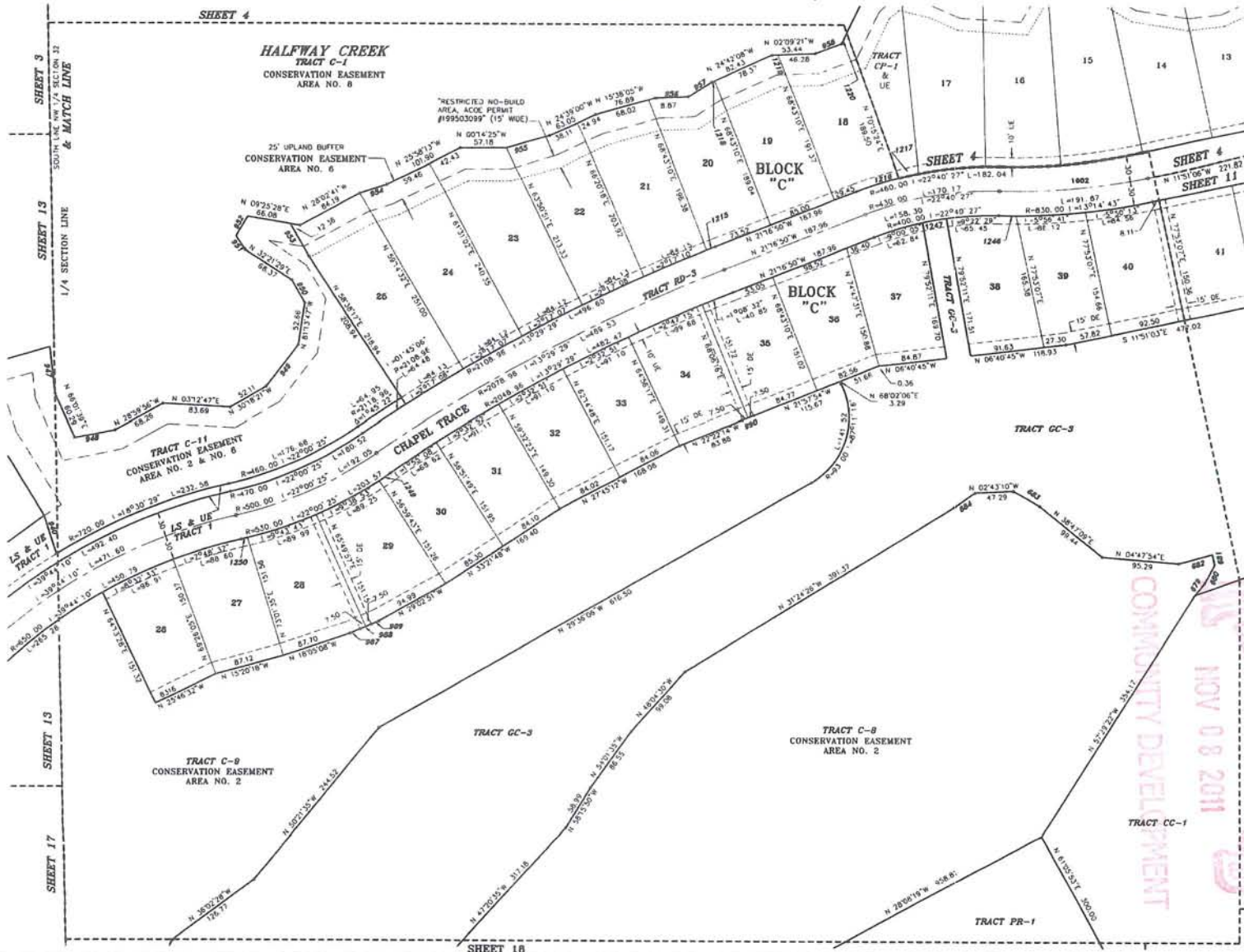
CONSERVATION EASEMENT AREA NO. 1 - OR 2951/PAGE 592-643
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CONSERVATION EASEMENT AREA NO. 8 - OR 2957/PAGE 2218-2272
CONSERVATION EASEMENT AREA NO. 9 - OR 2957/PAGE 2218-2272

CURVE DATA

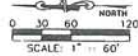
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1215 0°18'43"	2108.96	11.48
1216 6°52'25"	460.00	55.18
1217 3°07'55"	460.00	25.14
1220 2°31'12"	460.00	17.82
1246 1°27'49"	630.00	21.20
1247 4°17'33"	460.00	30.01
1249 1°46'02"	530.00	16.35
1250 0°51'47"	530.00	7.98
1602 1°14'43"	800.00	184.94

LINE DATA

DELTA/BEARING	LEN./DIST.
079 N 50°32'16"W	18.74
080 N 61°25'40"W	26.65
081 N 77°14'44"E	13.46
082 N 15°37'50"W	43.35
083 N 29°39'34"E	37.48
084 N 34°50'05"W	31.65
080 N 71°45'31"E	49.25
087 N 82°52'00"E	58.20
088 N 10°48'18"W	51.30
080 N 52°31'13"E	65.47
090 N 59°46'45"E	32.49
091 N 55°39'27"E	20.27
092 N 58°42'34"W	28.03
093 N 59°36'48"E	45.68
094 N 18°18'14"W	35.71
095 N 15°33'19"W	50.82
096 N 02°16'24"W	40.87
097 N 32°29'08"W	34.11
098 N 21°08'25"W	35.27
099 N 25°46'37"W	32.81
097 N 23°01'33"W	13.73
099 N 23°22'06"W	19.00
099 N 23°51'13"W	10.02
090 N 21°58'05"W	15.00
1218 N 24°42'08"W	4.08
1219 N 02°09'21"W	7.16
1220 N 64°37'38"W	14.57
1245 N 11°51'06"W	8.11
1246 N 21°58'05"W	7.50



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CONSERVATION EASEMENT AREA NO. 1 - OR 2961/PAGE 592-643
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CONSERVATION EASEMENT AREA NO. 5 - OR 2957/PAGE 2218-2272
CONSERVATION EASEMENT AREA NO. 6 - OR 2961/PAGE 592-643
CONSERVATION EASEMENT AREA NO. 7 - OR 2961/PAGE 592-643
CONSERVATION EASEMENT AREA NO. 8 - OR 2957/PAGE 2218-2272
CONSERVATION EASEMENT AREA NO. 9 - OR 2957/PAGE 2218-2272

WEST BAY CLUB

A SUBDIVISION IN
SECTIONS 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST & IN
SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST
AND A REPLAT OF TRACTS "F" & "G" ESTERO RIVER HEIGHTS
(PLAT BOOK 10, PAGE 15, LEE COUNTY RECORDS) IN
SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

PLAT BOOK 62 PAGE 91

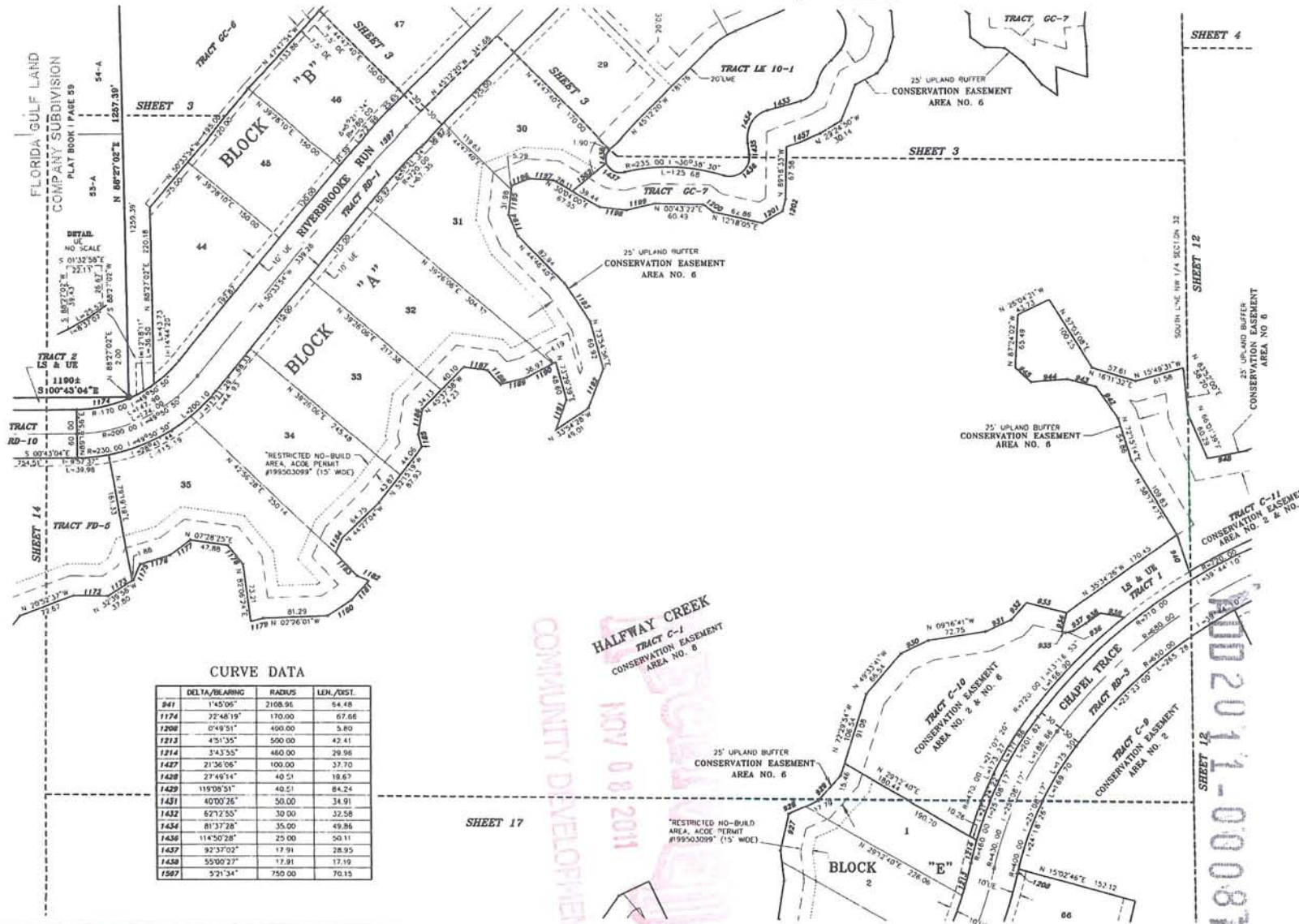
SHEET 13 OF 33

LEGEND

SYMBOL	DESCRIPTION
RC	RECREATION
PC	PARK
CC	COUNTRY CLUB
GC	GOLF COURSE
LS	LANDSCAPE
LE	LAKE
PE	PARK
C	CONSERVATION
CP	CART PATH
FD	FUTURE DEVELOPMENT
DR	DRAINAGE
RD	ROAD RIGHT OF WAY
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LM	LAKE MAINTENANCE EASEMENT
DB	DEED BOOK
Δ/Δ	DELTA
OR	OFFICIAL RECORD BOOK
R	RADIUS
L	ARC LENGTH
---	MATCH LINE

LINE DATA

LINE NO.	DELTA/BEARING	LEN./DIST.
119	N 55°08'08" W	43.18
120	N 64°31'34" E	56.16
121	N 87°18'32" W	52.22
122	N 83°12'05" E	38.74
123	N 76°43'00" W	46.44
124	N 23°56'26" W	40.69
125	N 47°35'33" W	41.23
126	N 25°30'28" W	35.69
127	N 75°15'51" W	35.60
128	N 48°05'03" W	28.65
129	N 13°34'39" E	51.79
130	N 76°25'21" W	25.00
131	N 12°22'47" E	4.66
132	N 14°18'52" W	10.91
133	N 31°28'02" W	17.95
134	N 35°34'26" W	22.29
135	N 08°27'41" E	30.31
136	N 71°45'31" E	49.25
137	N 54°31'48" E	48.40
138	N 14°10'34" E	37.14
139	N 04°40'09" W	45.78
140	N 41°29'45" E	26.35
141	N 00°35'19" E	43.66
142	N 32°39'58" W	35.92
143	N 67°22'41" W	21.61
144	N 16°49'14" W	39.20
145	N 37°34'33" W	32.31
146	N 50°58'13" E	30.89
147	N 16°58'58" W	16.33
148	N 33°08'43" W	35.45
149	N 48°16'33" W	33.43
150	N 27°28'28" E	16.35
151	N 46°20'52" E	39.41
152	N 65°43'02" W	20.76
153	N 73°19'31" E	16.32
154	N 80°43'55" W	32.21
155	N 06°38'54" E	29.93
156	N 46°27'38" E	24.14
157	N 15°07'17" W	34.24
158	N 27°32'22" W	41.16
159	N 70°35'40" W	40.22
160	N 69°08'58" W	52.58
161	N 55°58'21" E	57.34
162	N 65°21'42" E	29.16
163	N 63°22'41" W	37.27
164	N 22°55'08" W	24.07
165	N 03°14'28" E	29.86
166	N 06°06'47" E	34.01
167	N 13°39'32" W	36.99
168	N 36°35'21" W	16.14
169	N 30°52'30" W	29.36
170	N 75°26'51" W	16.00
171	N 48°13'27" W	17.12
172	N 16°14'10" W	43.46
173	N 82°08'22" E	15.65
174	N 20°38'23" W	45.58
175	N 68°32'55" W	48.31
176	N 28°16'24" W	11.37
177	N 55°46'08" W	19.66
178	N 73°32'59" W	30.95
179	N 85°32'30" E	33.17
180	N 40°41'06" W	56.32
181	N 32°38'58" W	1.88



CURVE DATA

LINE NO.	DELTA/BEARING	RADIUS	LEN./DIST.
141	N 1°45'05" W	2108.96	54.48
142	N 22°48'19" W	170.00	67.66
143	N 0°49'51" E	400.00	5.80
144	N 43°13'55" E	500.00	42.41
145	N 54°33'55" E	460.00	28.96
146	N 21°36'06" W	100.00	37.70
147	N 27°48'14" W	40.51	18.67
148	N 11°08'51" W	40.51	84.24
149	N 40°00'26" W	50.00	34.91
150	N 62°12'55" W	30.00	32.58
151	N 81°37'28" W	35.00	49.86
152	N 114°50'28" W	25.00	50.11
153	N 92°37'02" W	17.91	28.95
154	N 55°00'27" W	17.91	17.19
155	N 52°13'34" W	750.00	70.15



WEST BAY CLUB

A SUBDIVISION IN
SECTIONS 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST & IN
SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST
AND A REPLAT OF TRACTS "F" & "G" ESTERO RIVER HEIGHTS
(PLAT BOOK 10, PAGE 15, LEE COUNTY RECORDS) IN
SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

PLAT BOOK 62 PAGE 92

SHEET 14 OF 33

LEGEND

TRACTS	
RC	RECREATION
PR	PRACTICE RANGE
CC	COUNTRY CLUB
GC	GOLF COURSE
LS	LANDSCAPE
LA	LAWN
PK	PARK
C	CONSERVATION
CP	CART PATH
FD	FUTURE DEVELOPMENT
DR	DRAINAGE
RD	ROAD RIGHT OF WAY
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASEMENT
DB	DEED BOOK
Δ/1	DELTA
OR	OFFICIAL RECORD BOOK
R	RADIUS
L	ARC LENGTH
---	MATCH LINE

CURVE DATA

	DELTA/BEARING	RADIUS	LEN./DIST.
12	27°15'56"	55.00	26.17
1424	68°43'51"	16.00	19.19
1425	121°23'24"	25.00	52.97
1428	29°14'34"	102.57	52.35
1584	157°03'40"	55.00	150.77
1593	90°00'00"	45.00	70.69

LINE DATA

	DELTA/BEARING	LEN./DIST.
1	N 75°49'38"E	24.54
2	N 88°40'24"E	44.25
3	N 01°14'36"W	14.8
4	N 03°32'48"E	18.8
5	N 89°44'54"E	41.37
6	N 68°07'36"W	47.55
7	N 28°58'34"E	61.93
8	N 73°17'14"W	28.65
9	N 00°01'12"E	35.19
10	N 76°49'06"E	29.16
11	N 02°32'32"W	25.44
1135	N 81°54'08"W	33.91
1138	N 15°28'35"E	39.49
1137	N 75°14'15"W	24.55
1136	N 40°55'15"W	18.72
1139	N 82°14'55"E	33.63
1140	N 88°06'37"W	32.77
1141	N 53°57'06"E	42.27
1142	N 85°48'34"E	54.40
1143	N 33°32'11"W	31.59
1144	N 60°37'43"W	38.31
1145	N 82°21'40"W	46.23
1146	N 05°26'55"W	39.86
1147	N 62°07'58"W	42.29
1148	N 06°54'37"E	31.90
1149	N 43°44'47"E	26.26
1150	N 50°51'34"W	13.87
1151	N 43°03'36"E	30.05
1152	N 63°57'05"E	31.68
1153	N 27°18'08"E	26.86
1154	N 60°07'27"W	55.95
1155	N 63°04'23"W	53.26
1156	N 89°58'36"W	31.49
1157	N 71°46'38"W	20.78
1158	N 76°38'40"W	47.99
1159	N 39°25'23"W	45.19
1160	N 10°17'27"E	33.44
1161	N 41°43'02"E	30.88
1162	N 86°14'42"W	45.25
1163	N 73°50'44"E	25.42
1164	N 87°56'26"E	32.92
1165	N 53°02'02"E	36.02
1166	N 38°17'37"W	24.75
1167	N 26°31'48"W	50.36
1168	N 05°07'13"W	55.47
1169	N 29°19'16"W	30.55
1170	N 65°34'52"W	40.42
1171	N 53°17'29"W	60.26

CONSERVATION EASEMENT AREA NO. 1 - OR 2951/PAGE 592-643
CONSERVATION EASEMENT AREA NO. 2 - OR 2951/PAGE 592-643
CONSERVATION EASEMENT AREA NO. 3 - OR 2951/PAGE 592-643
CONSERVATION EASEMENT AREA NO. 4 - OR 2951/PAGE 592-643
CONSERVATION EASEMENT AREA NO. 5 - OR 2951/PAGE 2218-2272
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CONSERVATION EASEMENT AREA NO. 9 - OR 2951/PAGE 2218-2272

S 00°43'04" E

1190' ±

TRACT RD-10

RIVERBROOKE RUN

TRACT PD-6

TRACT LE 11-1

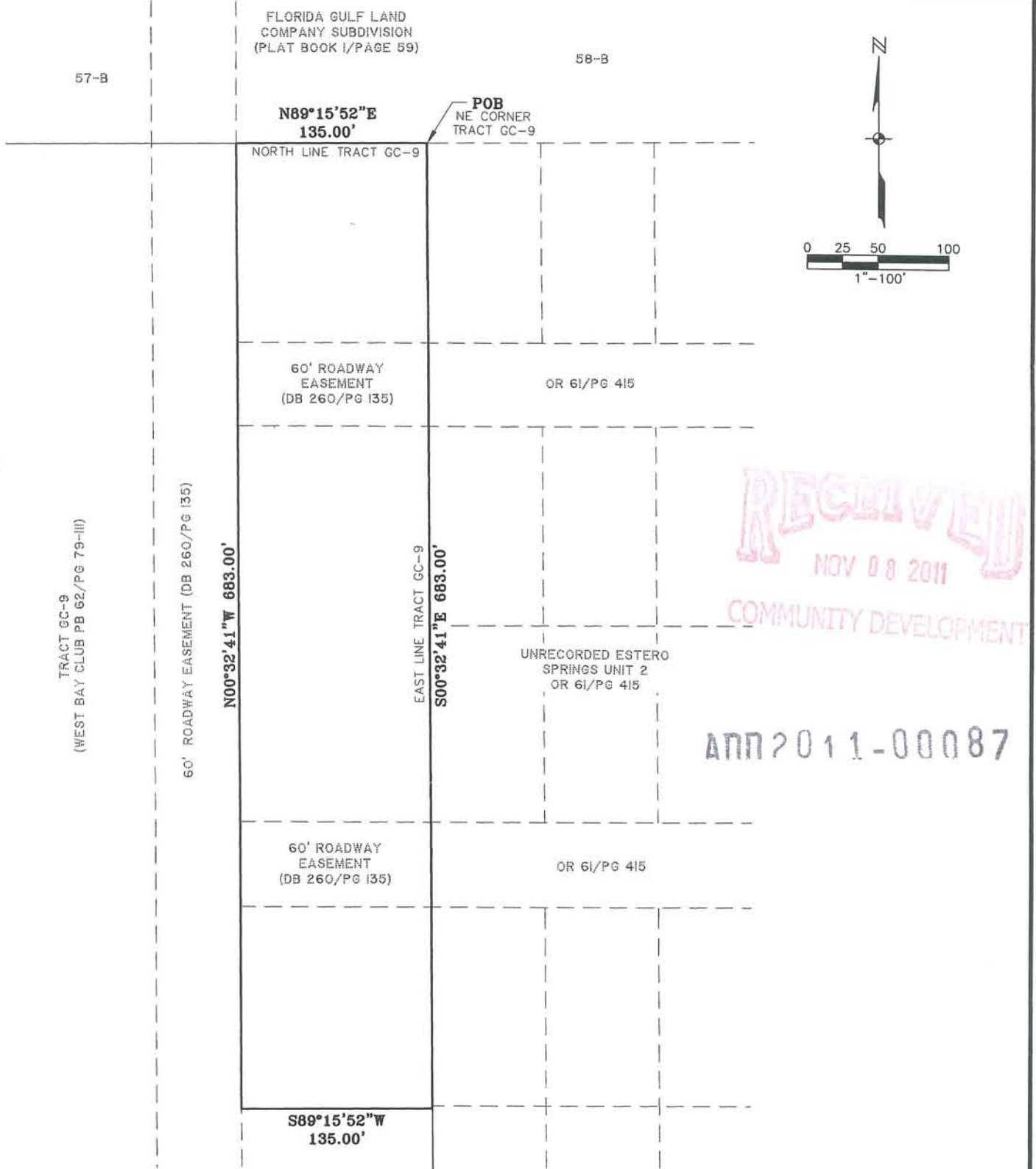
HALFWAY CREEK

TRACT C-1
CONSERVATION EASEMENT
AREA NO. 8

COMMUNITY DEVELOPMENT
NOV 08 2011

2011-00087

O:\2011\20118778-000\Surveying\Sketches\West Bay Club Boat Storage Parcel S&D.dwg (S&D 6-7-2011) dsh Jun 07, 2011 - 11:39am



LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN TRACT GC-9, AS SHOWN ON THE PLAT OF WEST BAY CLUB, RECORDED IN PLAT BOOK 62, PAGES 79 THROUGH 111, RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND LYING IN SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT GC-9; THENCE RUN S 00°32'41"E ALONG THE EAST LINE OF SAID TRACT FOR 683.00 FEET; THENCE RUN S 89°15'52" W FOR 135.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF A 60' ROADWAY EASEMENT AS DESCRIBED IN DEED BOOK 260, PAGE 135 OF SAID PUBLIC RECORDS; THENCE RUN N 00°32'41" W ALONG SAID EAST RIGHT-OF-WAY LINE FOR 683.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID TRACT GC-9; THENCE RUN N 89°15'52" E ALONG SAID NORTH LINE FOR 135.00 FEET TO THE POINT OF BEGINNING.

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF WEST BAY CLUB, PLAT BOOK 62, PAGE 79, PUBLIC RECORD OF LEE COUNTY, FLORIDA, WHEREIN THE NORTH LINE OF TRACT GC-9 BEARS NORTH 89° 15' 52" EAST.
- THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
- POB = POINT OF BEGINNING
- PARCEL CONTAINS 2.12 ACRES, MORE OR LESS.

LEGEND	
GC	= GOLF COURSE
PB	= PLAT BOOK
PG	= PAGE
OR	= OFFICIAL RECORD BOOK
DB	= DEED BOOK

THIS IS NOT A SURVEY

Kevin M. Riscassi
KEVIN M. RISCASSI (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6433

DATE SIGNED: **NOV 02 2011**
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

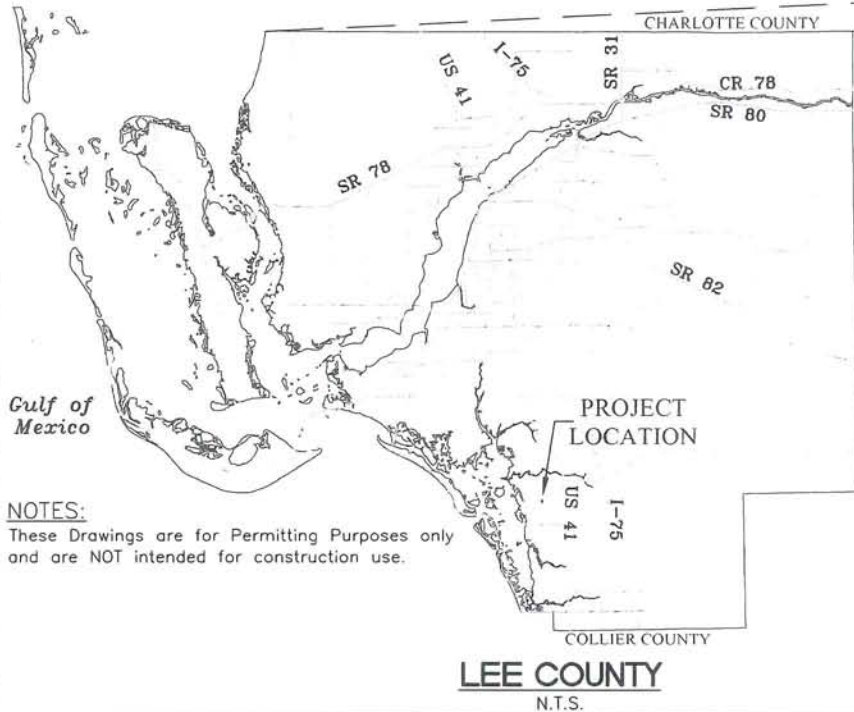
JOHNSON
ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

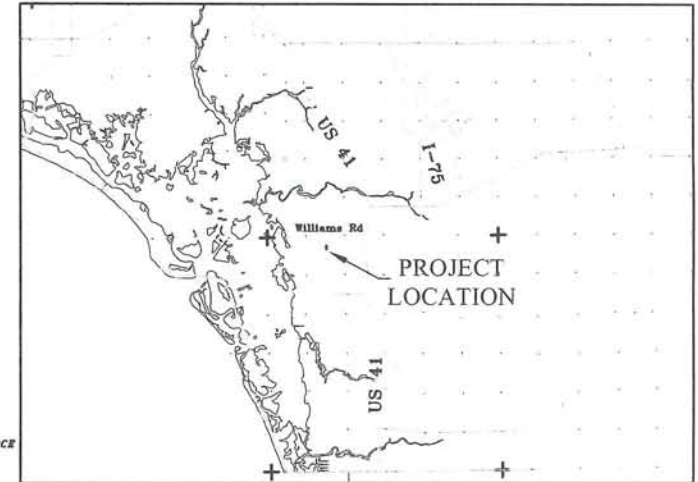
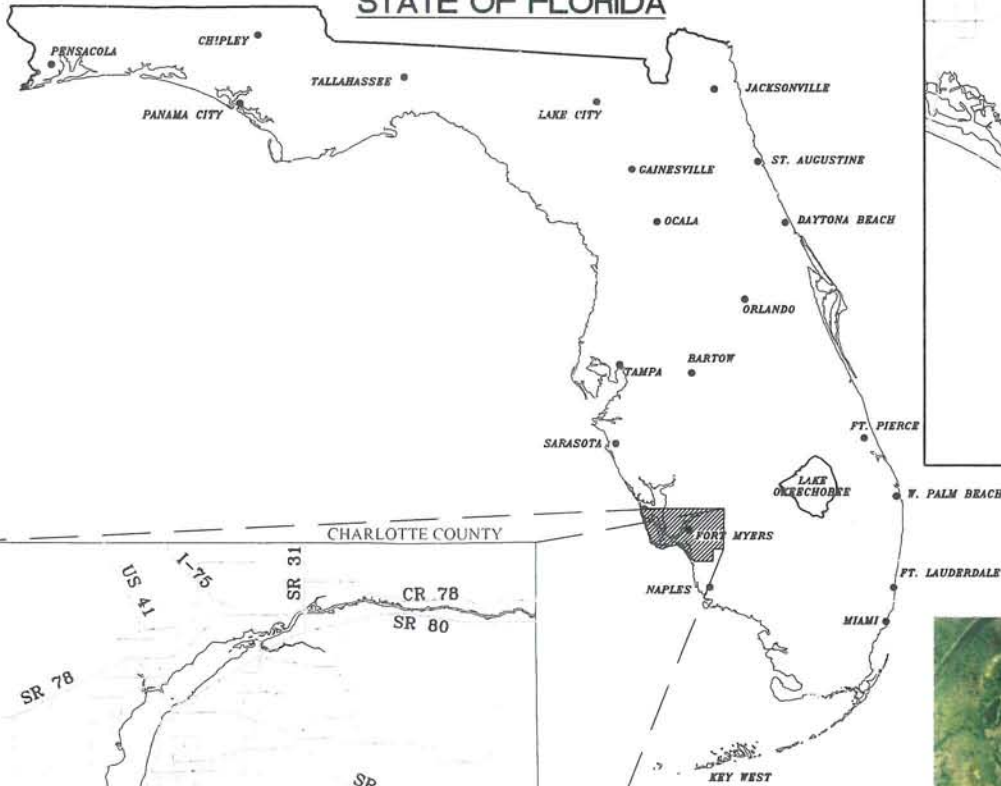
SKETCH AND DESCRIPTION
PART OF TRACT GC-9, WEST BAY CLUB

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JUNE 2011	20118778	5-47-25	1"=100'	1 OF 1

O:\2011\20118871-000\Engineering\Drawings\Exhibits\118871-8x11-Location-Map.dwg (LEE-ERP) cer Nov 07, 2011 - 2:44pm



STATE OF FLORIDA



STREET MAP

N.T.S.



VICINITY AERIAL

N.T.S.

SEC 5 - TSP 47S - RGE 25E

West Bay Club
Boat Storage Area

JOHNSON
ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

Location Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
Nov. 2011	20118871	5-47-25	N.T.S.	1

Spatial District Query Report

STRAP Number: 05-47-25-07-00GC1.0000

District Name	District Value		Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone			NOT FOUND	
Airspace Notification	Notification Height	100' - 125' AMSL	12.17%	
	Facility	Williams Road Helistop		
	Notification Height	75' - 100' AMSL	8.14%	
	Facility	Williams Road Helistop		
	Notification Height	50' - 75' AMSL	4.74%	1
	Facility	Williams Road Helistop		
Census Tract	Tract ID	503.04	127.94%	
Coastal Building Zone			NOT FOUND	
Coastal High Hazard Area	Coastal High Hazard Zone	High hazard	50.68%	
Fire District	Fire District Taxing Authority	Estero 029		
Evacuation Zone	Zone	B	74.61%	
	Zone	A	25.39%	
Active Evacuation Status			NOT FOUND	
Flood Insurance Zone	Flood Zone	AE-EL10 (NAVD88)	74.06%	2
	Assigned Number	410		
	Flood Zone	0.2 PCT ANNUAL CHANCE FLOOD HAZARD (X)	25.94%	2
	Assigned Number	200		
Flood Insurance Zone - Old	Flood Zone	A14-EL11	79.77%	
	Flood Zone	B	20.23%	
FIRM Floodway	Floodway	OUTSIDE	90.9%	
	Floodway	FLOODWAY	9.1%	
FIRM Floodway - Old			NOT FOUND	
Flood Insurance Panel	Community	125124		
	Panel	0587		
	Map Number	12071C0587F		
	Effective Date	8/28/2008 12:00:00 AM		
Flood Insurance Panel - Old	Community	125124		
	Panel	0465		
	Version	C		
	Date	110492		
(DNR Flood Zones) Zone A BFE			NOT FOUND	
DNR Flood Zones - Old			NOT FOUND	
Coastal Barrier Resources System (COBRA)			NOT FOUND	
Coastal Barrier Resources System (COBRA) - Old			NOT FOUND	
Lighting District/MSTBU			NOT FOUND	

Preliminary MSTBU Districts		NOT FOUND	
Planning Community	ID	21	
	Plan Community	Estero	
Planning Land Use 2010	Landuse	Outlying Suburban	70.85%
	Landuse	Suburban	15.33%
	Landuse	Wetlands	13.82%
Sanibel/County Agreement		NOT FOUND	
School Board District	District	3	
	School Board Member	Jane E. Kucel, Ph.D.	
School Choice Zone	Choice Zones	South Zone 3	
	Choice Zones	South Zone	
Solid Waste District	District Area	Area 3	
Storm Surge	Category	B	67.35%
	Category	A	27.83%
	Category	C	3.96% 1
	Category	D	0.85% 1
Subdivisions	Subdivision No.	31462507	99.75%
	Subdivision Name	WEST BAY CLUB	
	Book Page 1	PB 62 PGS 79-111	
	Book Page 2		
	Book Page 3		
Traffic Analysis Zone			100.01%
Archaeological Sensitivity	Sensitivity Level	2	67.74%
Sea Turtle Lighting Zone		NOT FOUND	
Watersheds	Shed ID		52.54%
	Shed ID	Halfway Creek	44.27%
	Shed ID	Estero River	3.19% 1
FLUCCS1999			99.98%
Vegetation Permit Required		NOT FOUND	
Soil	Map Symbol	37	50.34%
	Soil Name	SATELLITE FINE SAND	
	Map Symbol	28	12.99%
	Soil Name	IMMOKALEE SAND	
	Map Symbol	43	10.07%
	Soil Name	SMYRNA FINE SAND	
	Map Symbol	11	8.1%
	Soil Name	MYAKKA FINE SAND	
	Map Symbol	42	6.89%
	Soil Name	WABASSO SAND, LIMESTONE SUBSTRATUM	
	Map Symbol	61	4.57% 1
	Soil Name	ORSINO FINE SAND	
	Map Symbol	45	4.26% 1 3
	Soil Name	COPELAND SANDY LOAM, DEPRESSIONAL	
	Map Symbol	27	0.8% 1 3
	Soil Name	POMPANO FINE SAND, DEPRESSIONAL	
	Map Symbol	51	0.72% 1 3
	Soil Name	FLORIDANA	

SAND, DEPRESSIONAL			
Map Symbol	16	0.49%	<u>1</u> <u>3</u>
Soil Name	PECKISH MUCKY FINE SAND		
Map Symbol	17	0.38%	<u>1</u>
Soil Name	DAYTONA SAND		
Map Symbol	23	0.37%	<u>1</u> <u>3</u>
Soil Name	WULFERT MUCK		
Map Symbol	15	0.04%	<u>1</u> <u>3</u>
Soil Name	ESTERO MUCK		
Panther Habitat		NOT FOUND	
Eagle Nesting Site Buffer		NOT FOUND	
Commissioner District	District Commissioner	3 Ray Judah	
Unincorporated Lee County Zoning	Zoning Designation	RPD	<u>Zoning Notes</u>
Minimum Use Determination		NOT FOUND	
Development Orders	Development Order Status Wet Season Water Table	97-12-237-00D	98.57%
	Development Order Status Wet Season Water Table	98-11-227-00D	91.84%
	Development Order Status Wet Season Water Table	98-03-007-00D	91.83%
	Development Order Status Wet Season Water Table	LDO2005-00090	13.93%
	Development Order Status Wet Season Water Table	98-10-189-12L	6.15%
	Development Order Status Wet Season Water Table	DOS2001-00052	3.04% <u>1</u>
	Development Order Status Wet Season Water Table	LDO2008-00029	1.53% <u>1</u>
	Development Order Status Wet Season Water Table	97-12-195-12L	0.23% <u>1</u>
	Development Order Status Wet Season Water Table	98-05-039-00D	0.15% <u>1</u>

Development Order Status Wet Season Water Table	96-06-037-11L	0.12%	<u>1</u>
Development Order Status Wet Season Water Table	DOS2000-00180	0.08%	<u>1</u>
Development Order Status Wet Season Water Table	98-11-226-00E	0.07%	<u>1</u>
Development Order Status Wet Season Water Table	97-12-068-00E	0.05%	<u>1</u>
Road Impact Fee Districts	District Tidemark ID Name	4 54 SOUTHWEST	
Water Franchise	Franchise Name	Lee County Utilities	
Water Treatment Plant Service Area	Treatment Plant	Pinewoods WTP	
Wastewater Franchise	Franchise Name	Lee County Utilities	
	Franchise Name	Bonita Springs Utilities	0.18% <u>1</u>
Wastewater Treatment Plant Service Area	Treatment Plant	Three Oaks WWTP	99.99%
Res. Garbage Collection Day	Hauling Day	Tuesday	
Res. Recycling Collection Day	Hauling Day	Monday	
Res. Horticulture Collection Day	Hauling Day	Monday	
Microwave Radio Relay Path		NOT FOUND	
DEP Impaired Waters and TMDLs	TMDL Status IWR_Status IWR Parameters	No TMDL Impaired (Category 5) DO (5) Mercury (5)	

[Modify Report Settings]

Note	Details
1	Small percentages can result from slight variations in the way lines are drawn or imported into our system. Such values may not accurately reflect an overlap with the subject parcel.
2	The Flood Zone with the highest corresponding assigned number is the recognized flood zone designation for this property. Residents of unincorporated Lee County may call Zoning Review at (239) 533-8597 (option #4) with additional questions. Residents of incorporated areas should call the city in which they reside to verify flood zone status.
3	Contact DEP (239) 344-5600 for wetland determination



ADD 2011-00087

COMMUNITY DEVELOPMENT

RESOLUTION NUMBER Z-96-005

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Atlantic Gulf Communities Corporation filed an application for a rezoning from AG-2 (Agricultural), C-2 (Commercial), CS-1 (Special Commercial Office) and RM-2 (Residential Multiple Family) to Residential Planned Development, in reference to Estero Pointe; and

WHEREAS, the subject property is located at 4651 Williams Road, Estero, and is 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;

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°55'33"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 applicant has indicated the property's current STRAP numbers are:

29-46-25-01-0000G.0010	30-46-25-00-00002.0010	31-46-25-01-00001.0000
31-46-25-01-00002.0000	31-46-25-01-00003.0040 through .0060	
31-46-25-01-00003.006B	31-46-25-01-00003.0080	31-46-25-01-00003.0380
32-46-25-01-00003.0110	32-46-25-01-00003.0120	32-46-25-01-00003.0140
32-46-25-01-00003.0500	32-46-25-01-00004.0000	32-46-25-01-00004.0010
32-46-25-01-00004.001A	32-46-25-01-00005.0000	32-46-25-01-00006.0000
32-46-25-01-00007.0000	32-46-25-01-00008.0000	32-46-25-01-00009.0000
32-46-25-01-00010.0000	32-46-25-01-00011.0000	05-47-25-01-00003.0130
05-47-25-01-00003.0400	05-47-25-01-00003.040A through .040D	
05-47-25-01-00003.0510	05-47-25-01-00003.0520	05-47-25-01-00003.0540
05-47-25-01-00003.0550	05-47-25-01-00003.055C	
05-47-25-01-00019.0000 through .0030		06-47-25-00-00002.0020;

and

WHEREAS, Atlantic Gulf Communities Corporation, the owner of the subject parcel, authorized Henderson, Franklin, Stames & Holt, P.A. and Johnson Engineering, Inc. to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was advertised and held on January 23, 1996 before the Lee County Hearing Examiner, who gave full consideration of the evidence available; and

WHEREAS, a public hearing was advertised and held on March 18, 1996 before the Lee County Board of County Commissioners, who gave full and complete consideration to the recommendations of staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board APPROVES with conditions the requested rezoning from AG-2, C-2, CS-1 and RM-2 to RPD.

SECTION A. CONDITIONS:

The RPD rezoning and Master Concept Plan are subject to the following conditions:

1. The development of this project must be in accordance with the five-page Master Concept Plan stamped received January 5, 1996, except as modified by the conditions below. This approval does not alleviate the need to comply with all state and county development regulations, except as specifically modified by this approval. Rezoning the subject property does not include those properties owned by the state, i.e., submerged lands.
2. Prior to any local Development Order approval for vertical development, the Developer must submit an application for Final Plan approval (FPA). The purpose of the FPA process is to ensure compliance with the Zoning Resolution and Land Development Code, to allow detailed review of deviations conceptually approved herein, while allowing the Developer the flexibility to respond to changing conditions. Any substantial change in the type, intensity or configuration of development within the RPD may require further review through a public hearing. Said determination shall be made by the Director of Community Development.

The following information must be provided on the Final Plan:

- uses: type and amount, i.e. number of dwelling units or square feet of commercial use
- access
- location and dimensions of internal roadways
- location and dimensions of buildings/structures
- boundary of development tract
- adjacent zoning and land uses
- detailed drawings showing the application of deviations
- buffers and/or landscape strips
- open space, including an ongoing tabulation of required open space
- a cumulative analysis of the total number of dwelling units that have received local Development Order approval.

3. Permitted uses are limited to the following:

Accessory Uses and Structures

Accessory Apartment (df)

Administrative Office (df)

ATM

Bait and Tackle Shop

Banks and Financial establishments, Group I [Section 34-622(c)(3)]

Business Services, Group I, and Group II if limited to lawn and garden services and swimming pool cleaning services [Section 34-622(c)(5)]

Canoe Launch

Clubs

Country (df)

Private (df)

Consumption on Premises [Section 34-1261]

Convenience Food and Beverage Store (df)

Day Care Center, Child (df)

Drugstore (df), Pharmacy (df)

Dwelling Unit

Single Family (df)

Semi-Detached (duplex)

Two-Family Attached (df)

Townhouse (df)

Multiple Family Building (df)

Zero Lot Line (df)

Entrance Gates and Gatehouse (df)

Essential Services (df)

Essential Service Facilities, All Groups [Section 34-622(c)(13)]

Excavation - Water Retention

Fences, Walls

Food and Beverage Service, Limited (df)

Food Stores, Group I [Section 34-622(c)(16)] including a gourmet grocery store

Gift and Souvenir Shop (df)

Golf Course and Accessory Facilities

Golf Driving Range and Golf Training Facility

Helistop (df)

Home/Care Facility (df)

Home Occupation

Laundry or Dry Cleaning [Section 34-622(c)(24)]

Model Home, Unit, Display Center

Parks, Private, Group I [Section 34-622(c)(32)]

Parking Lot Accessory (df)

Personal Services, Groups I and II [Section 34-622(c)(33)]

Pharmacy (df)

Post Office (df)

Private Boat Ramp and Observation/Fishing Pier

Recreational Facilities

Personal (df)

Private (df)

Real Estate Sales Office
Residential Accessory Uses [Section 34-622(c)(42)]
Restaurants, Groups I, II and III [Section 34-622(c)(43)]
Signs, in accordance with LDC Chapter 30
Specialty Retail Shops, Groups I & II [Section 34-622(c)(47)]
Temporary Uses
Temporary Construction Trailer
Temporary Sales Center
Units of High Impact (df) including time share

The approved commercial uses are prohibited east of Development Areas 6, 7, and 9, must comply with LDC Section 34-937, and are restricted to use by residents and their guests only.

4. The RPD is limited to a maximum total of 1,121 residential dwelling units with the following distribution:
 - a. A maximum of 1,020 dwelling units are permitted in the subject properties located within the Outlying Suburban Land Use Category.
 - b. A maximum of 630 dwelling units are permitted within Development Areas 3, 4, and 5.
5. The property development regulations must be in accordance with the attached table entitled "Property Development Regulations for Estero Pointe" stamped received January 5, 1996, except as modified herein. (See Attachment B)
6. The following conditions apply to the riverfront/recreational areas:
 - a. Outdoor entertainment is prohibited at the restaurant;
 - b. The service of alcoholic beverages in conjunction with outdoor seating at the restaurant is limited to the hours of 7:00 a.m. to 12:00 midnight.
 - c. All lighting along the river must be arranged and directed away from adjacent properties and the river.
 - d. The parking area for the restaurant and boat ramp must be landscaped for the purpose of screening headlights from the river. Existing native vegetation may be used in whole or in part to meet this requirement.
 - e. A 75 percent opaque vegetative screen must be installed prior to issuance of a Certificate of Compliance for the restaurant. The vegetative screen for the restaurant must be located on the north and northeast side of the building.

The size, type and actual location of the vegetative screen will be reviewed through the Final Plan Approval process. Existing native vegetation may be used in whole or in part to meet this requirement.

- f. Development Area 2 must provide a 50-foot-wide vegetative screen along the northeast boundary of the Development Area consisting of the following: five clusters of three palm trees with a minimum height of 18 feet at time of planting and 23 trees 12-foot on center with a minimum height of 14 feet and 2-1/2 inches in caliper at time of planting.
 - g. A total of 15 parking spaces are permitted for the boat ramp facility.
 - h. The restaurant is limited to a total of 2,500 square feet and must be set back a minimum of 75 feet from the mean high water line of the Estero River.
 - i. The restaurant may not exceed one story in height.
 - j. The restaurant must be located as shown on the "River Parks Site Plan" stamped received November 21, 1995.
 - k. The restaurant will be for use of the residents and their guests only.
 - l. Food and beverage services are limited to the restaurant facility.
 - m. Recreation Area I must provide a minimum of 80 percent open space.
 - n. Recreation Areas I and II are further limited by conditions of approval for Deviation 12.
- 7. The main roads that access Development Areas 2, 3, 4 and 5 must be constructed in accordance with the road cross-sections on page 5 of the MCP stamped "received January 5, 1996."
 - 8. A minimum 25-foot-wide undisturbed buffer must be provided along the west jurisdictional wetland line.
 - 9. The storm water management systems in Development Areas 2, 3, 4 and 5, and the golf course areas adjacent to the mangrove wetlands must be designed so that the storm water discharge rate will be approximately 70 percent of the calculated permissible run-off rate in accordance with SFWMD requirements.
 - 10. The Developer must hook-up to public water and sewer services when services are constructed and available within one-quarter mile of the subject property. The

temporary on-site sewage treatment plant must be dismantled within six months of public sewer service availability to the entire site.

11. The sewage treatment plant parcel may be redeveloped with residential uses in accordance with the approved property development regulations. Access to and development of the parcel must be reviewed in accordance with Condition 2.

Hurricane Mitigation Conditions

12. The Developer must notify all purchasers of real property within the development of the potential for storm surge flooding. The restrictive covenants should include the Base Flood Elevation, according to the National Weather Services' storm surge model "SLOSH" and the National Flood Insurance Program and notify potential owners that the first habitable floor of all structures must be constructed above that elevation.
13. The Property Owner's Association must host an educational seminar and will be responsible for obtaining the site for the seminar and for providing the invitations to the homeowners. The time will be coordinated with the Lee County Emergency Management staff who will provide the education and information at the seminar and will advise the owners of the risks of natural hazards and the action they should take to mitigate the inherent dangers.
14. The Developer shall develop a Hurricane Evacuation Plan for the RPD. The Plan must address: a) operational procedures for the warning and notification of all residents and visitors prior to and during a hurricane watch and warning period; b) the educational program; c) hurricane evacuation; d) the method of advising residents and visitors of hurricane shelter alternatives including hotels and public hurricane shelter locations; e) identification of the person(s) responsible for implementing the Plan; and f) how the private security force will be integrated with the local Sheriff's personnel and the Division of Public Safety. The Plan will be developed in coordination with the Lee County Emergency Management officials.
15. The Developer, and any successor landowner, will pay any All Hazards Tax levied by Lee County to provide for shelter space, upgrades to shelters, and to address other natural disasters.
16. The Developer must comply with all duly adopted ordinances which address hurricane preparedness and all duly adopted Hurricane Shelter Impact Fee Ordinances in effect at the time of building permits or local Development Order approval, whichever is the operative time under the Ordinance.
17. Prior to a Certificate of Compliance of the first multi-family building, the Developer must provide one of the following options:

- a. 8,940 square feet of shelter space on site in either the clubhouse building or among the multi-family structures as a "refuge of last resort"; or
- b. hurricane shuttering at a school or other designated public shelter to provide an additional 8,940 square feet of shelter area; or
- c. an emergency electrical generator for a school or other designated shelter off-site, with capacity to serve a minimum of 8,900 square feet of shelter space.

Fire and Emergency Medical Conditions

- 18. A helistop must be provided on-site. The location and specifications must be reviewed and approved by Lee County Division of Zoning and Development Services and Emergency Management. The Developer must provide a helistop at the same time the clubhouse/golf practice area is constructed.
- 19. Subject to a final determination of need by the Director of Zoning and Development Services, in consultation with the Estero Fire District, an emergency access may be required. The location would be determined prior to approval of the first Development Order.
- 20. All buildings over three stories must install an approved total coverage automatic fire sprinkler system.
- 21. A 20-foot-wide stabilized fire lane must be provided on at least two sides of all multi-family buildings over three stories in height.
- 22. All multi-family buildings over three stories must provide pressurized escape stairs unless an alternative is approved by the Estero Fire District and Lee County Codes and Building Services.
- 23. All 20-story or 220-foot-high buildings must install an emergency communication system internal to the building unless an alternative is approved by the Estero Fire District and Lee County Codes and Building Services.
- 24. The Developer must comply with all impact fee requirements in place at time of building permit approval.
- 25. Prior to the issuance of a local Development Order, the Developer must apply for and obtain an archaeological Certificate to Dig.
- 26. This zoning approval does not address the mitigation of the project's pedestrian and vehicular traffic impacts. Additional conditions may be required at the time of

issuance of a local Development Order per the Lee County LDC or other Lee County Ordinance.

27. Approval of this rezoning does not give the Developer the undeniable right to receive a local Development Order approval that exceeds the Year 2010 Overlay use allocation for the applicable district.
28. This development must comply with all requirements of the Lee County LDC at the time of local Development Order approval, except as may be granted by deviation as part of this planned development.

Environmental Conditions

29. As part of the submittal documents, and prior to approval, for any Estero Pointe Development Orders for Development Areas 6, 7, 9, 9A and 10, the Developer must comply with the requirements set forth in the document titled "Estero Pointe Proposal to Address Concerns with Lot Lines in Conservation/Preservation Areas," dated 12/20/95 (cover memo from Russell Schropp to George Parker and Rick Joyce, dated 12/22/95). The conservation easement must be provided at time of final plat approval. This approval is further limited to an allowance of one boardwalk per two single-family lots abutting Halfway Creek.
30. Prior to any local Development Order approval for any phase of the development which contains Florida coontie or Curtiss milkweed, the Developer must submit a detailed management plan indicating the preserve areas, relocation areas and propagation areas for review and approval by Lee County. Provisions of this plan must include all requirements of LDC Section 10-474.
31. Prior to any local Development Order approval, the Developer must submit a detailed management plan for tri-colored herons, meeting the requirements of LDC Section 10-474, for review and approval by Lee County.
32. Prior to local Development Order approval for any portion of the property which contains, or will contain through relocation, gopher tortoises, the Developer must submit a detailed management plan for gopher tortoises, meeting the requirements of LDC Section 10-474 and/or 10-475, for review and approval by Lee County. If the Florida Game and Fresh Water Fish Commission issues an incidental take permit, the Developer must implement a bucket trapping or excavation program to protect from entombment or other harm, the tortoises and commensal species found through implementation of the protection program. The Developer must move displaced tortoises to appropriate preservation areas on site.

33. The Developer and their successors in interest must maintain all areas shown on the Master Concept Plan (MCP) as "Preservation Area & Listed Species Relocation Area" as preservation areas allowing only management activities associated with the protection of the area as native vegetation preserve and listed species habitat. Preserve Area #13 has been promoted as a wildlife corridor across the site. The Developers and their successors in interest must take appropriate measures to protect wildlife from injury or death from traffic on the two roads which pass through this area.

These protective measures should include, but are not limited to: culverts under the roads large enough to let small to medium size animals pass through; fencing to direct animals to culvert crossings; appropriate signs identifying the area as wildlife preserve; and lower speed limits through the preserve area. A plan which meets these requirements must be approved by Lee County prior to a local Development Order approval for roadways through Area #13.

34. Prior to local Development Order approval, the Developer must submit a final Eagle Management Plan, approved by the U.S. Fish and Wildlife Service, to Lee County. It is strongly encouraged that this plan be presented to the Lee County Eagle Technical Advisory Committee (ETAC) for their input and suggestions.

SECTION B. DEVIATIONS

The Master Concept Plan deviates from several Lee County development standards. The proposed deviations are granted or denied as set forth below:

DEVIATION (1) requests relief from LDC Sections 10-253, 14-298 and 34-1574 which prohibit or restrict alteration or development within Resource Protection Areas (RPA) to permit (as shown on the MCP):

- a. Construction of recreational boardwalks and cart paths through RPA areas to access golf holes both by pedestrians and golf carts.
- b. Construction over various TZ and RPA areas to facilitate construction of a golf course.
- c. Construction over various TZ and RPA areas to facilitate construction of residential development.
- d. Construction of a road access to segmented ridge for construction of multi-family tract.
- e. Construction of a road access to the project site.

The requested deviation is APPROVED subject to compliance with the following conditions:

- a. Impacts are limited to a maximum of 8.79 acres of County jurisdictional wetlands. These impacts are as follows: 6.97 acres fill, 0.14 acres excavation, and 1.68 acres trimming. An approved wetland mitigation plan from the South Florida Water Management District must be submitted prior to local Development Order approval for any phase of development which contemplates wetland impacts. This mitigation will be considered part of the mitigation for Lee County and will be enforceable by the Division of Environmental Sciences (DES).
- b. At a minimum Lee County's approval of the requested wetland impacts requires removal and maintenance of invasive exotic vegetation [(as defined in LDC Section 10-413(f)) for the entire Estero Pointe RPD, and enhancement, restoration and creation of one acre wetland for each one acre of fill/excavation impact (1:1 ratio). Areas which are trimmed must be mitigated at a ratio of one-half acre creation, enhancement or restoration for each one acre impact (1/2:1).
- c. No mangrove trimming or removal (except in cases of public safety) is permitted outside the areas of proposed impacts. This provision is considered part of the approved wetland mitigation plan for Lee County.
- d. All mitigation requirements must be clearly indicated on the local Development Order plans and must be inspected by Lee County staff prior to issuance of a Certificate of Compliance (CC) for any applicable Development Order.

DEVIATION (2), requests relief from LDC Section 10-296, Table 4(7)(c) which requires that wearing surfaces for local and access road for Class A development must be 1-1/2 inch asphaltic concrete of Florida Department of Transportation Type S-1, to allow for decorative pavers within the privately maintained internal roadways. The requested deviation is APPROVED with the CONDITION that prior to local Development Order approval, the Developer demonstrate that the decorative pavers have the structural equivalency of the required standard pavement. The approval of this deviation is limited to privately maintained streets.

DEVIATION (3) was WITHDRAWN by the applicant.

DEVIATION (4) requests relief from LDC Section 10-329(e)(3) which requires the maximum retention depth for excavation be 12 feet, to allow a maximum excavation depth of 20 feet without any penetration through impervious soil or rock layer which presently prohibits intermingling or various watery strata. The requested deviation is APPROVED subject to compliance with the following conditions:

- a. Lake depths for a maximum of 20 feet or the confining layer, whichever occurs first, are approved subject to the adoption and implementation of the "Estero Pointe Management Program for Lakes Excavated Greater than 12 Feet," Zoning counter date stamped 12/13/95.
- b. Prior to local Development Order approval for any area that contains lakes with depths greater than 12 feet, the Developer must submit an additional section of the management plan defining stratification and related lake problems for review and approval by Lee County staff.

DEVIATION (5) requests relief from LDC Section 10-329(e)(4) which requires that excavation bank slopes be no greater than 4:1, to permit 40 percent of the lake banks to utilize vertical bulkheads. The requested deviation is APPROVED subject to the following conditions:

- a. Lake bottom slope, at the toe of any bulkhead, may be no greater than 4:1.
- b. Bulkheads are subject to Lee County structural building permits.

DEVIATION (6) requests relief from LDC Section 10-413(b)(2) which requires that residential developments provide 40 percent open space for large developments (50 percent of which must be indigenous plants for large developments), to allow the open space table provided. The requested deviation is APPROVED subject to the following conditions [see additional open space conditions for Deviation (9)]:

- a. A minimum total of 76 percent open space and a minimum total of 57 percent indigenous open space must be provided.
- b. Prior to local Development Order approval, the exact location of the 21.8 acres of indigenous preservation within the golf course rough must be shown on plans for the golf course.

DEVIATION (7) requests relief from LDC Section 10-414 which requires that no portion of a buffer area that consists of trees and shrubs be located in any easement, to allow planted buffers in easements. The requested deviation is APPROVED subject to the condition that if any required buffer or landscape strip vegetation which has been planted within an easement has to be removed, then the property owner must replace those plantings with like size and species at no cost to Lee County.

DEVIATION (8) was WITHDRAWN by the Applicant.

DEVIATION (9) requests relief from LDC Section 34-935(f)(3)(e) which limits the height of buildings in the RPD zoning category within the Outlying Suburban land use category to

45 feet, to allow 20 stories over parking for Development Areas 2, 3, 4 and 5. The requested deviation is APPROVED subject to the following conditions:

- a. Development Area 2 is limited to a maximum height of 75 feet.
- b. Development Areas 3, 4, and 5 are limited to a maximum building height of 220 feet and are further limited to a maximum combined total of six multi-family buildings with a maximum total of 630 dwelling units.
- c. Development Areas 3 and 4 must provide a minimum of 35 percent open space.
- d. Development Area 5 is limited to one multi-family building and must provide a minimum of 60 percent open space.
- e. Ninety percent of the required parking in multi-family Development Areas 3, 4, and 5 must be provided under the principal building structure to limit the impacts of impervious areas created by open parking lots.
- f. All buildings over 45 feet in height must be set back an additional one-half foot for every foot of height over 45 feet along the external development perimeter.

DEVIATION (10) was WITHDRAWN by the Applicant.

DEVIATION (11) requests relief from the LDC Section 34-935 to allow the property development regulations for Estero Pointe RPD. The requested deviation is APPROVED subject to the condition that development of the permitted uses must be in accordance with the "Property Development Table for Estero Pointe," stamped received January 5, 1996 and as further limited in the conditions of approval.

DEVIATION (12) requests relief from LDC Section 10-414(f) which requires the Developer to provide a 25-foot-wide buffer landward from the mean high water line of all non-seawalled natural waterways, to allow construction of a boat ramp, fishing/observation pier, three gazebos and two canoe launches on the Estero River, and boardwalks and other crossings on Halfway Creek. The requested deviation is APPROVED subject to the following conditions:

- a. Water management berms are prohibited within the 25-foot-wide buffer area. Other water management structures are approved as long as their impacts are limited to the minimum necessary to meet permitting requirements of the South Florida Water Management District.
- b. Gazebos are only approved on land locations within areas selected to avoid impacts to the greatest number of native trees and plants. Size is limited to 250 square feet.

The gazebos must be constructed in a generally square or octagonal design. A maximum of two gazebos is approved.

- c. Two canoe launch areas are approved. One of the canoe launch areas must be located as near as appropriate to the boat ramp to avoid additional impacts. Storage of canoes on land must be outside of the 25-foot-wide buffer area. Each canoe launch area is limited to a width of 25 feet along the Estero River.
- d. One power boat ramp is approved with a maximum of two temporary mooring slips.
- e. As part of the power boat ramp mooring facility, an observation boardwalk structure may be constructed at a length not to exceed 30 feet from the shoreline for the total structure.
- f. The power boat ramp facility must be designed to include a swale, exfiltration trench, or other engineering device to prevent bilge water and associated untreated parking lot run-off from flowing down the boat ramp and into the Estero River. The design must be approved as part of the building permit or local Development Order review for the boat ramp facility.
- g. The boat ramp, temporary mooring/observation boardwalk, single family boardwalks, cart crossings, and canoe launches are subject to all permitting requirements of LDC Chapter 26.
- h. Gazebos, canoe launches and power boat ramp facilities are prohibited along Halfway Creek.
- i. A maximum of one boardwalk for each two single family lots is permitted on Halfway Creek. Boardwalks are prohibited on the Estero River, except as conditioned in g. above.

DEVIATION (13) requests relief from the connection separation requirements of LDC Section 10-285(a), Table 2, to allow the connection separation shown on the "modified round-about" on the Master Concept Plan. The requested deviation is APPROVED subject to the condition that appropriate traffic signage be provided and the rotary intersection design is reviewed and approved by Lee County staff at time of local Development Order application.

SECTION C. MASTER CONCEPT PLAN:

A five-page reduced copy of the Master Concept Plan is attached to and incorporated into this Resolution by reference.

SECTION D. FINDINGS AND CONCLUSIONS:

The following findings and conclusions were made in conjunction with the approval of the requested zoning:

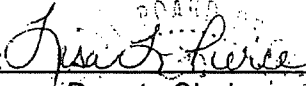
1. The proposed uses, as conditioned, are appropriate for the site and no changed or changing conditions make approval of this rezoning request inappropriate.
2. As conditioned, the RPD rezoning and approved deviations:
 - a) will not have an adverse impact on the intent of the Land Development Code.
 - b) are consistent with the goals, objectives, policies and intent of the Lee Plan and with the densities, intensities, and general uses set forth in the Lee Plan.
 - c) meet or exceed all performance and locational standards set forth for the proposed uses.
 - d) will protect, conserve or preserve environmentally critical areas and natural resources on or abutting the subject property.
 - e) are compatible with existing or planned uses, and are not contrary to the public health, safety or welfare and will not cause damage, hazard, nuisance or other detriment to persons or property.
 - f) do not place an undue burden upon existing transportation facilities, or other facilities or services.
 - g) will comply with all applicable general zoning provisions and supplemental regulations pertaining to the uses set forth in the Land Development Code.
 - h) enhance the achievement of the objectives of the RPD rezoning, and promote and preserve the protection of the public health, safety or welfare.
3. Urban services, as defined in the Lee Plan, are or will be available and adequate to serve the proposed uses.
4. The conditions imposed on the RPD zoning and the approved deviations are reasonably related to the impacts on the public's interest created by or expected from the proposed uses, and, in conjunction with other land development regulations, will protect the public's interest, health, safety and welfare.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner John E. Manning, and seconded by Commissioner John E. Albion and, upon being put to a vote, the result was as follows:

John E. Manning	AYE
Douglas R. St. Cerny	ABSENT
Ray Judah	NAY
Andrew W. Coy	AYE
John E. Albion	AYE

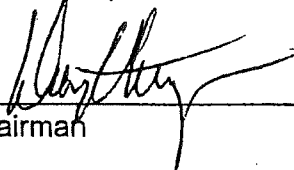
DULY PASSED AND ADOPTED this 18th day of March, A.D., 1996.

ATTEST:
CHARLIE GREEN, CLERK

BY:  _____

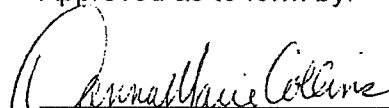
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY:  _____

Chairman

Approved as to form by:

 _____
County Attorney's Office

FILED

MAR 25 1996

CLERK CIRCUIT COURT
BY  _____ D.C.

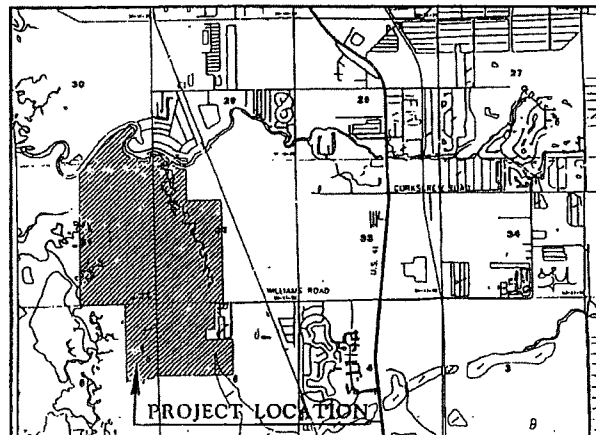
MASTER CONCEPT PLAN FOR

ESTERO POINTE 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	MASTER CONCEPT PLAN
3	MILKWEED LOCATIONS & MANAGEMENT PLAN
4-5	DOCUMENTATION



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. 20520

DECEMBER 1995

APPLICANT

ATLANTIC GULF COMMUNITIES CORPORATION
2601 SOUTH BAYSHORE DRIVE
MIAMI, FLORIDA 33133
PHONE (305) 859-4390
FAX (305) 859-4457

STRAP NUMBERS

29-46-25-00-0000G.0010	32-46-25-01-00009.0000
30-46-25-00-0000L.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
31-46-25-01-00003.0068	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
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32-46-25-01-00003.0500	05-47-25-01-00003.055C
32-46-25-01-00004.0000	05-47-25-01-00019.0000
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32-46-25-01-00007.0000	06-47-25-00-00002.0020
32-46-25-01-00008.0000	

APPROVED

Master Concept Plan
Site Plan & Shaded Paper L. 11/95
Subject to conditions in Resolution R. 26. 005
Zoning Code & 12.000/12.000

ZONING

AG-2, C-2 & CS-1 TO RPD

PROJECT # 95-06-198.012
PROJECT TYPE 12

RECEIVED
JAN 05 1996
ZONING COUNTER

REVISION: 1/2/96

SITE DATA

AG-2, C-1A, RS-1 & RM-2 TO RPD (11-19) DUE WITH 17,500 SF OF COMMERCIAL (31-63/12/11)
 TOTAL SITE AREA: 1002.9 ACRES
 UPLAND AREA: 387.4 ACRES
 WATERS: 615.5 ACRES

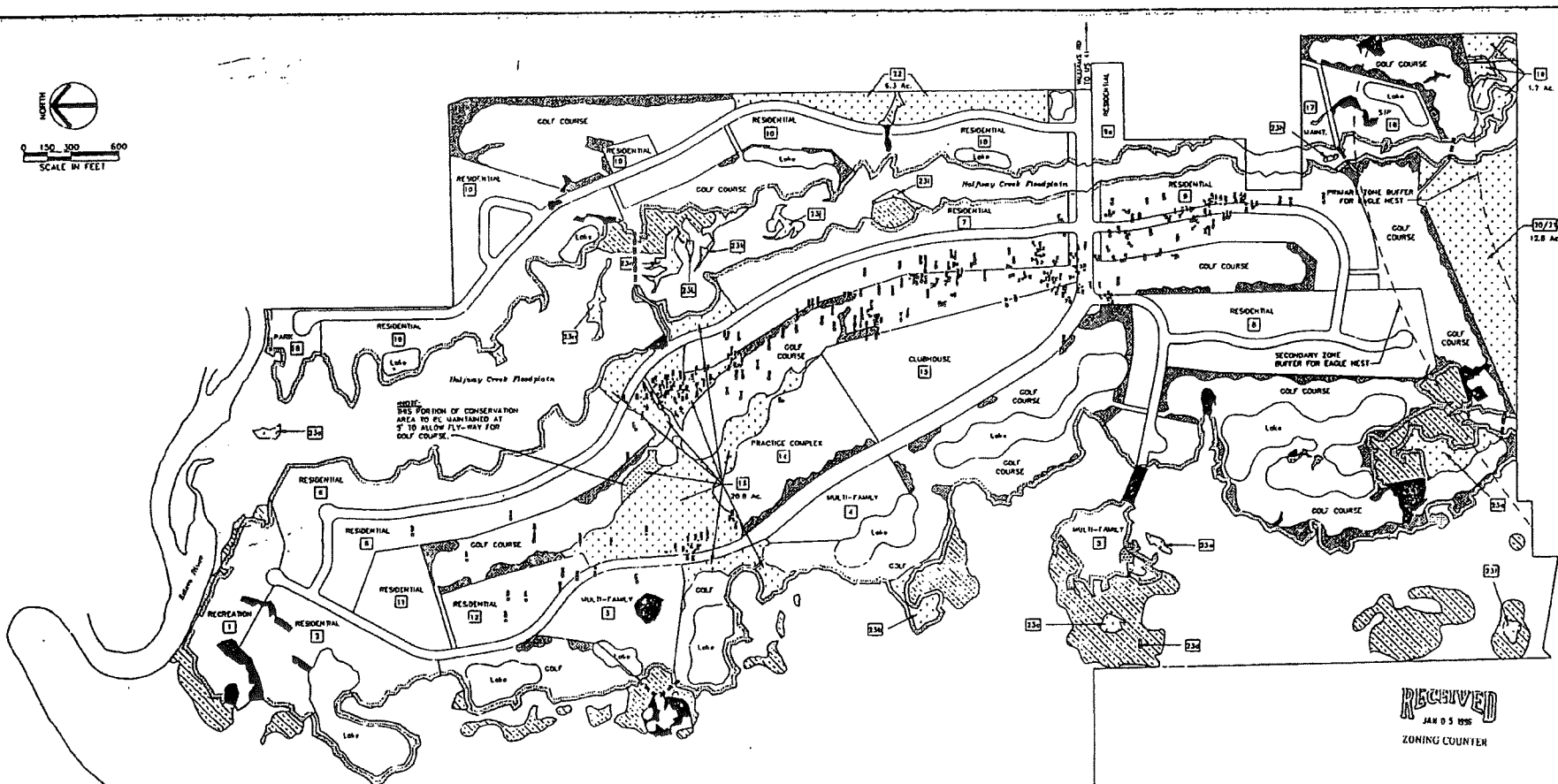
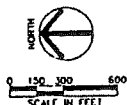
PARKING: PARKING REQUIREMENTS WILL BE SHOWN IN EFFECT AT THE TIME OF THIS APPROVAL. SUBMITTANT LEAD DISTRICTS PARKING REQUIREMENTS APPROVED BY LEE COUNTY MAY REPLACE THE EXISTING PARKING REQUIREMENTS BY ADMINISTRATIVE APPROVAL BY THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

BUILDING HEIGHT:
 RESIDENTIAL AREAS: 15' AND 3 HABITABLE STORIES
 MULTI-FAMILY GROUND LEVEL AREAS: 15' AND 3 HABITABLE STORIES
 MULTI-FAMILY MID-RISE AREAS: 75' AND 7 HABITABLE STORIES
 MULTI-FAMILY HIGH-RISE AREAS: 70 STORIES OVER PARKING

RESIDENTIAL AREAS INCLUDE: SINGLE FAMILY MID-LEVEL COURTYARD, ESTATES, SEMI-DETACHED, ZERO LOT LINE AND CHARTERHOUSE/DETACHED
 MULTI-FAMILY AREAS INCLUDE: MULTI-FAMILY GROUND-LEVEL, MID-RISE AND HIGH-RISE

SEE ATTACHED SKECHES AND LIST OF DEVIATIONS

- D-1 - 10-123-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1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225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-



LEGEND:

- UPLAND CONSERVATION AREAS (47.0 ACRES)
 - 13 - 30.8 AC. (SEE 30012)
 - 18 - 1.7 AC. (SEE 30012)
 - 20/21 - 12.8 AC. (SEE 30012)
 - 27 - 6.3 AC. (SEE 30012)
- ISLAND UPLAND PRESERVES
 - 23b thru 23e - 6.7 AC. (SEE 30012)
- WETLAND PRESERVATION & ENHANCEMENT AREAS (31.0 ACRES)
- WETLAND PRESERVATION AREAS (APPROX. 308.0 ACRES)
- GOLF COURSE ROUGH UPLAND PRESERVATION AREAS (21.8 ACRES)
- REQUIRED WETLAND BUFFER (UPLANDS) (25.0 ACRES)
- JURISDICTIONAL P&L AREAS
- JURISDICTIONAL EXCAVATION AREAS

MILKWEED LOCATION LEGEND:

- 70 PLANTS TO BE PRESERVED
- 70 PLANTS TO BE RELOCATED
- 135 PLANTS TO BE REMOVED

270

RECEIVED
JAN 03 1995
ZONING COUNCIL

APPROVED

Master Concept Plan
Site Plan - 1/2" = 100' (SEE 30012)
Subject to conditions in Resolution 133, 1995
Zoning Case # 133, 1995

ATLANTIC GULF COMMUNITIES

ESTERO POINTE
MILKWEED LOCATIONS & MANAGEMENT PLAN

JOHNSON ENGINEERING, INC.

ENGINEERS, SURVEYORS AND ECOLOGISTS

1110 JOHNSON STREET, P.O. BOX 1030, FORT MYERS, FLORIDA 33902-1030, PHONE (813) 336-0044

REV. FOR 12/11/94 20853 30-46-25 1" = 300' 3

ESTERO POINTE, RPD
ANNUAL LIST OF DEVIATIONS
DECEMBER 15, 1995

- D-1 REQUIREMENT PROHIBITING OR RESTRICTING ALTERATION OR DEVELOPMENT WITHIN RESOURCE PROTECTION AREAS (SECTIONS 18-13, 14-3M AND 34-15M) TO PERMIT:
- (A) CONSTRUCTION OF RECREATIONAL BOARDWALKS AND CART PATHS THROUGH RPA AREAS TO ACCESS GOLF HOLDS NOT BY FENESTRIANS AND GOLF CARTS.
- (B) CONSTRUCTION OVER VARIOUS TZ AND RPA AREAS TO FACILITATE CONSTRUCTION OF A GOLF COURSE.
- (C) CONSTRUCTION OVER VARIOUS TZ AND RPA AREAS TO FACILITATE CONSTRUCTION OF RESIDENTIAL DEVELOPMENT.
- (D) CONSTRUCTION OF A ROAD ACCESS TO UPLAND HIGHLAND FOR CONSTRUCTION OF MULTI-FAMILY TRACT.
- (E) CONSTRUCTION OF A ROAD ACCESS TO THE PROJECT SITE.
- D-2 REQUIREMENTS FOR ROAD SPECIFICATIONS (SECTION 18-14M) TABLE 4, ITEM 1 (HILLS) AND BRICK PAVES AS AN ALTERNATIVE ROAD SURFACE ON A PRIVATELY MAINTAINED ROAD IN A NEW DEVELOPMENT (SECTION 18-15M) TO ALLOW THE ROADWAY CONFIGURATION SHOWN ON THE ATTACHED SKETCH.
- D-3 WITHDRAWN.
- D-4 REQUIREMENT THAT THE MAXIMUM RETENTION DEPTH FOR EXCAVATION BE 12 FEET (SECTION 18-15M) TO A MAXIMUM EXCAVATION DEPTH OF 36 FEET WITHOUT ANY PENETRATION THROUGH IMPERVIOUS SOIL OR ROCK LAYER WHICH PRESENTLY PROHIBITS INTERMITTING OF VARIOUS WATER STATA.
- D-5 REQUIREMENT THAT EXCAVATION BANK SLOPES BE NO GREATER THAN 4:1 (SECTION 18-15M) TO PERMIT 4% OF THE LAKE BANKS TO UTILIZE VERTICAL BULKHEADS.
- D-6 REQUIREMENT THAT RESIDENTIAL DEVELOPMENTS SHALL PROVIDE 40% OPEN SPACE FOR LARGE DEVELOPMENTS (50% OF WHICH SHALL BE INDIVIDUOUS) (SECTION 18-15M) TO ALLOW THE OPEN SPACE TABLE THROUGHOUT.
- D-7 REQUIREMENT THAT NO PORTION OF A BUFFER AREA THAT CONSISTS OF TREES AND SHRUBS SHALL BE LOCATED IN ANY EXCAVATION (SECTION 18-17M) TO ALLOW PLANTING BUFFERS IN EXCAVATIONS.
- D-8 WITHDRAWN.
- D-9 REQUIREMENT LIMITING THE HEIGHT OF BUILDINGS IN RESIDENTIAL PLANNED DEVELOPMENT ZONING CATEGORY WITHIN THE OUTLYING SUBURBAN LAND USE CATEGORY OF 45 FEET (SECTION 34-32M) TO ALLOW 35 STORIES OVER PARKING FOR DEVELOPMENT AREAS 1, 2, 3, 4 AND 5.
- D-10 WITHDRAWN.
- D-11 DEVIATION FROM THE I.F. COUNTY LAND DEVELOPMENT CODE, III ALLEYS THE PROPERTY DEVELOPMENT REGULATIONS FOR ESTERO POINTE, RPD.
- D-12 DEVIATION FROM THE REQUIREMENT THAT A 15-FOOT WIDE BUFFER LAUGHARD FROM THE MEAN HIGH WATER LINE OF ALL NON-SEAVALLED NATURAL WATERWAYS BY PROVIDED (SECTION 18-14M) TO ALLOW CONSTRUCTION OF A BOAT RAMP, FISHING/OBSERVATION TIER, THREE (3) GATEPODS AND TWO (2) CANOE LAUNCHES ON THE ESTERO RIVER AND OTHER CROSSINGS ON HALFWAY CREEK AS SHOWN ON THE MASTER CONCEPT PLAN AND BOARDWALKS AS PROPOSED IN THE SINGLE FAMILY AREAS.
- D-13 DEVIATION FROM CONNECTION SEPARATION REQUIREMENTS OF SECTION 18-19M, TABLE 1, FOR THE EXTENSION OF WILLIAMS ROAD INTO THE PROJECT TO ALLOW CONNECTION SEPARATION AS SHOWN ON THE "MODIFIED ROUNDABOUT" ON THE MASTER CONCEPT PLAN.

SCHEDULE OF USES
for
ESTERO POINTE, RPD

ACCESSORY USES AND STRUCTURES
ACCESSORY APARTMENT (M)
ADMINISTRATIVE OFFICE (M)
ATM
BAIT AND TACKLE SHOP
BANKS AND FINANCIAL INSTITUTIONS, Group I (Section 34-42M)(1))
BUSINESS SERVICES, Group L and Group II (Section 34-42M)(2))
CLUBS
COUNTRY (M)
PRIVATE (M)
CONFINEMENT OF PREMISES (Section 34-15M)
CONVENIENCE FOOD AND BEVERAGE STORE (M)
DAY CARE CENTER, CHILD (M)
DIAGNOSTIC (M), PHARMACY (M)
DWELLING UNIT
SINGLE FAMILY (M)
SEMI-DETACHED (M)
TWO-FAMILY ATTACHED (M)
TOWNHOUSE (M)
MULTIPLE FAMILY BUILDING (M)
ZERO LOT LINE (M)
COACH/CARRIAGE
ENTRANCE GATED AND GATEHOUSE (M)
ESSENTIAL SERVICES (M)
ESSENTIAL SERVICE FACILITIES, ALL GROUPS (Section 34-42M)(1))
EXCAVATION / WATER RETENTION
FENCE, WALLS
FOOD AND BEVERAGE SERVICE, LIMITED (M)
FOOD STORES, Group I (Section 34-42M)(1)) including a general grocery store
GOLF AND SOLIDWATER SHOP (M)
GOLF COURSE AND ACCESSORY FACILITIES
GOLF DRIVING RANGE AND GOLF TRAINING FACILITY
HIGHLIGHT (M)
HOMECARE FACILITY (M)
HOME OCCUPATION
LAUNDRY OR DRY CLEANING (Section 34-42M)(2))
MODEL HOME, UNIT, DISPLAY CENTER
PARKS, PRIVATE, Group I (Section 34-42M)(2))
PARKING LOT ACCESSORY (M)
PERSONAL SERVICES, Group I and II (Section 34-42M)(2))
PHARMACY (M)
POST OFFICE (M)
PRIVATE PLAY AREA (M) (SECTION 18-17M) IN RECREATIONAL FACILITIES
RECREATIONAL FACILITIES
PERSONAL (M)
PRIVATE (M)
REAL ESTATE SALES OFFICE
RECREATIONAL ACCESSORY USES (Section 34-42M)(2))
RESTAURANTS, Group I, II and III (Section 34-42M)(2))
SIGNS - In accordance with Chapter 38 of Land Development Code and Ordinance
SPECIALTY RETAIL STORES, Group I and II (Section 34-42M)(2))
TEMPORARY USES
TEMPORARY CONSTRUCTION TRAILER
VENTILATOR / SALES CENTER
UNITS OF HIGH IMPACT (M), including those above

UNIVERSITY DEVELOPMENT REGULATIONS

ESTERO POINTE RPD 115

RESIDENTIAL	Minimum Lot				Minimum Setback				Minimum Height (Feet)	Number of Habitable Units	Minimum Building Separation (Feet)	Subdividing	Consolidation
	Area (Ac.)	Depth (Feet)	Width (Feet)	Side (Feet)	Front (Feet)	Side (Feet)	Back (Feet)	Back (Feet)					
Single-Family	5,000	100	35	15	15	10	20	30	10	1	15	YES	YES
Two-Family	5,000	100	35	15	10	20	30	40	10	2	15	YES	YES
Three-Family	10,000	100	100	15	20	10	30	40	10	3	15	YES	YES
Four-Family	1,000	100	50	15	15	10	20	30	10	4	15	YES	YES
Five-Family	1,000	100	50	15	15	10	20	30	10	5	15	YES	YES
Six-Family	1,000	100	50	15	15	10	20	30	10	6	15	YES	YES
Seven-Family	1,000	100	50	15	15	10	20	30	10	7	15	YES	YES
Eight-Family	1,000	100	50	15	15	10	20	30	10	8	15	YES	YES
Nine-Family	1,000	100	50	15	15	10	20	30	10	9	15	YES	YES
Ten-Family	1,000	100	50	15	15	10	20	30	10	10	15	YES	YES
Eleven-Family	1,000	100	50	15	15	10	20	30	10	11	15	YES	YES
Twelve-Family	1,000	100	50	15	15	10	20	30	10	12	15	YES	YES
Thirteen-Family	1,000	100	50	15	15	10	20	30	10	13	15	YES	YES
Fourteen-Family	1,000	100	50	15	15	10	20	30	10	14	15	YES	YES
Fifteen-Family	1,000	100	50	15	15	10	20	30	10	15	15	YES	YES
Sixteen-Family	1,000	100	50	15	15	10	20	30	10	16	15	YES	YES
Seventeen-Family	1,000	100	50	15	15	10	20	30	10	17	15	YES	YES
Eighteen-Family	1,000	100	50	15	15	10	20	30	10	18	15	YES	YES
Nineteen-Family	1,000	100	50	15	15	10	20	30	10	19	15	YES	YES
Twenty-Family	1,000	100	50	15	15	10	20	30	10	20	15	YES	YES

ADDITIONAL NOTES

1. For PC Section 34-11M, 34-12M, 34-13M, 34-14M and 34-15M:
See accessory, structure schedule.

2. Minimum lot size: 1/2 Acre.

3. 10 stories over parking, all buildings over 15 feet shall provide one half hour fire-rated fire escape public protection property for the entire lot of elevation over 15 feet.

4. As a small machine of lot (15) high-rise buildings may be located within multi-family P-1, 4, and 5.

5. 10 stories or greater high-rise buildings may be located within multi-family P-1, 4, and 5.

6. Minimum number of stories: 10.

Open Space Table
(D-5)

Required Open Space: 853.91 Ac. ± 0.0% = 353.62 Ac. (100%)
Indigenous Vegetation: 172.89 Ac. (100%)

100% Open Space: 853.91 Ac. ± 0.0% = 353.62 Ac. (100%)

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RECEIVED
JAN 5 1996
ZONING COUNCIL

(44.5 miles Lake)

APPROVED

Master Concept Plan

Site Plan & S.D. Only, Part 1 of 2

Subject to conditions in Ordinance 23-100

Issued: 1/1/96

DOCUMENTATION

ESTERO POINTE RPD

JOHNSON ENGINEERING, INC.

ENGINEERS, SURVEYORS AND LANDSCAPERS

1100 JOHNSON STREET, P.O. BOX 1030, FORT WORTH, TEXAS 76101-1030, PHONE (817) 334-0044

DATE: December 1995

PROJECT NO: 70570

SCALE: 30' = 1"

SHEET: 1115

TOTAL: 1

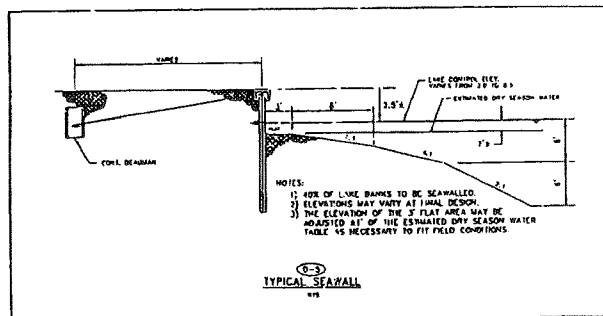
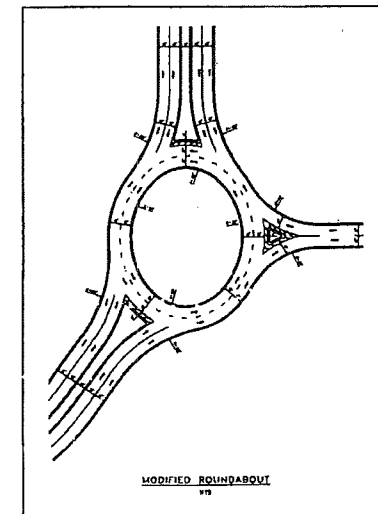
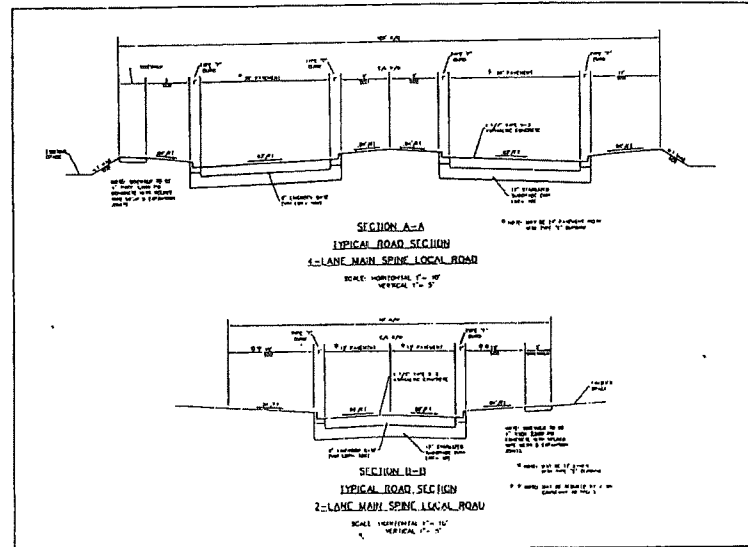
PROPERTY DEVELOPMENT REGULATIONS
for
ESTERO POINTE RPD (D-11)

	Minimum Lot			Minimum Setback				Maximum Height (feet)	Number of Habitable Floors	Minimum Building Separation (feet)	Subdivision	Condominium
	Area (s.f.)	Depth (feet)	Width (feet)	Side (feet)	Rear (feet)	Road (feet)	Water Body (feet)					
RESIDENTIAL												
Mid-Level	7,500	100	75	7.5	15	20	20	45	3	15	YES	YES
Courtyard	5,500	100	55	5	10	20	20	45	3	10	YES	YES
Estates	10,000	100	100	15	20	20	20	45	3	30	YES	YES
Semi-Detached 1st Side 2nd Side	5,000	100	50	0 7.5	15	20	20	45	3	15	YES	YES
Zero Lot Line 1st Side 2nd Side	4,500	80	45	0 4	15	15	20	45	3	4	YES	YES
Carriage/Townhouse 1st Side 2nd Side	2,800	80	35	0 0 or 10	20	20	20	45	3	** Complex Separation: 20	YES	YES
MULTI-FAMILY												
Ground Level	10,000	100	100		20	20	25	45	3	20		YES
Mid-Rise	10,000	100	100		20	20	25	75	7	20		YES
High-Rise	10,000	100	100		20	20	25	—	20*	60		YES
CLUBHOUSE AREA	40,000	200	200	15	20	20	20	45	2	15	YES	YES
PRACTICE COMPLEX	40,000	200	200	15	20	20	20	45	2	15	YES	YES

B

RECEIVED
JAN 05 1996

ZONING COUNTER



RECEIVED
JAN 05 1996
ZOHNI COUNTY

APPROVED
Master Concept Plan
Site Plan - 30-48-23
Subject to conditions in Resolution 2-26-95
Zoning Case # 26-26-118-001

DOCUMENTATION
ESTERO POINTE RPD

JOHNSON ENGINEERING, INC.					
ENGINEERS, SURVEYORS AND ECOLOGISTS					
1940 JOHNSON AVENUE, P.O. BOX 1040, FORT WORTH, TEXAS 76101-1040					
DATE	PROJECT NO.	FILE NO.	SCALE	DATE	BY
December 1995	20520	30-48-23	NTS		5

Acco

RECEIVED
NOV 08 2011

ADD 2011-00087

ADMINISTRATIVE AMENDMENT PD-98-003
ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, West Bay Club Development Corporation filed an application for administrative approval to a Residential Planned Development on a project known as West Bay Club RPD for request on property located at 4651 Williams Road. The requested amendment proposes to:

1. **Change the unit distribution within the project by reducing the intensity within the Suburban area of the project, while increasing the units within the Outlying Suburban area;**
2. **Eliminate the proposed sewer treatment plant in the southeast quadrant and in accordance with Condition 11 of Resolution Z-96-005 replaced with residential and/or golf course uses;**
3. **Move the existing bridge over Halfway Creek in the southeastern portion of the site to the north to function as a golf crossing;**
4. **Reduce the golf practice and clubhouse tracts, while increasing and reconfiguring the preservation and golf course area;**
5. **Enlarge and reconfigure the preservation area and Listed Species Relocation Area;**
6. **Combine and shift residential tracts 11 and 12 to the north to accommodate the golf course design;**
7. **Expand northern portion of Tract 10 by 2 single family lots, decrease the size of the Park, and adjustment of lot lines in Tracts 6, 7, and 10;**
8. **Reconfigure Tract 10 and golf course lying west of the eastern boundary and north of the boundary line between the Outlying Suburban and Suburban land use categories;**
9. **Move the northernmost creek crossing south**
10. **Show the reconfigured lakes on the Master Concept Plan based upon the South Florida Water Management District permits and modifications;**
11. **Amend the approved Property Development regulations by excluding the "Estate" category; and**
12. **Amend the Open Space Table and Site Breakdown while still complying with Condition 6 of Resolution Z-96-005 for minimum total open space.**

The subject property is described more particularly as:

LEGAL DESCRIPTION: In Section 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:

A tract or parcel of land lying 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 which tract or parcel is described as follows:

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 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 Lot 24A and 9A of said 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, it is found that the proposed amendment does not increase density or intensity within the overall 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; and

WHEREAS, it is found that the proposed amendment to change the unit distribution within the project by reducing the intensity within the Suburban area of the project, while increasing the units within the Outlying Suburban area will not increase the overall total number of units approved within the original planned development; will not create any additional impacts on the surrounding road network since all traffic enters and exits via Williams Road; is consistent with Policy 5.1.11 of the Lee Plan providing the density of a project can be the sum of the allowable densities for each land use category where land under single ownership is divided into two or more land use categories; and the overall density of the project does not exceed the allowable density under the Lee Plan.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the following amendments to the approved Residential Planned Development are **APPROVED**:

1. **Change the unit distribution within the project by reducing the intensity within the Suburban area of the project, while increasing the units within the Outlying Suburban area;**
2. **Eliminate the proposed sewer treatment plant in the southeast quadrant and in accordance with Condition 11 of Resolution Z-96-005 replaced with residential and/or golf course uses;**
3. **Move the existing bridge over Halfway Creek in the southeastern portion of the site to the north to function as a golf crossing;**
4. **Reduce the golf practice and clubhouse tracts, while increasing and reconfiguring the preservation and golf course area;**
5. **Enlarge and reconfigure the preservation area and Listed Species Relocation Area;**
6. **Combine and shift residential tracts 11 and 12 to the north to accommodate the golf course design;**
7. **Expand northern portion of Tract 10 by 2 single family lots, decrease the size of the Park, and adjustment of lot lines in Tracts 6, 7, and 10;**
8. **Reconfigure Tract 10 and golf course lying west of the eastern boundary and north of the boundary line between the Outlying Suburban and Suburban land use categories;**
9. **Move the northernmost creek crossing south to improve the golf course design;**
10. **Show the reconfigured lakes on the Master Concept Plan based upon the South Florida Water Management District permits and modifications;**
11. **Amend the approved Property Development regulations by excluding the "Estate" category; and**

12. Amend the Open Space Table and Site Breakdown while still complying with Condition 6 of Resolution Z-96-005 for minimum total open space.

Approval is subject to the following conditions:

1. The terms and conditions of Resolution Z-96-005 remain in full force and effect, except as may be amended by this action and adoption of the amended Master Concept Plan.
2. Condition 1 of Resolution Z-96-005 is hereby amended to adopt the new Master Concept Plan, a four-page plan stamped received February 25, 1998, except as modified by the conditions below. This approval does not alleviate the need to comply with all state and county development regulations, except as specifically modified by this approval. Rezoning the subject property does not include those properties owned by the state, i.e., submerged lands. Site Plan PD-98-003 is hereby APPROVED and adopted. A reduced copy is attached hereto.
3. Condition 4 of Resolution Z-96-005 is hereby amended to change the distribution of residential dwelling units. The RPD is limited to a maximum of 1,121 residential dwelling units with the following distribution:
 - a. A maximum of 1,075 dwelling units are permitted in the subject properties located within the Outlying Suburban Land Use Category, of which no more than 630 dwelling units are permitted within Development Areas 3, 4, and 5.
 - b. A maximum of 46 dwelling units are permitted within the subject properties in the Suburban Land Use Category.
4. Condition 5 of Resolution Z-96-005 is hereby amended to delete the "Estate" category from the approved Property Development Regulations.
5. Condition 11 of Resolution Z-96-005 is hereby amended eliminating the proposed use of a sewer treatment plant and allowing for future residential development in accordance with the original condition.

DULY SIGNED this 10th day of April, A.D., 1998.

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

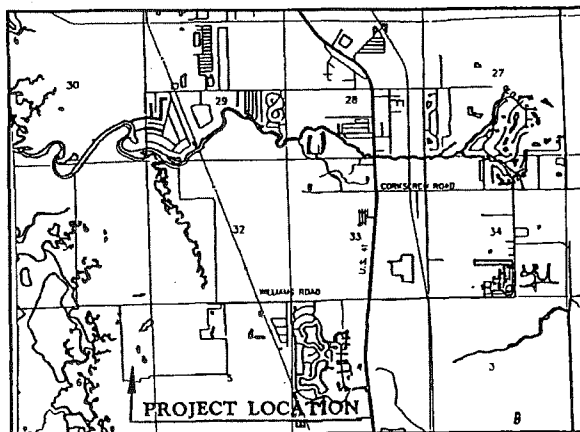
AMENDED
MASTER CONCEPT PLAN
FOR

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	MASTER CONCEPT PLAN
3	MILKWEED LOCATIONS & MANAGEMENT PLAN
4-5	DOCUMENTATION



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) 334-3861

APPLICANT

ATLANTIC GULF COMMUNITIES CORPORATION
2601 SOUTH BAYSHORE DRIVE
MIAMI, FLORIDA 33133
PHONE (305) 859-4390
FAX (305) 859-4457

STRAP NUMBERS

29-46-25-00-00000.0010	32-46-25-01-00009.0000
30-46-25-00-00001.0010	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	

RECEIVED
FEB 25 1998
PERMIT COUNTY

ZONING

RPD

APPROVED

APPROVED TO

PROJECT # 05-46-25-01-17
PROJECT TYPE
RECEIVED
FEB 25 1998
HUNTER

AMENDED LIST OF DEVIATIONS FEBRUARY 18, 1995

- D-1 REQUIREMENT PROHIBITING OR RESTRICTING ALTERATION OR DEVELOPMENT WITHIN RESOURCE PROTECTION AREAS (SECTIONS 10-23.1, 14-298 AND 34-151(X)), TO PERMIT:
- CONSTRUCTION OF RECREATIONAL BOARDWALKS AND CART PATHS THROUGH RPA AREAS TO ACCESS GOLF HOLES BOTH BY PEDESTRIANS AND GOLF CARTS.
 - CONSTRUCTION OF VARIOUS T2 AND RPA AREAS TO FACILITATE CONSTRUCTION OF A GOLF COURSE.
 - CONSTRUCTION OVER VARIOUS T2 AND RPA AREAS TO FACILITATE CONSTRUCTION OF RESIDENTIAL DEVELOPMENT.
 - CONSTRUCTION OF A ROAD ACCESS TO UPLAND HIGHLAND FOR CONSTRUCTION OF MULTI-FAMILY TRACT.
 - CONSTRUCTION OF A ROAD ACCESS TO THE PROJECT SITE.

- D-2 REQUIREMENTS FOR ROAD SPECIFICATIONS [SECTION 10-298 TABLE 42(X)(3)] AND BRIDGE SPANNS AS AN ALTERNATIVE ROAD SURFACE ON A PRIVATELY MAINTAINED ROAD IN A NEW DEVELOPMENT (SECTION 10-790) TO ALLOW THE ROADWAY CONFIGURATION SHOWN ON THE ATTACHED SKETCH.

- D-3 WITHDRAWAL.
- D-4 REQUIREMENT THAT THE MAXIMUM RETENTION DEPTH FOR EXCAVATION BE 12 FEET [SECTION 10-329(X)(3)] TO A MAXIMUM EXCAVATION DEPTH OF 20 FEET WITHOUT ANY PENETRATION THROUGH IMPERVIOUS SOIL OR ROCK LAYER WHICH PRESENTLY PROHIBITS INTERFLOWING OF VARIOUS WATERY STRATA.

- D-5 REQUIREMENT THAT EXCAVATION BANK SLOPES BE NO GREATER THAN 4:1 [SECTION 10-329(X)(4)] TO PERMIT AGE OF THE BANKS TO UTILIZE VERTICAL BLADES/DES.

- D-6 REQUIREMENT THAT RESIDENTIAL DEVELOPMENTS SHALL PROVIDE AGE OPEN SPACE FOR LARGE DEVELOPMENTS (ONE OF WHICH SHALL BE INDIGENOUS) [SECTION 10-411(X)(3)] TO ALLOW THE OPEN SPACE TABLE PROVIDED.

- D-7 REQUIREMENT THAT NO PORTION OF A BUFFER AREA THAT CONSISTS OF TREES AND SHRUBS SHALL BE LOCATED IN ANY EASEMENT [SECTION 10-414] TO ALLOW PLANTED BUFFERS IN EASEMENTS.

- D-8 WITHDRAWAL.

- D-9 REQUIREMENT LIMITING THE HEIGHT OF BUILDINGS IN RESIDENTIAL PLANNED DEVELOPMENT ZONING CATEGORY WITHIN THE OUTLYING SUBURBAN LAND USE CATEGORY OF 45 FEET [SECTION 34-835(X)(2)(a)] TO ALLOW 20 STORES OVER PARKING FOR DEVELOPMENT AREAS 2, 3, 4 AND 5.

- D-10 WITHDRAWAL.
- D-11 DEVIATION FROM SECTION 34-835 OF THE LEE COUNTY LAND DEVELOPMENT CODE TO ALLOW THE PROPERTY DEVELOPMENT REGULATIONS FOR ESTERO PONTE RPS.

- D-12 DEVIATION FROM THE REQUIREMENT THAT A 25-FOOT WIDE BUFFER LANDSCAPED FROM THE MEAN HIGH WATER LINE OF ALL NON-SEAWALLED NATURAL WATERWAYS BY PROVIDED [SECTION 10-414(1)] TO ALLOW CONSTRUCTION OF A BOAT RAMP, FISHING/OBSERVATION RAMP, THREE (3) GAZEBOS AND TWO (2) CANOE LAUNCHES ON THE ESTERO RIVER AND OTHER CROSSINGS ON HALFWAY CREEK AS SHOWN ON THE MASTER CONCEPT PLAN AND BOARDWALKS AS PROPOSED IN THE SINGLE FAMILY AREAS.

- D-13 DEVIATION FROM CONNECTION SEPARATION REQUIREMENTS OF SECTION 10-280 (a), TABLE 1, FOR THE EXTENSION OF WILLIAMS ROAD INTO THE PROJECT TO ALLOW CONNECTION SEPARATION AS SHOWN ON THE "DOCKED ROUNDABOUT" ON THE MASTER CONCEPT PLAN.

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ACCESSORY APARTMENT (a)
ADMINISTRATIVE OFFICE (a)
ATH
BAIT AND TACKLE SHOP
BANKS AND FINANCIAL ESTABLISHMENTS, Group I [Section 34-822(X)(3)]
BUSINESS SERVICES, Group I and Group II limited to food and person services and including mail clearing services.
CANOE LAUNCH
CLUBS
COUNTRY (a)
PRIVATE (a)
CONDOMINIUM OR PREMISES [Section 34-179]
CONVENIENCE FOOD AND BEVERAGE STORE (a)
DAY CARE CENTER, CHILD (a)
DRUGSTORE (a), PHARMACY (a)
DWELLING UNIT
SINGLE FAMILY (a)
SEMI-DETACHED (a)
TWO-FAMILY ATTACHED (a)
TOWNHOUSE (a)
MULTIPLE FAMILY BUILDING (a)
ZERO LOT LINE (a)
CDOH/CARWAGE
ENTRANCE GATES AND GATEHOUSE (a)
ESSENTIAL SERVICES (a)
ESSENTIAL SERVICE FACILITIES, ALL GROUPS [Section 34-822(X)(3)]
EXCAVATION - WATER RETENTION
FENCES, WALLS
FOOD AND BEVERAGE SERVICE, LIMITED (a)
FOOD STORES, Group I [Section 34-822(X)(6)] including a gourmet grocery store
GOLF AND SKI/SNOW SHOP (a)
GOLF COURSE AND ACCESSORY FACILITIES
GOLF DRIVING RANGE AND GOLF TRAINING FACILITY
HEUSTON (a)
HOME/CARE FACILITY (a)
HOME OCCUPATION
LAUNDRY OR DRY CLEANING [Section 34-822(X)(2)(f)]
MOBILE HOME, UNIT, DISPLAY CENTER
PARKS, PRIVATE, Group I [Section 34-822(X)(3)]
PARKING LOT ACCESSORY (a)
PERSONAL SERVICES, Group I and II [Section 34-822(X)(3)]
PHARMACY (a)
POST OFFICE (a)
PRIVATE BOAT RAMP AND OBSERVATION/FISHING RAMP
RECREATIONAL FACILITIES
PERSONAL (a)
PRIVATE (a)
REAL ESTATE SALES OFFICE
RESIDENTIAL ACCESSORY USES [Section 34-822(X)(4)]
RESTAURANTS, Group I, II and III [Section 34-822(X)(3)]
SIGNS - in accordance with Chapter 30 of Land Development Code
SPECIALTY RETAIL STORES, Group I and II [Section 34-822(X)(3)]
TEMPORARY USES
TEMPORARY CONSTRUCTION TRAILER
TEMPORARY SALES CENTER
UNITS OF HIGH CAPACITY, including time share

SITE DESCRIPTION

DESCRIPTION OF AREAS	AREA (ACRES)
Wetlands	297.8
Golf Course	65.9
Golf Course Rough	20.6
Upland Buffer Areas	38.4
Lakes	36.7
Pod 1: Recreation Area	10.2
Pod 2: Multi Family	12.0
Pod 3: Multi Family	9.5
Pod 4: Multi Family	4.7
Pod 5: Multi Family	6.0
Pod 6: Residential	28.2
Pod 7: Residential	24.1
Pod 8: Residential	24.8
Pod 9 & 9A: Residential	21.3
Pod 10: Residential	44.0
Pod 11/12: Multi Family	13.8
Pod 13: Upland Preservation	26.2
Pod 14: Practice Area	7.0
Pod 15: Clubhouse	11.0
Pod 16: Park Area	1.0
Pod 17/18: Maintenance Area & Residential/Golf Course	14.3
Pod 19: Upland Preservation	2.8
Pod 20/21: Upland Preservation	12.6
Pod 22: Upland Preservation	6.3
Pod 23: Upland Preservation	3.1

PROPERTY DEVELOPMENT REGULATIONS

WEST BAY CLUB RPD

	Area (A.F.)	Depth (feet)	WMA (feet)	Side (feet)	Row (feet)	Row (feet)	Water Body (feet)	Maximum Height (feet)	Number of Habitable Floors	Maximum Building Separation (feet)	Setback/Line	Construction
RESIDENTIAL												
Mid-Level	7,200	100	15	7.5	15	20	20	45	3	15	YES	YES
Country	3,300	100	35	5	18	20	20	45	3	10	YES	YES
Semi-detached 1st Side	3,000	100	30	0	15	20	20	45	3	15	YES	YES
2nd Side				7.5								
Zero Lot Line 1st Side	4,500	80	45	0	15	15	20	45	3	4	YES	YES
2nd Side				0								
Carriage/Townhouse 1st Side	2,800	80	35	0	20	20	20	45	3	20	YES	YES
2nd Side				0 or 20						Complex Separation: 20		
MULTI-FAMILY												
Ground Level	10,000	100	100	20	20	25	25	45	3	20		YES
Mid-Rise	10,000	100	100	20	20	25	25	75	1	20		YES
High-Rise	10,000	100	100	20	20	25	25	100	1	20		YES
CLUBHOUSE AREA	40,000	200	200	15	20	20	20	45	2	15	YES	YES
PRACTICE COMPLEX	40,000	200	200	15	20	20	20	45	2	15	YES	YES

ALLIANCE/200

See LDC Sections 34-1574, 34-1576, 34-1591 and 34-2104

for accessory structure setbacks.

Setbacks to Lake River: 25 feet

* 20' Street front parking. All buildings over 15 feet shall provide one half street setback from West Bay Club perimeter property line for every foot of elevation over 15 feet.

An overall maximum of six (6) high-rise buildings may be located within multi-family Pods 7, 4, and 5.

Maximum number of attached units: 0

OPEN SPACE CALCULATIONS

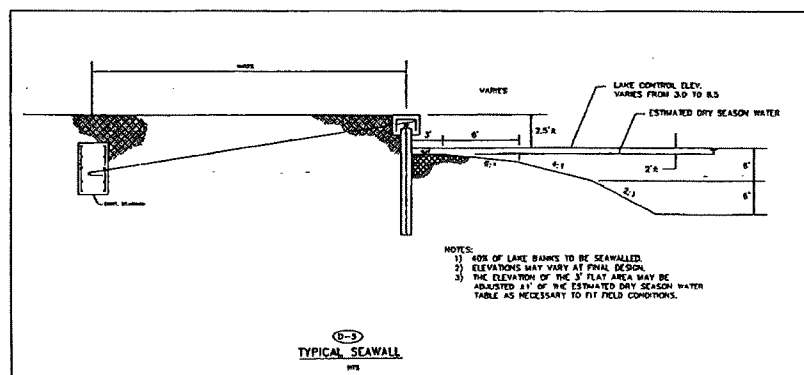
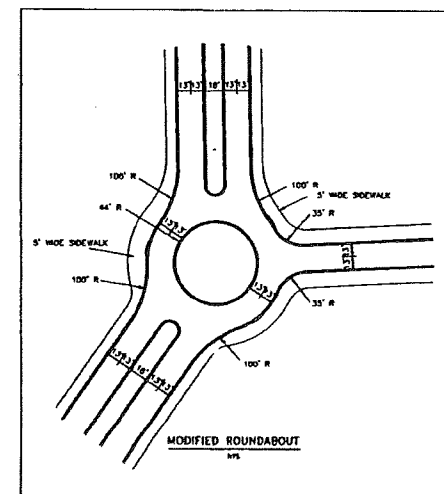
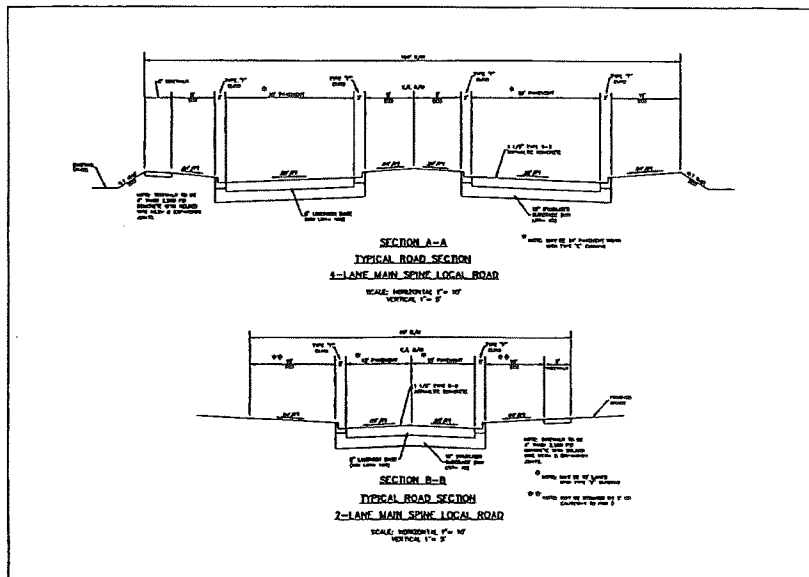
REQUIRED OPEN SPACE: 184,536 AC. @ 40%	=	343,948 AC. (40%)
INDIGENOUS REQUIREMENT:	=	172,888 AC. (20%)
OPEN SPACE PROVIDED (ACRES)		MSZ (ACRES)
WETLANDS		297.8
PRESERVATION AREA 13/20/21 AC @ 1.00-20.0 AC = 32 AC @ 1.00-20.0 (100%) =		40.0
PRESERVATION AREA 15		2.8
PRESERVATION AREA 20/21: 11.0 AC @ 1.00 (100%) (100%) =		28.3
PRESERVATION AREA 22		6.3
UPLAND ISLAND PRESERVATION AREAS		3.1
GOLF COURSE		65.9
GOLF COURSE ROUGH		20.6
UPLAND BUFFER AREAS		38.4
PARK (AREA 18)		1.0
LAKES		36.7
RECREATION AREA 1	(10.2 AC @ 80%) =	8.2
MULTI-FAMILY POD 2:	12.0 @ 15% =	1.8
MULTI-FAMILY POD 3:	9.5 @ 15% =	1.4
MULTI-FAMILY POD 4:	4.7 @ 35% =	1.6
MULTI-FAMILY POD 5:	6.0 @ 60% =	3.6
SINGLE FAMILY POD 6:	28.2 @ 10% =	2.8
SINGLE FAMILY POD 7:	24.1 @ 10% =	2.4
SINGLE FAMILY POD 8:	24.8 @ 10% =	2.5
RESIDENTIAL POD 9 & 9A:	21.3 @ 10% =	2.1
RESIDENTIAL POD 10:	44.0 @ 10% =	4.4
MULTI-FAMILY POD 11 & 12:	13.8 @ 15% =	2.1
PRACTICE AREA (POD 14)	7.0 @ 80% =	5.6
CLUBHOUSE SITE (POD 15)	11.0 @ 15% =	1.7
MAINTENANCE/GOLF COURSE/FUTURE RESIDENTIAL (PODS 17 & 18) 14.3 @ 40% =		5.7
TOTAL OPEN SPACE PROVIDED	=	700.6 (81%)
TOTAL INDIGENOUS OPEN SPACE PROVIDED	=	525.9 (61%)

APPROVED

PROPOSED BY:
Nancy G. Galt, L.L.P.
11115 N. W. 11th St., Suite 100, Fort Lauderdale, FL 33304
DATE: 02-18-1995
CITY: FORT LAUDERDALE
Page 3 of 4

DOCUMENTATION
PROJECT TYPE
WEST BAY CLUB

RECEIVED
FEB 23 1995
PERMIT CENTER



APPROVED

Submitted to:
Master Council Plan
Subject to conditions in Resolution No. 11-003
Zoning Case No. 05-06-000-150-01-0-1
Date: 02/25/10
Per: 02/25/10

PROJECT # 05-06-000-150-01-0-1
PROJECT TYPE
RECEIVED
FEB 25 10
PERMIT CENTER

DOCUMENTATION
WEST BAY CLUB

ADD 2011-00087

ADMINISTRATIVE AMENDMENT FPA-98-088

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, Phase 3 (f/k/a Estero Pointe) located within the West Bay Club, 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 amendments in case number 95-06-148.13A 01.01 and Final Zoning Plan Approval requests in case numbers 95-06-148.04A 01.01, 95-06-148.04A 03.01 and 95-06-148.04A 04.01]; 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 Open Space requirements and Property Development Regulations (Deviations D-6 and D-11, respectively).

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval to the Residential Planned Development for the **West Bay Club, Phase 3** is **APPROVED** with the following conditions:

1. The Development must be in substantial compliance with the three-page Final Zoning Plan (sheet numbers 01, 07, and 08 of 20, project number 21963), by Johnson Engineering, Inc., dated January, 1999, and stamped received by the Zoning Counter on February 15, 1999.
2. Site Plan FPA-98-088 is hereby APPROVED and adopted. A reduced copy of this three-page plan is attached hereto.
3. Development must also be in compliance with all applicable conditions of Resolution Z-96-005 and Administrative Amendment PD-98-003.
4. The only deviations approved to be used in this Phase were Deviations D-6 and D-11.

DULY SIGNED this 23rd day of February, A.D., 1999.

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

PHASE 3 SUBDIVISION CONSTRUCTION PLANS

WEST BAY CLUB

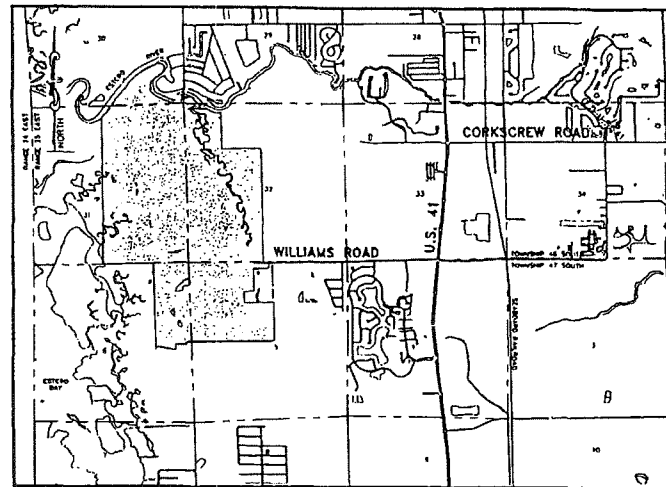
SECTIONS 29/30/31/32, TOWNSHIP 46 S., RANGE 25 E.

SECTIONS 5/6, TOWNSHIP 47 S., RANGE 25 E.

BONITA SPRINGS, LEE COUNTY, FLORIDA

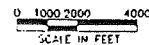
INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2-3	BOUNDARY SURVEY
4	TOPOGRAPHIC MAP
5	SOILS MAP
6	FLUCFCS MAP
7	VEGETATION MAP
8	SITE PLAN/PHASING MAP
9-15	PLAN AND PROFILE SHEETS
16-18	DRAINAGE AND ROADWAY DETAILS
19-20	UTILITY DETAILS
EXHIBIT "A"	AERIAL PHOTOGRAPH
EXHIBIT "B"	AERIAL PHOTOGRAPH



PROJECT LOCATION

LOCATION MAP



PREPARED BY

JOHNSON ENGINEERING, INC.

ENGINEERS, SURVEYORS AND ECOLOGISTS

2158 JOHNSON STREET
POST OFFICE BOX 1550
FORT MYERS, FLORIDA 33902
PHONE (941) 334-0046
FAX (941) 334-3661

NOVEMBER, 1998
REVISED JANUARY, 1999

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

29-46-25-00-00000.0010	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
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31-46-25-01-00003.0050	05-47-25-01-00003.040A
31-46-25-01-00003.0060	05-47-25-01-00003.040B
31-46-25-01-00003.0068	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
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32-46-25-01-00007.0000	06-47-25-00-00002.0020
32-46-25-01-00008.0000	

PROJECT # 92-4-148-04A 02-4

PROJECT TYPE Y7

ZONING

RPD (RESOLUTION # Z-96-005)

APPROVED RECEIVED
FEB 13 1999

Final Plan Approval
By Resolution # 92-06-0004 and
Adopted by Resolution # 92-06-0004
May 13, 1999
Page 1 of 3

SEAL OF DEVELOPER
WEST BAY CLUB
SUBDIVISION CONSTRUCTION PLAN
WEST BAY CLUB
WEST BAY DEVELOPMENT CORPORATION
JOHNSON ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 14174

REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 14174



PHASE 3
SUBDIVISION CONSTRUCTION PLAN
WEST BAY CLUB
WEST BAY DEVELOPMENT CORPORATION
JOHNSON ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 14174

ADMINISTRATIVE AMENDMENT FPA-98-087

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

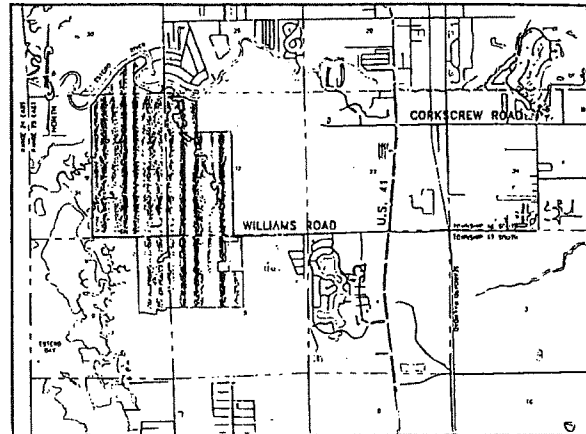
FINAL ZONING PLAN APPROVAL FOR WEST BAY CLUB FKA ESTERO POINT

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

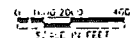
INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	DETAIL SHEET
4	VEGETATION PLAN
5	KEY MAP



PROJECT LOCATION

LOCATION MAP



PREPARED BY

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
2156 JOHNSON STREET
POST OFFICE BOX 1550
FORT MYERS, FLORIDA 33902
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

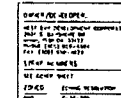
STRAP NUMBERS

29-46-25-00-00000.00132-46-25-01-00009.0000
30-46-25-00-00002.00132-46-25-01-00010.0000
31-46-25-01-00001.000032-46-25-01-00011.0000
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31-46-25-01-00003.00405-47-25-01-00003.0400
31-46-25-01-00003.00505-47-25-01-00003.0404
31-46-25-01-00003.00605-47-25-01-00003.0408
31-46-25-01-00003.00605-47-25-01-00003.040C
31-46-25-01-00003.00805-47-25-01-00003.040D
31-46-25-01-00003.03805-47-25-01-00003.0510
32-46-25-01-00003.011005-47-25-01-00003.0520
32-46-25-01-00003.01205-47-25-01-00003.0540
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32-46-25-01-00007.00005-47-25-00-00002.0000
32-46-25-01-00008.0000

ZONING

APPROVED RESOLUTION # Z-96-005)

95-06-148.04A 01.01
PROJECT #
PROJECT TYPE



REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 14114

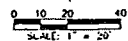


COVER SHEET
PHASE 2
SUBDIVISION CONSTRUCTION PLANS
WEST BAY CLUB
WEST BAY DEVELOPMENT CORPORATION
JOHNSON ENGINEERING, INC.
2156 JOHNSON STREET
FORT MYERS, FLORIDA 33902
PHONE (941) 334-0046
FAX (941) 334-3661

NOTES:

1. PROJECT WILL BE CONSTRUCTED IN 2 PHASES (PHASE 2 IS CROSS HATCHED).
2. THERE WILL BE NO IMPACT TO GROUND AND SURFACE WATER RESULTING FROM THE PROJECT.
3. SURROUND FINISHED FLOOR ELEVATION, IN ACCORDANCE WITH SPWMD PERMIT NO. 34-10752, IS 11.0.
4. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE LEE COUNTY DEVELOPMENT STANDARDS ORDINANCE.
5. LENGTH OF STORM DRAIN PIPES AREA APPROXIMATE AND ARE MEASURED FROM CENTER OF STRUCTURE.
6. LOCATION OF INLETS AND STORM DRAINS MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION.
7. THE CONTRACTOR IS REQUIRED TO ADJUST ALL VALVE BOXES, MANHOLE RIMS, GRADES, ETC. AS NECESSARY TO MATCH PROPOSED GRADES.

8. ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE NOTED.
9. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.
10. CONTRACTOR SHALL NOTIFY THE LEE COUNTY DIVISION OF DEVELOPMENT REVIEW A MINIMUM OF 72 HOURS PRIOR TO ALL REQUIRED NOTIFICATIONS.
11. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MIN.) PRIOR TO COMMENCING CONSTRUCTION.



TRAFFIC IMPACT STATEMENT

NUMBER OF EMPLOYEES = 12.
THIS WILL BE THE PRIVATE MAINTENANCE FACILITY FOR THE WEST BAY GOLF CLUB COURSE. THERE WILL BE APPROXIMATELY 12 EMPLOYEES. THERE WILL BE A KITCHEN AREA ON SITE, WHICH WILL REDUCE THE NUMBER OF OFF SITE TRIPS. IT IS ALSO ANTICIPATED THAT THERE WILL BE APPROXIMATELY ONE (1) DELIVERY PER DAY.

USE THE CODE TWO (OUTLINES)
NOTE: DATA NOT AVAILABLE FOR AM-PM SO THE AM-PM WAS ASSUMED FOR THE REVERSE OF THE AM

DATE	TIME
AM PEAK HOUR ENTER	0.83
AM PEAK HOUR EXIT	0.11
AM PEAK HOUR TOTAL	0.76
PM PEAK HOUR ENTER	0.11
PM PEAK HOUR EXIT	0.68
PM PEAK HOUR TOTAL	0.76

DRIVEWAY ACCESS ON WILLIAMS ROAD, A COLLECTOR STREET, PER TURN LANE POLICY (ADAMS CODE 11-6) THE LEFT TURNING VEHICLES ARE LESS THAN 20. THEREFORE, AUXILIARY LANES ARE NOT REQUIRED.

LEGEND

- PROPOSED FENCE
- BOUNDARY LINE
- LIMITS OF PROJECT
- PROPOSED LANDSCAPE
- PROPOSED ASPHALT (PHASE 1)
- PROPOSED ASPHALT (PHASE 2)
- 5\" CONCRETE SIDEWALK
- CLEARING LIMITS

EXISTING LAKE 7-1

PIPE FLOW CALCULATIONS:
PIPE FLOW BASE = (F)
A = SQUARE ROOT OF 10,000
C = CONSTANT (0.8)
F = 100 x 10 x 0.8 = 1440
F = 1440 GAL/HR
(DISPERSED HAZARD OCCUPANCY)
PIPE FLOW = 1440 GAL/HR
PIPE FLOW AVAILABLE = 2440 GAL/HR

PROJECT DATA: (BASIN 7) OR (PARCEL 17/19)

BAWING	0.73 ACRES (31.6)
PAVED	10.68 ACRES (46.8)
OPEN SPACE	2.38 ACRES (10.4)
TOTAL PROJECT	14.3 ACRES (620.5)

BUILDING REQUIREMENTS

- BOUNDARY SETBACK = 15 FEET
- ELEVATION SETBACK = 20 FEET
- MIN. PARKING LOT ELEV. = 110 N.C.V.S.
- MIN. BERM ELEV. = 10.0 N.C.V.S.

PARKING REQUIREMENTS

COMMERCIAL/INDUSTRIAL USES
SECTION 34-106(2)(b) - SERVICES NOT LIMITED ELSEWHERE.
MINIMUM 3 SPACES PLUS PARKING FOR EMPLOYEES AND COMPANY VEHICLES
12 EMPLOYEES
SPACES REQUIRED: 3 SPACES + 12 EMPLOYEES = 15 SPACES
PROPOSED TOTAL: 16 SPACES

SIGNING AND MARKING NOTES:

1. INSTALL SIGNING AND MARKING IN ACCORDANCE WITH F.D.O.T. (1992) ROADWAY AND TRAFFIC DESIGN STANDARDS AND F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (1991).
2. ALL PAINT FOR STRIPING TO BE THERMOPLASTIC (F.D.O.T. SECTION 711) OR PAINT (F.D.O.T. SECTION 871-13).
3. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, JANUARY, 1991, STANDARD MODELS OF THE 400 SERIES.

OWNER/DEVELOPER:

WEST BAY DEVELOPMENT CORPORATION
3501 BONITA BAY BOULEVARD
BONITA SPRINGS, FL 34135
PHONE (813)-498-1710
FAX (813)-498-7771

STRAP NUMBERS:

SEE COVER SHEET

ZONED:

ZONING RESOLUTION 7-96-005

APPROVED
DATE: 10/1/98
BY: [Signature]
SUBJECT: MAINTENANCE FACILITY
LAWYER: [Signature]

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
1104 JOHNSON LANE, P.O. BOX 1104, FORT WORTH, TEXAS 76101-1104
PHONE (817) 331-1104 FAX (817) 331-1104

**WEST BAY CLUB
MAINTENANCE FACILITY**
SECTION 5, TOWNSHIP 27 SOUTH, RANGE 23 EAST
LEE COUNTY, FLORIDA

**SITE LAYOUT, SIGNING AND
MARKING PLAN**

Acce

RECEIVED
NOV 08 2011

COMMUNITY DEVELOPMENT

ADMINISTRATIVE AMENDMENT FPA-98-089

ADD 2011-00087

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 Pods 11/12 (Turtle Point) and Pod 2 (Indigo Shores)** f/k/a Estero Pointe located on West Bay Boulevard, West, in West Bay Club, 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 Final Zoning Plan Approval requests in case numbers 95-06-148.04A 01.01, 95-06-148.04A 02.01 and 95-06-148.04A 04.01]; 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, this phase of the project proposes development of 196 multiple family dwelling units, and

WHEREAS, it is found that the applicant only intends as part of this Final Zoning Plan Approval to utilize Deviations D-2, D-6, D-7, and D-11 from the above noted Resolution and Administrative Amendment; and

WHEREAS, the applicant also seeks to add four deviations to the approved planned development all interior to the planned development; and

WHEREAS, it is found these additional deviations do not increase the intensity or density of the project, do not decrease any required buffers or open space, do not underutilize public resources and infrastructure, and do not change any of the requirements for landscaping and preservation areas within the project.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval to the Residential Planned Development for the West Bay Club Pods 11/12 (Turtle Point) and Pod 2 (Indigo Shores) is **APPROVED with the following conditions:**

1. The Development must be in substantial compliance with the four-page Final Zoning Plan, by Johnson Engineering, Inc., dated Nov., 1998, entitled "Construction Plans for West Bay Club Turtle Point/Indigo Shores Parcels 11/12 and 2, stamped received by the Zoning Counter on February 15, 1999, except as noted herein.
2. Site Plan FPA-98-089 is hereby APPROVED and adopted. A reduced copy is attached hereto.

3. Development must also be in compliance with all applicable conditions of Resolution Z-96-005 and Administrative Amendment PD-98-003.
4. Deviations D-2, D-6, D-7, and D-11 are approved to be used in this Phase.
5. The following deviations are hereby APPROVED to be added to this Phase of the development in order to help achieve the intent of the development:

D-14 Deviation from LDC Section 10-296(k)(1) requiring that dead-end streets, design to be so permanently, must be closed at one end by a circular turnaround, to allow dead-ends within Indigo Shores and Turtle Point.

D-15 Deviation from the approved Property Development Regulations of Estero Point K/N/A West Bay Club under Resolution Z-95-005 and Administrative Amendment PD-98-003 which requires buildings setback 20 feet from the internal privately-maintained accessways, to allow Building 15 within Pod 2 to maintain a setback of 10 feet from the private accessway to the south and 12 feet from the private accessway to the north, is APPROVED PROVIDED THAT A MINIMUM DRIVEWAY LENGTH OF 22 FEET IS MAINTAINED FROM THE BACK OF CURB TO FRONT ENTRY GARAGES.

D-16 Deviation from LDC Section 10-296(m)(4) requiring that privately maintained accessway are not required to meet the minimum right-of-way widths when providing access to 50 or fewer multi-family residential units, to allow Turtle Point to provide two access points for 104 multi-family residential units and allow a pavement width of 22 feet from the back of curb for both Indigo Shores and Turtle Point.

D-17 Deviation from LDC 34-2015(2)c allowing the stacking of vehicles (one behind the other) for single-family, duplex, two-family, and townhouses where each dwelling unit has a specific garage or driveway appurtenant to the unit, to allow stacking of vehicles within Turtle Point and Indigo Shores on driveways measuring a minimum of 22 feet from back of curb, is APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- a. Stacking is limited to only those units having individual garages.
- b. Driveways where stacking will be utilized are limited to those serving a maximum of two(2) dwelling units.
- c. The Declaration of Condominium shall assign the stacked spaces to the individual units.
- d. The minimum driveway length where stacking will be allowed will be 22 feet as measured from the back of curb to the face of the garage.

- e. Landscaping in the green strips between the driveways must be maintained at a height no greater than three (3) feet above grade so as to maintain sight visibility.

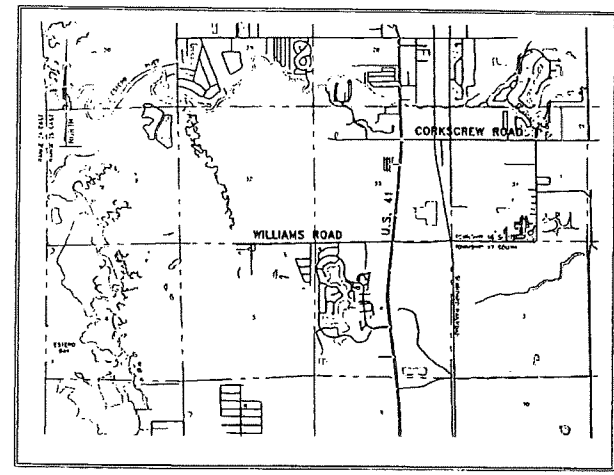
DULY SIGNED this 12th day of March, A.D., 1999.

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

CONSTRUCTION PLANS FOR WEST BAY CLUB TURTLE POINT / INDIGO SHORES PARCELS 11/12 AND 2

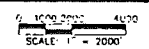
SECTION 5, TOWNSHIP 47 S., RANGE 25 E.
BONITA SPRINGS, LEE COUNTY, FLORIDA

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18-24	PLAN AND PROFILE SHEETS (INDIGO SHORES)
25-27	ROADWAY AND DRAINAGE DETAILS
28-29	GULF UTILITY DETAILS



PROJECT LOCATION

LOCATION MAP



PREPARED BY
JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS

215B JOHNSON STREET
FORT MYERS, FLORIDA 33902
PHONE (941) 334-0946
FAX (941) 334-3661

NOVEMBER, 1998
REVISED: JANUARY, 1999

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

29-46-25-00-0000G.0010	32-46-25-01-00009.0000
30-46-25-00-00002.0010	32-46-25-01-00010.0000
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32-46-25-01-00007.0000	06-47-25-00-00002.0020
32-46-25-01-00008.0000	

PROJECT # 98-16-16-034 OF 1

PROJECT TYPE 42

ZONING

RPD (RESOLUTION # Z-96-005)

APPROVED

For *Robert L. Johnson* Planning Department
Subject to conditions in Resolution *Z-96-005*
Date *11/18/98*

11/18/98

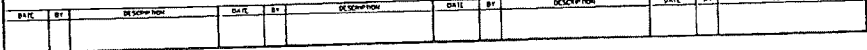
DATE	11/18/98
BY	Robert L. Johnson
TITLE	Planning Director
PROJECT	West Bay Club Development Corporation
LOCATION	Section 5, Township 47 S., Range 25 E., Bonita Springs, Lee County, Florida
REMARKS	

REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 14144



COVER SHEET	
TURTLE POINT / INDIGO SHORES	
PARCELS 11/12 AND 2	
JOHNSON ENGINEERING, INC.	
DATE	11/18/98
BY	Robert L. Johnson
TITLE	Planning Director
PROJECT	West Bay Club Development Corporation
LOCATION	Section 5, Township 47 S., Range 25 E., Bonita Springs, Lee County, Florida
REMARKS	





ADD 2011-00087

ADMINISTRATIVE AMENDMENT FPA-99-003

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 - Sports Club Facility, Phase 2 located at 4600 West Bay Boulevard, 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 Final Zoning Plan Approval requests in case numbers 95-06-148.04A 01.01, 95-06-148.04A 02.01, and 95-06-148.04A 03.01]; 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 the terms and conditions of Resolution Z-96-005 and Administrative Amendment Approval PD-98-003; and

WHEREAS, no deviations approved in the above noted zoning actions are being utilized as part of this Final Plan Approval.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval to the Planned Development for the **West Bay Club Sports Club Facility, Phase 2** is **APPROVED** with the following conditions:

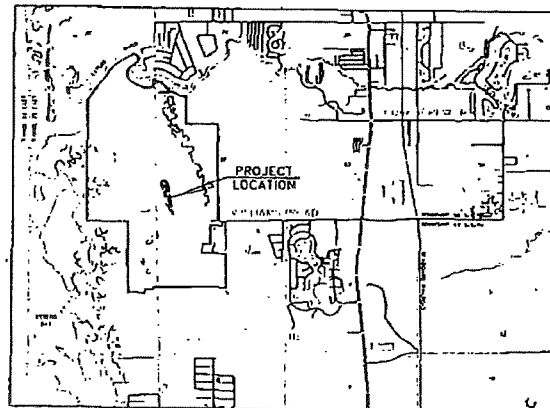
1. The Development must be in substantial compliance with the 21-page Final Zoning Plan, entitled **WEST BAY CLUB SPORTS CLUB FACILITY - PHASE 2** by Johnson Engineering, Inc., stamped received December 23, 1998.
2. Site Plan FPA-99-003 is hereby **APPROVED** and adopted. A reduced copy of the cover page and pages 8 and 9 of the 21-page Final Zoning Plan, entitled **WEST BAY CLUB SPORTS CLUB FACILITY - PHASE 2** by Johnson Engineering, Inc., stamped received December 23, 1998 are attached hereto.
3. The final design and development of the tennis courts and related fencing and netting must maintain unobstructed visibility for vehicles entering or exiting the Sports Complex to/from West Bay Boulevard West, in accordance with the Land Development Code.

DULY SIGNED this 15th day of January, A.D., 1999.

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

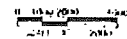
CONSTRUCTION PLANS FOR WEST BAY CLUB SPORTS CLUB FACILITY - PHASE 2

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



PROJECT LOCATION

LOCATION MAP



APPROVED

PREPARED BY
JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS

2708 JEFFERSON STREET
MOIST ORANGE, FLORIDA 33554
PHONE (714) 334-0840
FAX (714) 334-3061

DECEMBER 1998

OWNER

WEST BAY CLUB DEVELOPMENT CORPORATION
3501 BONITA BAY BOULEVARD
BONITA SPRINGS, FL 34134
PHONE (941) 498-7770
FAX (941) 498-7771

AGENT/DEVELOPER

WEST BAY CLUB DEVELOPMENT CORPORATION
3501 BONITA BAY BOULEVARD
BONITA SPRINGS, FL 34134

ADDRESS OF PARCEL

3501 BONITA BAY BOULEVARD
BONITA SPRINGS, FL 34134

PROJECT # 98-00000000
PROJECT TYPE 02

STRAP NUMBERS

29-46-25-00-00000.0010	32-46-25-01-00009.0000
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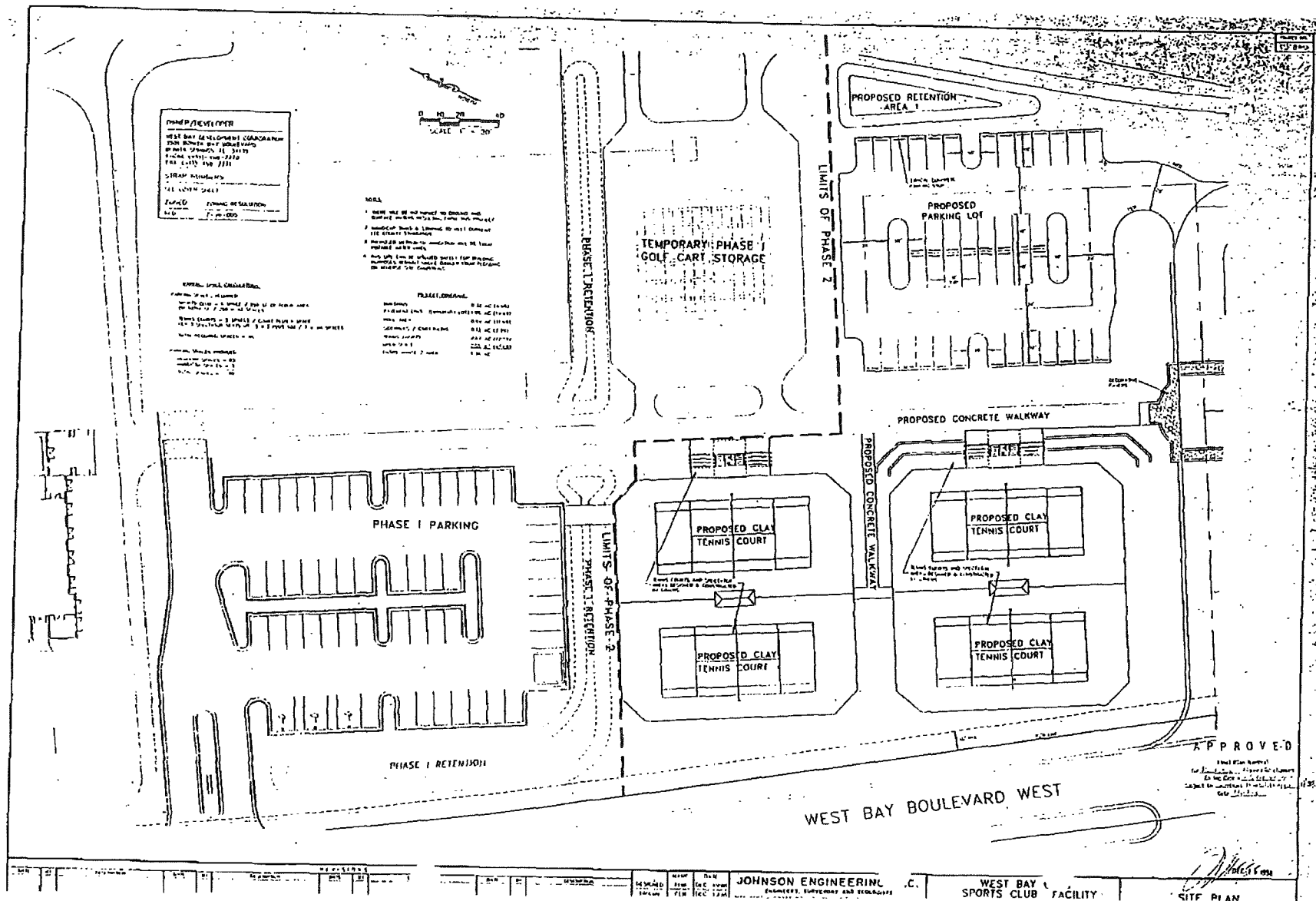
ZONING

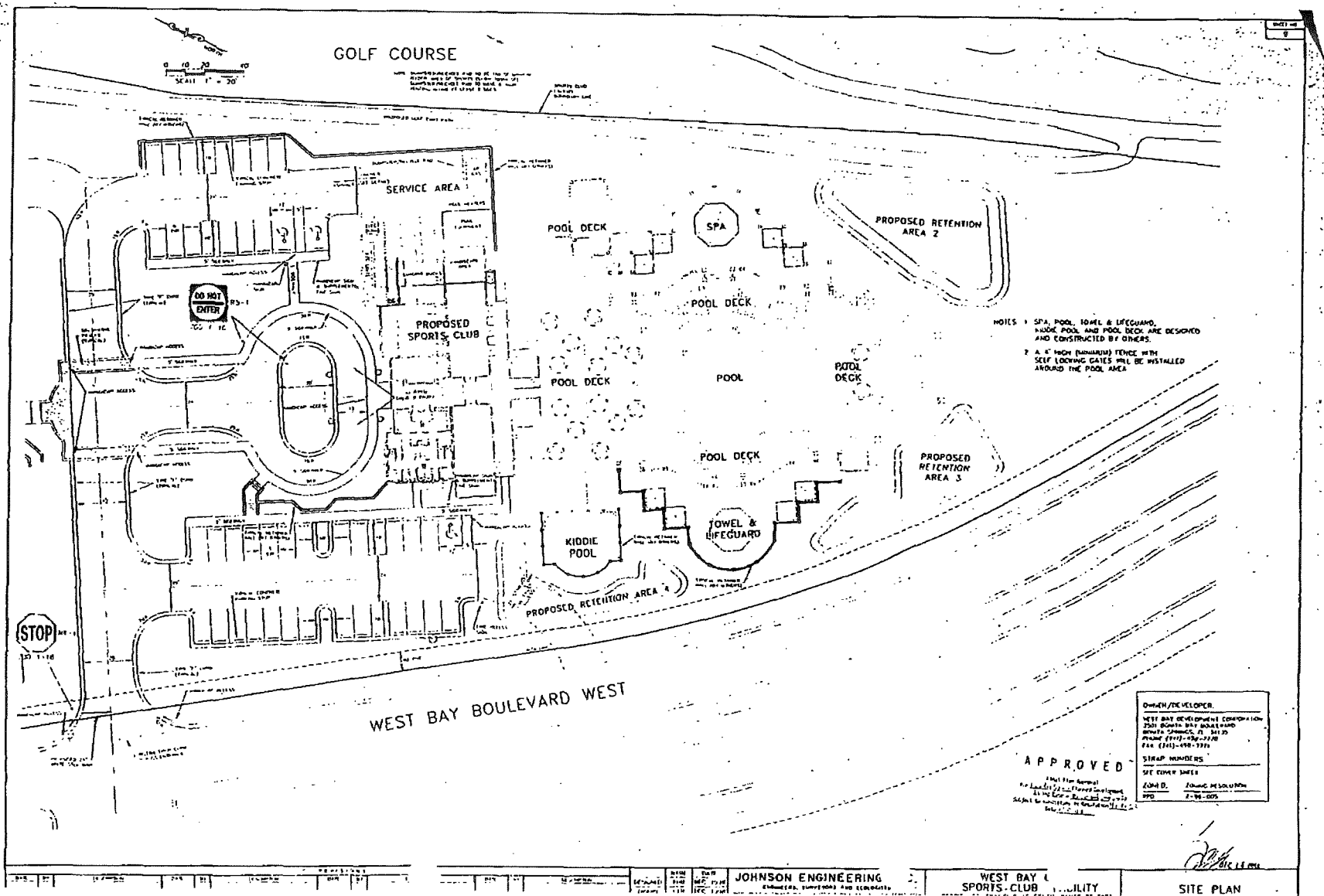
RPD (RESOLUTION # 2-96-005)

REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 14154



WEST BAY CLUB FACILITY
WEST BAY DEVELOPMENT CORPORATION







ADMINISTRATIVE APPROVAL ADD1999-00024

COMMUNITY DEVELOPMENT

ADMINISTRATIVE APPROVAL
CONSUMPTION ON PREMISES
LEE COUNTY, FLORIDA

ADD 2011-00087

WHEREAS, Henderson, Franklin, Starnes & Holt, P.A., filed an application for administrative approval for Consumption on Premises for a 2COP Alcoholic Beverage License on a project known as West Bay Club Starter House; and

WHEREAS, the subject property is located at the Westerly end of Williams Road, Estero, described more particularly as:

LEGAL DESCRIPTION: In Section 32, Township 46 South, Range 25 East, Lee County, Florida:

Tract GC-4, WEST BAY CLUB SUBDIVISION, as recorded in Plat Book 62, Page 80, of the Public Records of Lee County, Florida, lying in Section 32, Township 46 South, Range 25 East, Lee County, FL.

WHEREAS, the applicant has indicated the property's current STRAP number is 32-46-25-07-00GC3.0000; and

WHEREAS, West Bay Club Development Corporation, the owner of the subject parcel, has authorized Henderson, Franklin, Starnes & Holt, P.A., to act as agent to pursue this application; and

WHEREAS, the Lee County Land Development Code provides for certain administrative approvals for Consumption on Premises; and

WHEREAS, Consumption on Premises is a permitted use in the Pelican Sound RPD (aka River Ridge RPD); and

WHEREAS, a golf course and golf club are permitted in the Pelican Sound RPD; and

WHEREAS, a golf course starter house is ancillary to a golf course and golf club; and

WHEREAS, the applicant is requesting Consumption on Premises in association with the golf course starter house; and

WHEREAS, the subject parcels and surrounding parcels are owned by the West Bay Club Development Corporation; and

WHEREAS, there will be no apparent deleterious effect of such use upon surrounding properties and the immediate neighborhood as represented by property owners within 500 feet of the premises; and

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

WHEREAS, the premises are suitable in regard to their location, size characteristics and intended purpose. Lighting on the permitted premises must be shuttered and shielded from surrounding properties.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Administrative Approval for Consumption on Premises is **APPROVED**.

Approval is subject to the following conditions:

1. The approval is limited to a 2-COP beverage license in association with the golf course starter house.
2. The hours of operation for the consumption on premises is from 7:00 am to 2:00 pm, Monday through Sunday.

DULY SIGNED this 13th day of October, A.D., 1999.

BY: _____

Mary Gibbs

Mary Gibbs, Director
Department of Community Development

HCCO

ADD 2011-00087

RECEIVED
NOV 03 2011

ADMINISTRATIVE AMENDMENT (PD) ADD1999-00056

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

COMMUNITY DEVELOPMENT

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°55'33"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; 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

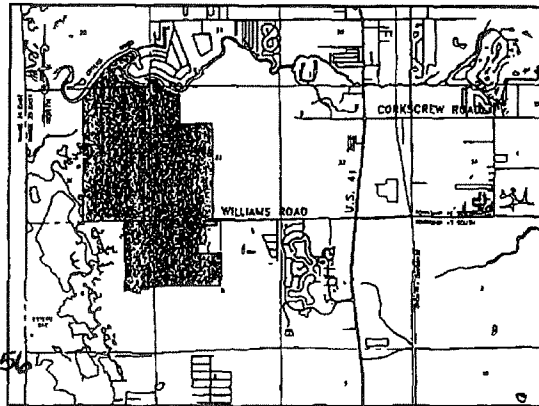
WEST BAY CLUB RPD

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

29-46-25-00-00000.0010	32-46-25-01-00009.0000
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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

NOTE DATA

4-12-72, C-2, 1-10, 1-11, 1-12, 1-13, 1-14, 1-15, 1-16, 1-17, 1-18, 1-19, 1-20, 1-21, 1-22, 1-23, 1-24, 1-25, 1-26, 1-27, 1-28, 1-29, 1-30, 1-31, 2-1, 2-2, 2-3, 2-4, 2-5, 2-6, 2-7, 2-8, 2-9, 2-10, 2-11, 2-12, 2-13, 2-14, 2-15, 2-16, 2-17, 2-18, 2-19, 2-20, 2-21, 2-22, 2-23, 2-24, 2-25, 2-26, 2-27, 2-28, 2-29, 2-30, 3-1, 3-2, 3-3, 3-4, 3-5, 3-6, 3-7, 3-8, 3-9, 3-10, 3-11, 3-12, 3-13, 3-14, 3-15, 3-16, 3-17, 3-18, 3-19, 3-20, 3-21, 3-22, 3-23, 3-24, 3-25, 3-26, 3-27, 3-28, 3-29, 3-30, 3-31, 4-1, 4-2, 4-3, 4-4, 4-5, 4-6, 4-7, 4-8, 4-9, 4-10, 4-11, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, 4-19, 4-20, 4-21, 4-22, 4-23, 4-24, 4-25, 4-26, 4-27, 4-28, 4-29, 4-30, 4-31, 5-1, 5-2, 5-3, 5-4, 5-5, 5-6, 5-7, 5-8, 5-9, 5-10, 5-11, 5-12, 5-13, 5-14, 5-15, 5-16, 5-17, 5-18, 5-19, 5-20, 5-21, 5-22, 5-23, 5-24, 5-25, 5-26, 5-27, 5-28, 5-29, 5-30, 5-31, 6-1, 6-2, 6-3, 6-4, 6-5, 6-6, 6-7, 6-8, 6-9, 6-10, 6-11, 6-12, 6-13, 6-14, 6-15, 6-16, 6-17, 6-18, 6-19, 6-20, 6-21, 6-22, 6-23, 6-24, 6-25, 6-26, 6-27, 6-28, 6-29, 6-30, 6-31, 7-1, 7-2, 7-3, 7-4, 7-5, 7-6, 7-7, 7-8, 7-9, 7-10, 7-11, 7-12, 7-13, 7-14, 7-15, 7-16, 7-17, 7-18, 7-19, 7-20, 7-21, 7-22, 7-23, 7-24, 7-25, 7-26, 7-27, 7-28, 7-29, 7-30, 7-31, 8-1, 8-2, 8-3, 8-4, 8-5, 8-6, 8-7, 8-8, 8-9, 8-10, 8-11, 8-12, 8-13, 8-14, 8-15, 8-16, 8-17, 8-18, 8-19, 8-20, 8-21, 8-22, 8-23, 8-24, 8-25, 8-26, 8-27, 8-28, 8-29, 8-30, 8-31, 9-1, 9-2, 9-3, 9-4, 9-5, 9-6, 9-7, 9-8, 9-9, 9-10, 9-11, 9-12, 9-13, 9-14, 9-15, 9-16, 9-17, 9-18, 9-19, 9-20, 9-21, 9-22, 9-23, 9-24, 9-25, 9-26, 9-27, 9-28, 9-29, 9-30, 9-31, 10-1, 10-2, 10-3, 10-4, 10-5, 10-6, 10-7, 10-8, 10-9, 10-10, 10-11, 10-12, 10-13, 10-14, 10-15, 10-16, 10-17, 10-18, 10-19, 10-20, 10-21, 10-22, 10-23, 10-24, 10-25, 10-26, 10-27, 10-28, 10-29, 10-30, 10-31, 11-1, 11-2, 11-3, 11-4, 11-5, 11-6, 11-7, 11-8, 11-9, 11-10, 11-11, 11-12, 11-13, 11-14, 11-15, 11-16, 11-17, 11-18, 11-19, 11-20, 11-21, 11-22, 11-23, 11-24, 11-25, 11-26, 11-27, 11-28, 11-29, 11-30, 11-31, 12-1, 12-2, 12-3, 12-4, 12-5, 12-6, 12-7, 12-8, 12-9, 12-10, 12-11, 12-12, 12-13, 12-14, 12-15, 12-16, 12-17, 12-18, 12-19, 12-20, 12-21, 12-22, 12-23, 12-24, 12-25, 12-26, 12-27, 12-28, 12-29, 12-30, 12-31, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 22

[illegible]

THE WAY OF LIVES IS A BARRAN TOWN OF
17TH CENTURY THE BUILDING WAY IS THE
FOLLOWING DISTANCE.

1) A TOWN OF LIVES INCLUDES LIVES AND
POSSIBLE IN THE SUBJECT PROPOSAL
LOCATED IN THE COUNTRY BARRAN LAND
AND COUNTRY.

e) a number of 40 million units are possible in the future, possibly located in the Russian land with 1.5 billion units.

c) A SUMMARY OF THE INTELLIGENCE CAPSITY AND
PERFORMANCE OF THE DEVELOPMENTAL STAGES
3, 4 AND 5.

PRESCRIPTION AREA 27 OF SECTION 44000 HAS BEEN DESIGNATED
PARTIALLY AS RE-VEGETATION AREA AND WILL BE MAINTAINED AS AN
IMPAIRED PRESCRIPTION AREA.

THIS PORTION OF PRESCRIPTION AREA IS BE MAINTAINED
AS A RE-VEGETATION AREA AND WILL BE MAINTAINED

4. THE COURT SHALL CONSIDER WHETHER THERE IS ANY OTHER

[illegible]

- DARK AREA (HOLE P)
- LIGHT AREA (HOLE P)
- AGES HOLE P
- STRUCK
- GULF EAST FAULT
- DEVELOPMENT OF
- STAR SYMBOL
- DIRECTIONAL ARROWS
- FILL AREA (HOLE P)
- SHOT AREA
- HOLE - FORM & DE

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

2154 JOHNSON STREET, POST OFFICE BOX 1952, FORT MYERS, FLORIDA - 33902-1952 PHONE (813) 331-0038				
NO. 1	POSTAL NO.	NO. 2	SCALE	NOTE
DEC. 1985	21781	29-48-25	1" = 300'	2

ACW

ADMINISTRATIVE AMENDMENT (FPA) - ADD2000-00016

ADD 2011-00087 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 – Westlake Court for request on property located within the West Bay Club Subdivision, described more particularly as:

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

Block MF-1, Unit 07, SUBDIVISION West Bay Club, as recorded in Plat Book 62, Page 104, of the Public Records of Lee County, Florida, lying in Section 31, Township 46 South, Range 25 East, Lee County, FL.

WHEREAS, the property was originally rezoned in case number 95-06-148.03Z [with subsequent amendments in case numbers 99-12-002.00D]; 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, 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.

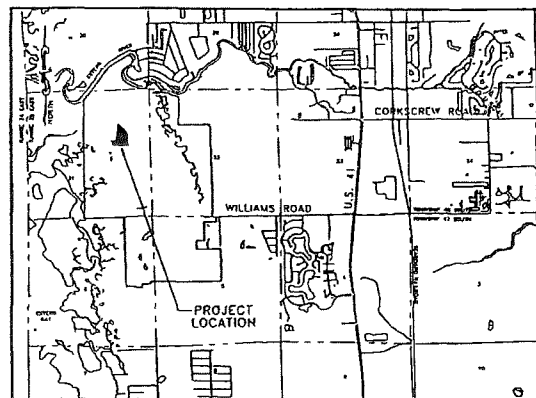
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval to the Planned Development for West Bay Club Development, West Lake Court is **APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the two-page Final Zoning Plan, by Johnson Engineering, Inc, dated January, 2000, stamped received on February 15, 2000.**
2. **Site Plan ADD2000-00016 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

FINAL ZONING PLAN & PROVAL
FOR
**WEST BAY CLUB
WESTLAKE COURT**
SECTION 5, TOWNSHIP 47 S., RANGE 25 E.
ESTERO, LEE COUNTY, FLORIDA

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE, SIGN & MARKING, and VEGETATION PLAN



PROJECT LOCATION
WEST BAY CLUB

LOCATION MAP

0 1000 2000 4000
SCALE: 1" = 2000'

PREPARED BY
JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
2158 JOHNSON STREET
POST OFFICE BOX 1550
FORT MYERS, FLORIDA 33902
PHONE (941) 334-0048
FAX (941) 334-3861

JANUARY, 2000

OWNER

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

DEVELOPER

WEST BAY CLUB DEVELOPMENT CORPORATION
4610 WEST BAY BOULEVARD
ESTERO, FL. 33928

STRAP NUMBERS

31-46-25-07-00MF1.0000

APPROVED
Final Plat Approval
for Subdivision Plat Development
Subject to City of Estero Resolution
Date 2/15/00

RECEIVED
FEB 15 2000
PERMIT CENTER

ADD 2000-00016

ZONING

RPD (RESOLUTION # Z-96-005)

REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 14154



THOMAS H. BANKS, P.E.

DATE

COVER SHEET
SUBDIVISION CONSTRUCTION PLANS
WESTLAKE COURT
WEST BAY DEVELOPMENT CORPORATION
JOHNSON ENGINEERING, INC.

[illegible]

COMMON NAME	SCIENTIFIC NAME
PINK, CAJUPUT, PAPERBARK TREE	MELALEUCA SPECIES
AUSTRALIAN PINE	CASUARINA SPECIES
BRAZILIAN PEPPER, FLORIDA HOLLY	SCHNUS LIQUIDAMBARIUM
DOWNY ROSEMYRTLE	RHOADS VIRIDIS
EARLEAF ACACIA	ACACIA AUSTRALIFORMIS
TROPICAL SODA APPLE	SOLANUM MARIANA

[illegible][illegible][illegible]

MINIMUM 2 TREES PER SINGLE FAMILY LOT.
INSTALLED PRIOR TO CERTIFICATE OF COMPLETION

OPEN SPACE PROVIDED:
OPEN SPACE REQUIRED FOR TOTAL MULTI-FAMILY POD 3
(MASTER CEMENT PLANT) = 338 TOTAL ACRES FOR POD 3
(148,892 SQ. FT. X .5 = 1,95,404.2 SQ. FT. OPEN SPACE REQUIRED (3.35 AC.)
PROPOSED BUNDLES
PROVIDED BUNDLES
TOTAL SUPERNOVA AREA = 140,400 SQ. FT. (3.22 AC.)
138,708 SQ. FT. (3.15 AC.)
149,108 SQ. FT. (3.38 AC.)
OPEN SPACE PROVIDED:
414,869.2 SQ. FT. - 169,108 SQ. FT. = 247,761.2 SQ. FT. OPEN SPACE PROVIDED
(5.37 AC.) - (3.86 AC.) = 3.69 AC. OPEN SPACE PROVIDED

BOUNDARY SETBACK	=	25 FEET
EASEMENT SETBACK	=	20 FEET
MIN. F.F. (FEWA)	=	11.0 HGT
MIN ROAD ELEV.	=	4.0 FEET

1. ALL SHOWING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION DATED 1991. F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS DATED JANUARY, 1991. THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE MANUAL ON UNIFORM CONTROLLED ACCESS HIGHWAYS DATED JANUARY, 1991.
2. PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR SECOND CLASS PAINTS AND GLASS BEADS. UNPAVED SPACE SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT ONLY (4" WIDE).
3. MAINTAIN EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
4. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, JANUARY, 1991. STANDARD SPECIFICATIONS OF THE 600 SERIES.

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, HIGHWAY AND TRAFFIC DESIGN STANDARDS DATED JANUARY, 1981, AND BONITA SPRINGS WATER COMPANY EMPLOYEES.
2. ALL GRADED AREAS OCCURRING DURING CONSTRUCTION SHALL BE CROPPED AND MAINTAINED UNLESS NOTED OTHERWISE.
3. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.
4. CONTRACTOR SHALL NOTIFY THE LEA COUNTY DIVISION OF DEVELOPMENT RELEVANT A MINIMUM OF 72 HOURS PRIOR TO ALL REQUIRED INSPECTIONS.
5. THE LEA COUNTY DIVISION OF DEVELOPMENT SHALL BE NOTIFIED OF ANY VIOLATIONS OF THE LEA COUNTY STANDARDS FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (48 HRS) PRIOR TO COMMENCING CONSTRUCTION.
6. THERE SHALL BE NO IMPACTS TO THE SOILS AND SURFACE WATERS RESULTING FROM THE PROJECT.
7. UNPAVED PAVED-FLOOR ELEVATION, IN ACCORDANCE WITH SPWM PERMITS SHALL BE 1.5' MINIMUM TO 1.0' FOR DRIVEWAYS.
8. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH FDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE LEA COUNTY STANDARDS.

WATER AND SEWER

GULF UTILITIES, INC.
19900 S. FAIRBANK TRAIL
EASTON, FLORIDA 33018
PHONE (941) 498-0835

TELEPHONE

TELEPHONE SYSTEM
P.O. BOX 2477
N. MIAMI BEACH, FLORIDA 33132-2477
PHONE (941) 783-6721

ELECTRIC

FLORIDA POWER & LIGHT COMPANY
P.O. BOX 41503
NAPLES, FLORIDA 34101-3013
PHONE (813) 982-7232

CABLE TELEVISION

WEDA ONE
301 RIVIERE ROAD
NAPLES, FLORIDA 34115
PHONE (941) 783-9600

CARWASH COLLECTION

RFI SERVICE SYSTEM
151 SE 5TH AVE
FORT WORTH, TEXAS 76102
PHONE (817) 995-4775

FOR FURTHER DISTING

ESTERO FIRE PROTECTION
AND RESCUE DISTRICT
10000 SOUTHERN FAIRBANK TRAIL
ESTERO, FL 33576
PHONE (941) 783-7373

--- -- -- -- EASEMENTS LINES
CONVEYANCE PARCEL 3 BOUNDARY
2 LOT NUMBER'S

AU 2000-00016
 OWNER/DEVELOPER:
 WEST BAY DEVELOPMENT CORPORATION
 4610 WEST BAY BOULEVARD
 ESTERO, FL 33928
 PHONE (888)-496-7770
 FAX (888)-498-7771
 STRAP NUMBERS:
 SEE COVER SHEET
 ZONED: EDWING RESOLUTION
 RPD Z-98-005

WESTLAKE COURT
WEST BAY DEVELOPMENT CORPORATION

JOHNSON ENGINEERING, INC.
Engineers, Surveyors and Geologists
10000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90024
Tel. (213) 776-1000, Telex 980000, Cable 980000

FOREST H. BAAMS P.E.

ADD 2011-00087

RECEIVED
NOV 08 2011
COMMUNITY DEVELOPMENT

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 gm 5/16/02

SHEET 1 OF 2

ADD 2002-00042

RECEIVED

MAY 16 2002

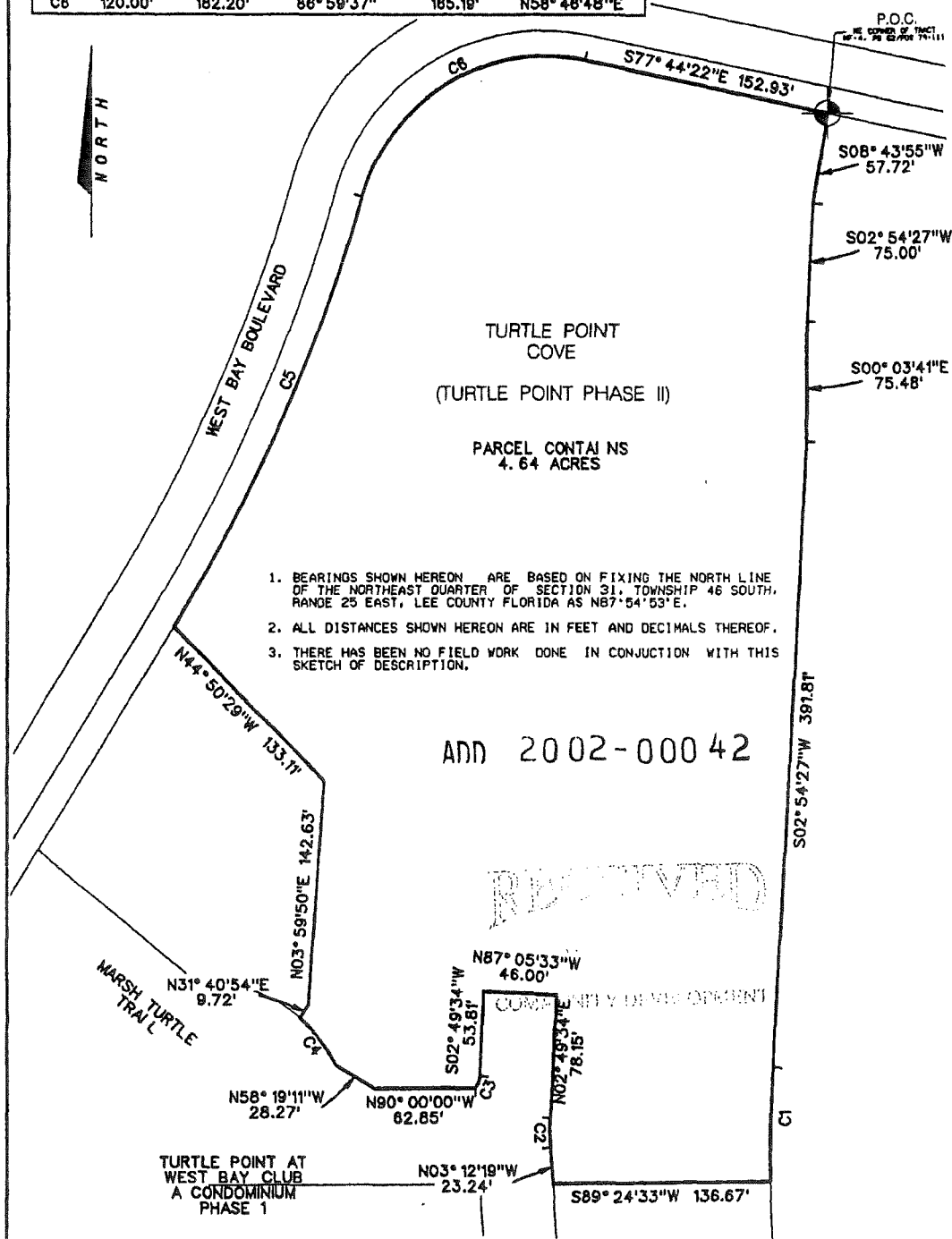
COMMUNITY DEVELOPMENT

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"	72.69'	S01° 08' 44" W
C2	177.00'	18.63'	8° 01' 53"	18.62'	N00° 11' 22" W
C3	13.00'	8.62'	38° 00' 22"	8.47'	S21° 49' 45" W
C4	86.00'	37.51'	22° 23' 13"	37.27'	N36° 48' 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° 48' 48" E

THIS IS NOT A SURVEY



SHEET 2 OF 2

THIS IS NOT A SURVEY

[Signature]
MICHAEL A. VARD (FOR THE FIRM LB642)
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE L56301

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
2156 JOHNSON STREET, P.O. BOX 950, FORT MYERS, FLORIDA 33902-1550, PHONE (813) 334-0046 LB#0642

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

UTILITY ENGINEERING SERVICE
BATES AND BATES
CITY ENGINEERING SERVICES
19919 SOUTH TAMPAKE TRAIL
ESTERO, FLORIDA 33928
PHONE (941) 498-1300

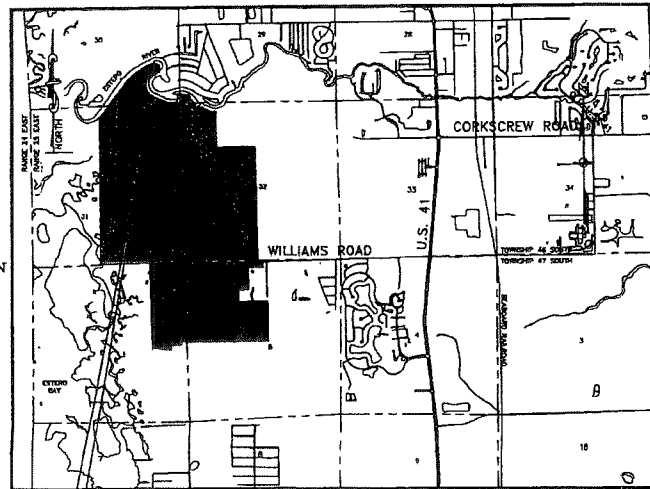
FILE CONTROL SERVICE
ESTERO FIRE PROTECTION
AND RESCUE DEPARTMENT
39719 SOUTH TAMPAKE TRAIL
ESTERO, FLORIDA 33928
PHONE (941) 940-3472

TELEPHONE
BATES - FLORIDA, INC.
P.O. BOX 2477
HARTSDALE, FLORIDA 34703
PHONE (844) 783-0000

FLORIDA POWER & LIGHT COMPANY
1105 15TH AVENUE S.W.
MIAMI, FLORIDA 33139
PHONE (841) 343-0000

UTILITY LOCATION SERVICE
BANKING STATE OF FLA. DIVISION
PHONE (888) 432-4770

LANDSCAPE COLLECTION
DEE TROTTLE
A. R. POE 8885
GALT ROAD, MIAMI 33141
PHONE (841) 350-0118



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
31-46-25-01-00003.0068	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-95-005)

APPROVED
Final Plan Approval
for Reclamation Planned Development
Subject to Ord. # 2002-00042
Date: April 10, 2002

**JOHNSON
ENGINEERING**

2188 JOHNSON STREET
P.O. BOX 1530
FORT MYERS, FLORIDA 33902-1550
PHONE (941) 334-0046
FAX (941) 334-2981
E.O. #642 & L.B. #642

REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 14154

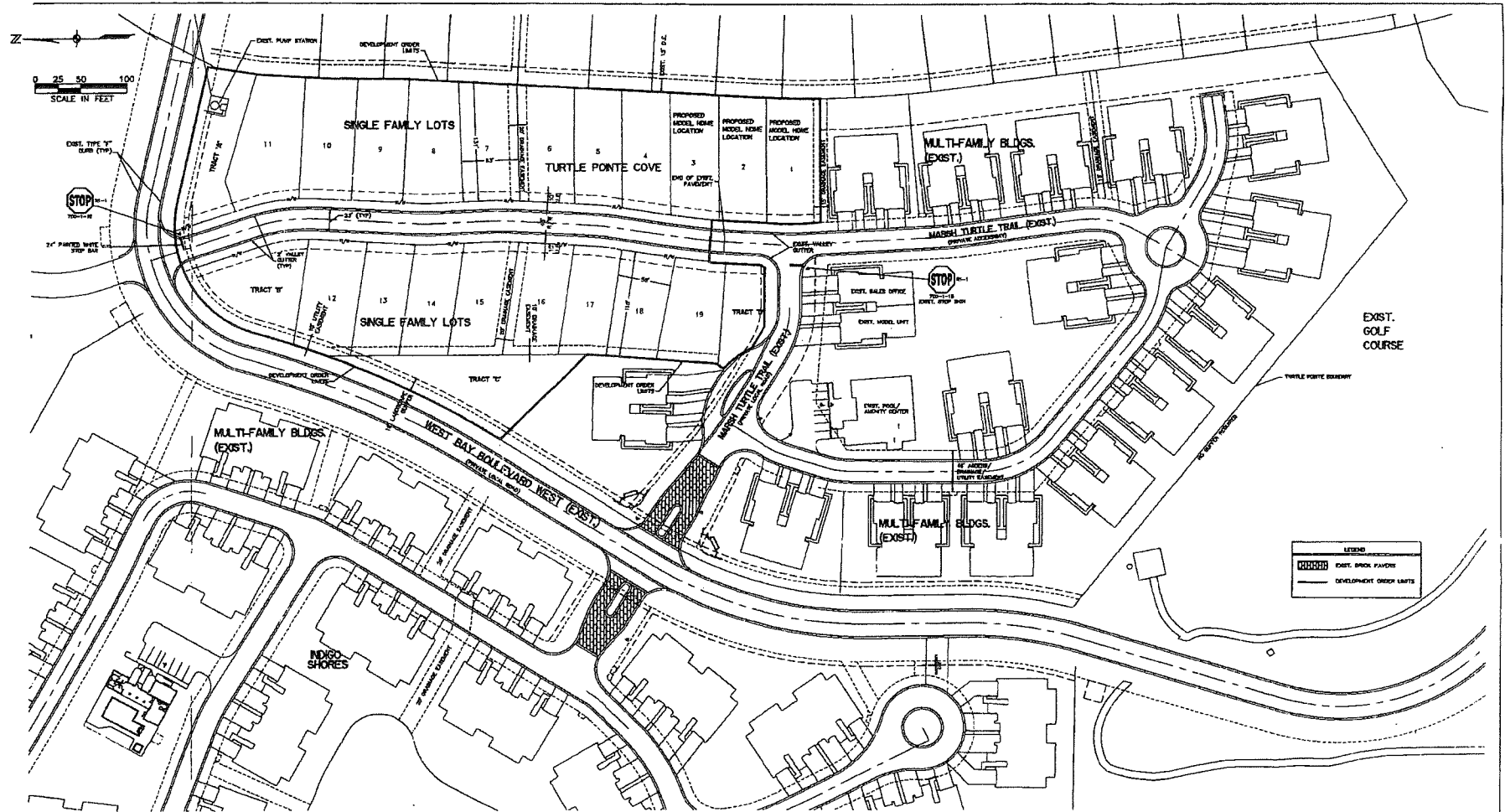
APR 10 2002

FORREST H. BANKS, P.E.

DATE

ADD 2002-00042

SHEET
1



- SPECIAL NOTES:**
1. TRACTS "A" AND "B" ARE LANDSCAPE, SIGN AND BRUSHING EXHIBITS.
 2. TRACTS "C" AND "D" ARE LANDSCAPE AND BRUSHING EXHIBITS.

- STORM AND PAVEMENT MARKING NOTES:**
1. ALL STORM AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH F.D.A.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION DATED 1991, F.D.A.T. STANDARD AND TRAFFIC SIGN STANDARDS DATED JANUARY 1991, THE MANUAL OF 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 716. FORMS SHALL STAY STRIPES SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT ONLY.
 3. BATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
 4. REMOVE ANY EXISTING SIGN OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
 5. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH F.D.A.T. TRAFFIC AND TRAFFIC SIGN STANDARDS DATED JANUARY 1991.

MIN. ROAD CROWN ELEVATION:
5.0'
FINISH FLOOR ELEVATION:
15.0' MIN. (UNLESS OTHERWISE NOTED)

APPROVED
Final Plan Approval
for **Johnson's Planned Development**
Subject to Code # 2002-00042
Date **7/26/02**

APR 10 2002

COMMUNITY DEVELOPMENT

APR 02, 2002 - 2:00PM - 2:00PM - 2:00PM - 2:00PM (Signed)

REVISIONS		

TURTLE PONTE COVE
LEE COUNTY, FLORIDA

**JOHNSON
ENGINEERING**

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (813) 534-0048
FAX (813) 534-3881
C.R. #042 or L.B. #042

FORREST A. GARR, JR.
P.L. Eng. No. 14184

SITE PLAN
ADD 2002-00042

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/02/02	20012512	31-48-25	As Shown	2

ADD 2011-00087

RESOLUTION NUMBER Z-05-010

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

RECEIVED
NOV 08 2011
COMMUNITY DEVELOPMENT

WHEREAS, an application was filed by the property owner, West Bay Club Development Corporation, to amend the West Bay Club RPD (f/k/a Estero Point RPD) and add 1.6 acres; and

WHEREAS, a public hearing was advertised and held on January 19, 2005, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2004-00046; and

WHEREAS, a second public hearing was advertised and held on March 21, 2005, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to:

- a. Change Area 3 from single-family residential, as approved in Administrative Amendment ADD1999-00056, to a multi-family residential area as originally approved in Resolution Z-96-005, which will allow 20 stories over parking not to exceed a maximum height of 220 feet; and
- b. Add 1.6± acres to the West Bay Club RPD, Area 9, to allow for the addition of four single-family residential lots with no increase in the total number of dwelling units.

The subject property is located in the Outlying Suburban, Suburban and Wetlands Land Use Categories and legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the four page Master Concept Plan entitled "Master Concept Plan for West Bay Club", formerly Estero Pointe RPD, stamped received by the permit counter on August 27, 2004, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.
2. The terms and conditions of Resolution Z-96-005 and Amendments thereto remain in full force and effect except as amended herein.
3. Upon approval of this zoning action, Administrative Amendment ADD1999-00056 is null and void.
4. The four single-family residential lots added to Development Area (Pod) 9, referenced as Development Area (Pod) 9B on the Master Concept Plan, must be consistent with the Property Development Regulations adopted within Resolution Z-96-005 and Amendments thereto.
5. Development Area (Pod) 3 must be in substantial compliance with the attached site plan, labeled Exhibit C, and the terms and conditions of Resolution Z-96-005.
6. Condition Number 4 of Resolution Z-96-005, and its subsequent amendment in Administrative Amendment PD-98-003, Condition 3, is further amended as follows:

The RPD is limited to a maximum total of 1,016 residential dwelling units with the following distribution:
 - a. A maximum of 970 dwelling units are permitted on the subject properties located within the Outlying Suburban Land Use Category, of which no more than 630 dwelling units are permitted within Development Areas (Pods) 3, 4, and 5.
 - b. A maximum of 46 dwelling units are permitted within the subject properties in the Suburban Land Use Category.
7. Sheet three of the four page Master Concept Plan entitled "Master Concept Plan for West Bay Club", formerly Estero Pointe RPD, stamped received by the permit

counter on August 27, 2004, attached hereto as Exhibit D, is amended by adding and deleting language as follows:

An overall maximum of five high-rise buildings may be located within multiple-family Development Areas (Pods) 3, 4, and 5.

8. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

SECTION C. DEVIATIONS:

No additional deviations have been requested as part of the zoning action. All deviations, except Deviation 9, approved by Resolution Z-96-005 remain in full force and effect. Deviation 9 is revised as follows:

Deviation (9) seeks relief from the LDC §34-935(f)(3)(e), requirement limiting the height of buildings in the RPD zoning category within the Outlying Suburban land use category to 45 feet, to allow 20 stories over parking for Development Areas (Pods) 2, 3, 4 and 5. This deviation is APPROVED, SUBJECT TO the following conditions:

- a. Development Area (Pod) 2 is limited to a maximum height of 75 feet.
- b. Development Areas (Pods) 3, 4, and 5 are limited to a maximum height of 220 feet and are further limited to a combined total of five multi-family high-rise buildings and 24 low-rise villa units for a combined total of 630 dwelling units: a maximum of two high-rise buildings on Development Areas (Pods) 3 and 4, and 24 low-rise villa units in Development Area (Pod) 3 only; and a maximum of one high-rise building on Development Area (Pod) 5.
- c. Development Areas (Pods) 3 and 4 must provide a minimum of 35 percent open space.
- d. Development Area (Pod) 5 is limited to one multi-family high-rise building and must provide a minimum of 60 percent open space.
- e. Ninety percent of the required parking in multiple-family Development Areas (Pods) 3, 4, and 5 must be provided under the principal building structure to limit the impacts of impervious areas created by open parking lots.
- f. All buildings over 45 feet in height must be set back an additional one-half foot for every foot of height over 45 feet along the external development perimeter.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (subject parcel identified with shading)
- Exhibit C: Site Plan
- Exhibit D: The Master Concept Plan

The applicant indicates there are numerous and varied STRAP numbers which are on file and available for inspection at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Hall, seconded by Commissioner Judah and, upon being put to a vote, the result was as follows:

Robert P. Janes	AYE
Douglas R. St. Cerny	AYE
Ray Judah	AYE
Tammy Hall	AYE
John E. Albion	AYE

DULY PASSED AND ADOPTED this 21ST day of March 2005.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Osia S. Pierce
Deputy Clerk

BY: [Signature]
Chairman



Approved as to form by:

[Signature]
Dawn E. Perry-Lehnert
County Attorney's Office

RECEIVED
MINUTES OFFICE
lp
2005 MAR 24 AM 10:13

DESCRIPTION

WEST BAY CLUB
PARCEL IN

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

A TRACT OR PARCEL OF LAND BEING ALL OF WEST BAY CLUB, A
SUBDIVISION, AS RECORDED IN PLAT BOOK 62 AT PAGES 79 THROUGH 111
OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND ALL OF PARCEL
ONE AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORD BOOK 3041 AT
PAGE 3528 OF SAID PUBLIC RECORDS, LYING IN SECTIONS 29, 30, 31
AND 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 5 & 6,
TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA, DESCRIBED
AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION
3, BEING A POINT ON THE CENTERLINE OF WILLIAMS ROAD
(50.00 FEET WIDE); THENCE RUN THE FOLLOWING COURSES
AND DISTANCES ALONG THE BOUNDARY OF SAID WEST BAY
CLUB: SOUTH 00° 40' 18" EAST FOR 30.00 FEET;
NORTH 89° 00' 18" EAST FOR 165.26 FEET;
SOUTH 00° 38' 29" EAST FOR 200.00 FEET;
SOUTH 89° 00' 18" WEST FOR 494.00 FEET;
SOUTH 00° 47' 09" EAST FOR 765.00 FEET;
SOUTH 88° 57' 37" WEST FOR 130 FEET, MORE OR LESS,
TO THE MEAN HIGH WATER LINE OF HALFWAY CREEK; THENCE
DEPARTING SAID BOUNDARY OF WEST BAY CLUB RUN SOUTHERLY
ALONG SAID MEAN HIGH WATER LINE FOR 370 FEET, MORE OR
LESS TO AND INTERSECTION WITH SAID BOUNDARY OF WEST
BAY CLUB; THENCE RUN THE FOLLOWING COURSES AND
DISTANCES ALONG SAID BOUNDARY:
NORTH 89° 15' 59" EAST FOR 409 FEET, MORE OR LESS TO
THE NORTHEAST CORNER OF THE SOUTH HALF (S-1/2) OF THE
NORTHWEST QUARTER (NW-1/4) OF SAID SECTION 5;
NORTH 89° 15' 52" EAST FOR 327.60 FEET;
SOUTH 00° 32' 41" EAST FOR 1,350.95 FEET;
SOUTH 89° 31' 44" WEST FOR 324.62 FEET;
SOUTH 88° 34' 40" WEST FOR 2,592.29 FEET;
SOUTH 01° 31' 46" EAST FOR 92.78 FEET;
SOUTH 89° 10' 55" WEST FOR 349.43 FEET;
SOUTH 00° 49' 50" EAST FOR 162.49 FEET;
NORTH 81° 20' 47" WEST FOR 600.53 FEET;
SOUTH 46° 11' 51" WEST FOR 77.45 FEET;
NORTH 01° 35' 45" WEST FOR 2,875.95 FEET TO AN
INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST
QUARTER (SE-1/4) OF SAID SECTION 31;
SOUTH 88° 58' 02" WEST ALONG SAID SOUTH LINE AND
ALONG SAID BOUNDARY LINE FOR 1,838.66 FEET TO THE
SOUTH QUARTER CORNER OF SAID SECTION 31;
NORTH 00° 22' 46" WEST ALONG THE NORTH/SOUTH QUARTER
SECTION LINE FOR 2,856.37 FEET TO THE CENTER OF SAID
SECTION 31; THENCE CONTINUE NORTHERLY ALONG SAID

NORTH/SOUTH QUARTER SECTION LINE, FOR A DISTANCE OF
2,391 FEET, MORE OR LESS TO THE WATERS OF THE ESTERO
RIVER; 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 (SE-1/4) OF SAID SECTION 30, TOWNSHIP 46
SOUTH, RANGE 25 EAST; NORTH 00° 32' 05" WEST ALONG
SAID EAST LINE FOR 62 FEET, MORE OR LESS TO SAID
WATERS OF THE ESTERO RIVER; THENCE RUN WESTERLY,
NORTHERLY, EASTERLY, SOUTHEASTERLY, SOUTHWESTERLY,
WESTERLY AND SOUTHWESTERLY ALONG SAID WATERS FOR 1,753
FEET, MORE OR LESS, TO AN INTERSECTION WITH THE NORTH
LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST;
NORTH 87° 54' 53" EAST ALONG SAID NORTH LINE FOR 458
FEET, MORE OR LESS TO SAID WATERS; THENCE RUN
NORTHERLY AND SOUTHEASTERLY ALONG SAID WATERS FOR 771
FEET, MORE OR LESS TO THE NORTHEAST CORNER OF SAID
PLAT; SOUTH 00° 43' 04" EAST FOR 1,190 FEET, MORE OR
LESS; NORTH 88° 27' 02" EAST 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) AS DESCRIBED BY DEED RECORDED IN DEED
BOOK 227 AT PAGE 261 OF SAID PUBLIC RECORDS;
SOUTH 20° 51' 33" EAST ALONG SAID SOUTHWESTERLY LINE
FOR 125.36 FEET TO AN INTERSECTION WITH THE
NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 32;
SOUTH 00° 55' 53" EAST ALONG SAID QUARTER SECTION
LINE FOR 1,226.63 FEET; SOUTH 00° 56' 02" EAST ALONG
SAID NORTH/SOUTH QUARTER SECTION LINE FOR 2,644.19
FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 866 ACRES, MORE OR LESS.

BEARINGS HEREIN ABOVE MENTIONED ARE BASED ON THE EAST LINE OF
THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 32 TO BEAR
SOUTH 00° 56' 02" EAST.

PARCEL IN

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

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
MAR 4, 2004	20044403	29-46-25	1" = 800'	3 OF 3

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AUG 27 2004

DCI 2004 00046

PERMIT COUNTER

RECEIVED

AUG 27 2004

DCI 2004 00046

PERMIT COUNTER

Exhibit A
Page 2 of 3

Drawing Name

SHEET 1
SHEET 2

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

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (941) 334-0048
FAX (941) 334-3661
E.B. #642 & L.B. #642

REV-080504-STATE PLANE COORDINATES.

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
MAR 4, 2004	20044403	29-46-25	1" = 800'	1 OF 3

NOTES:

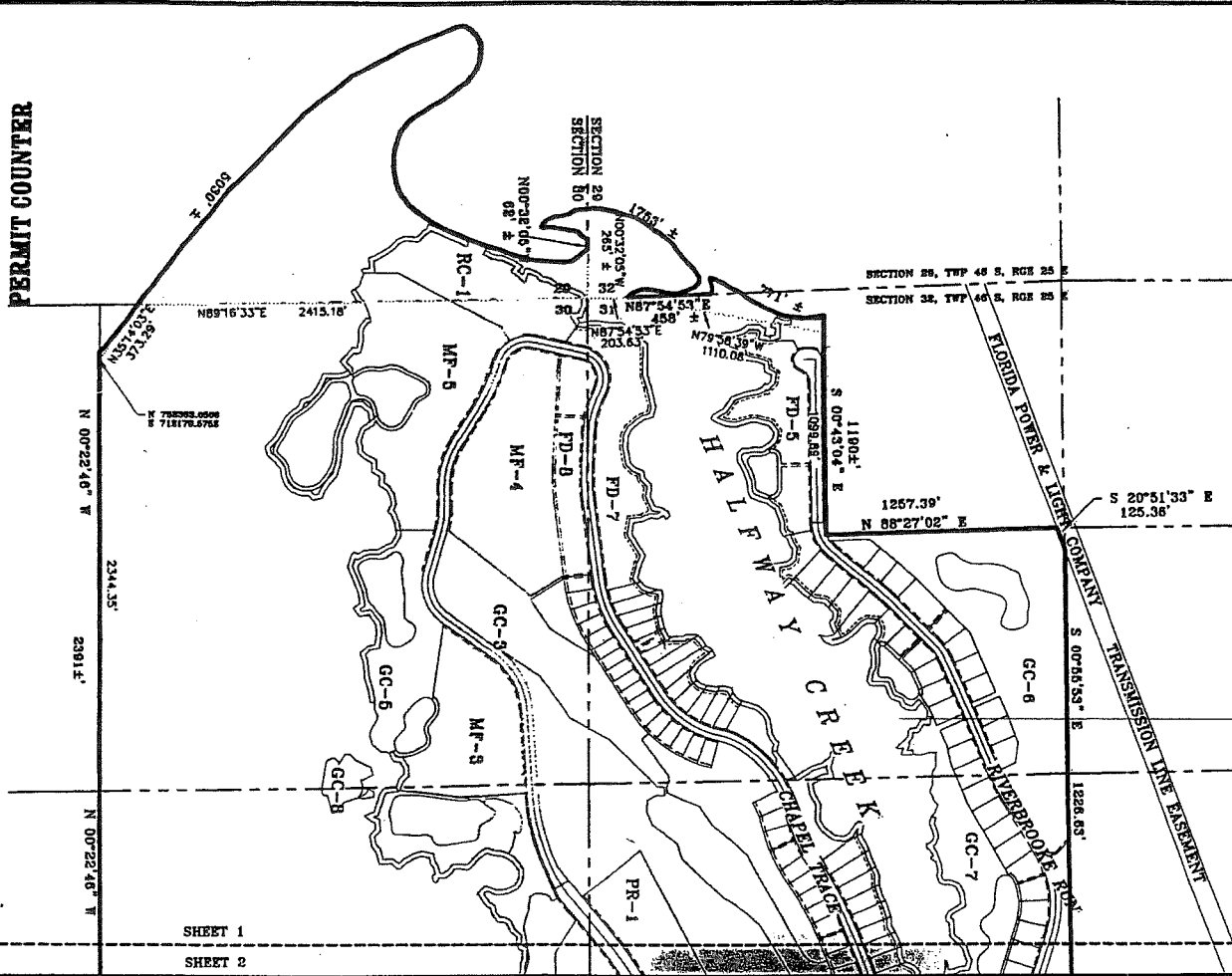
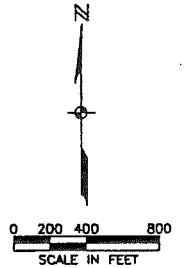
1. LEGAL DESCRIPTION ON SHEET 3
2. OR = OFFICIAL RECORD BOOK
3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL
4. PB = PLAT BOOK
5. PG = PAGE
6. PARCEL CONTAINS 40.38 ACRES, MORE OR LESS.
7. GC = GOLF COURSE
8. LS = LANDSCAPE
9. LK = LAKE
10. R = ROAD
11. DB = DEED BOOK
12. COORDINATES SHOWN ARE STATE PLANE, FLORIDA WEST ZONE, NAD 1983/1980 ADJUSTMENT.

THIS IS NOT A SURVEY

Frances L. Summerall
FRANCES L. SUMMERALL (FOR THE FIRM - LB#642)
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA
CERTIFICATE NO. 5652

DATE SIGNED: 08-05-04

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND NOT VALID WITHOUT LEGAL DESCRIPTION SHEETS 2 & 3.



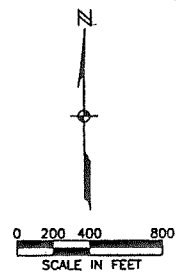
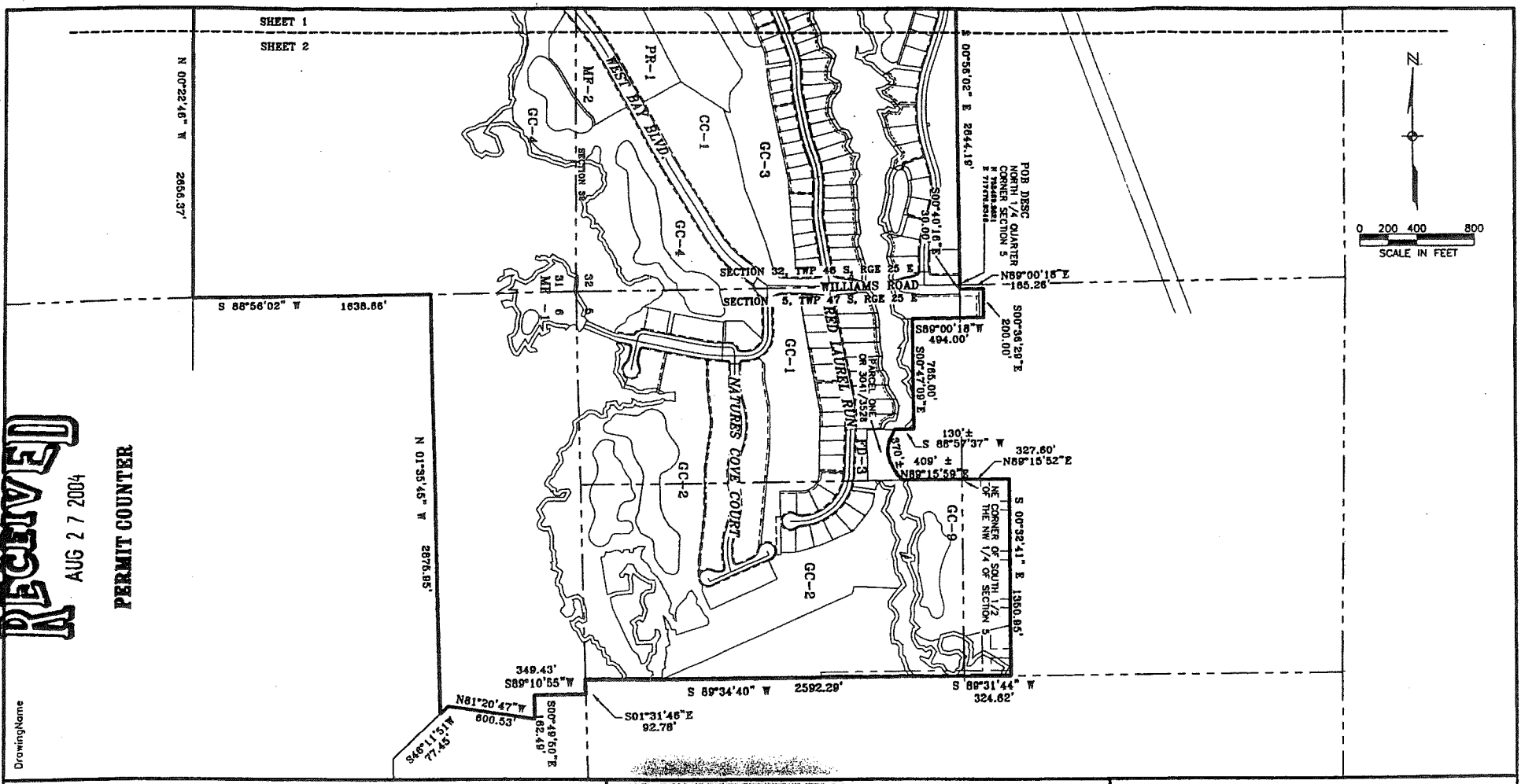
97000 700c 100 DCI

Exhibit A
Page 3 of 3

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AUG 27 2004

PERMIT COUNTER



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

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (941) 334-0046
FAX (941) 334-3681
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
MAR 4, 2004	20044403	29-46-25	1" = 800'	2 OF 3

ZONING INTAKE MAP

1/4/2005

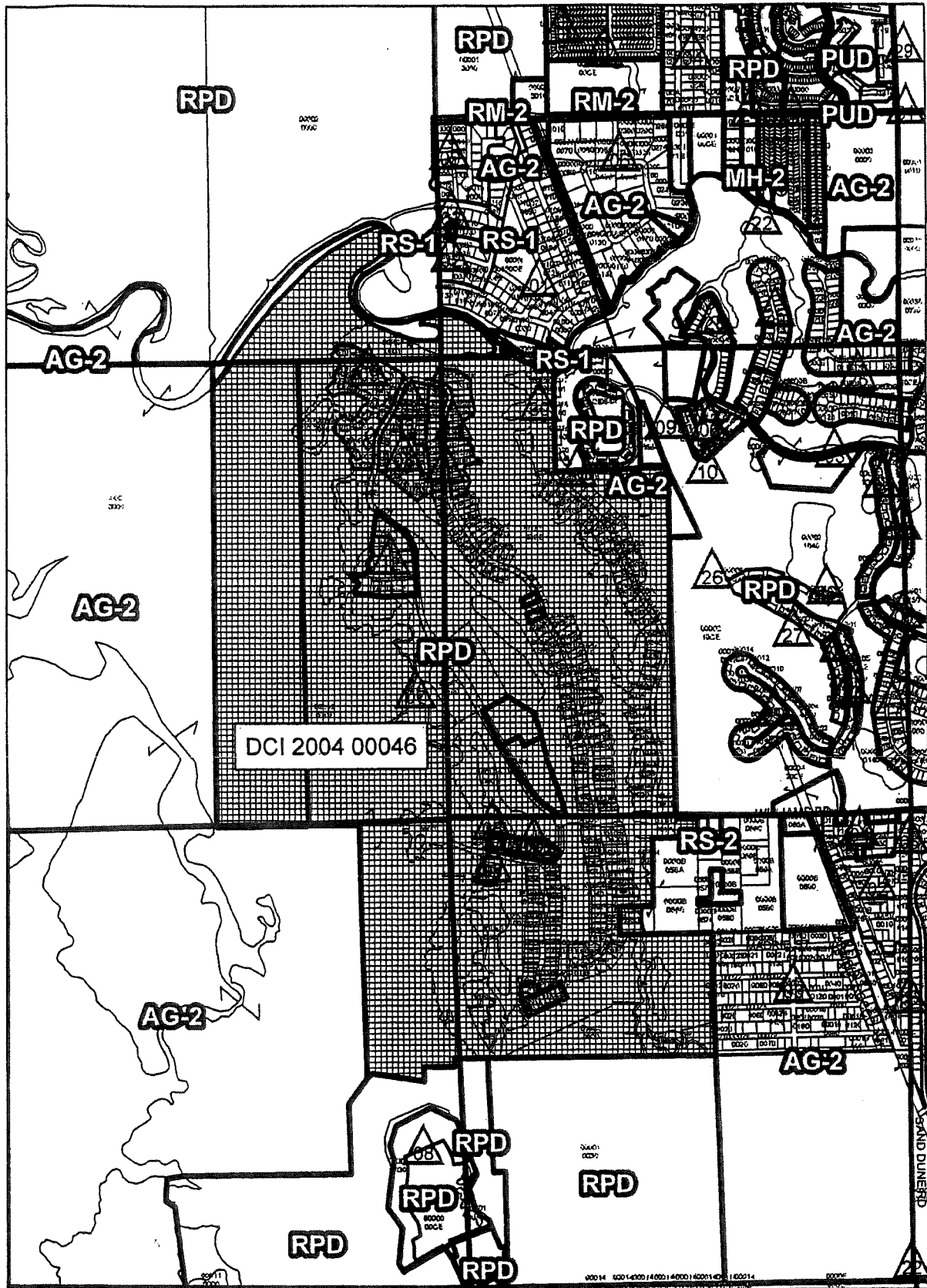
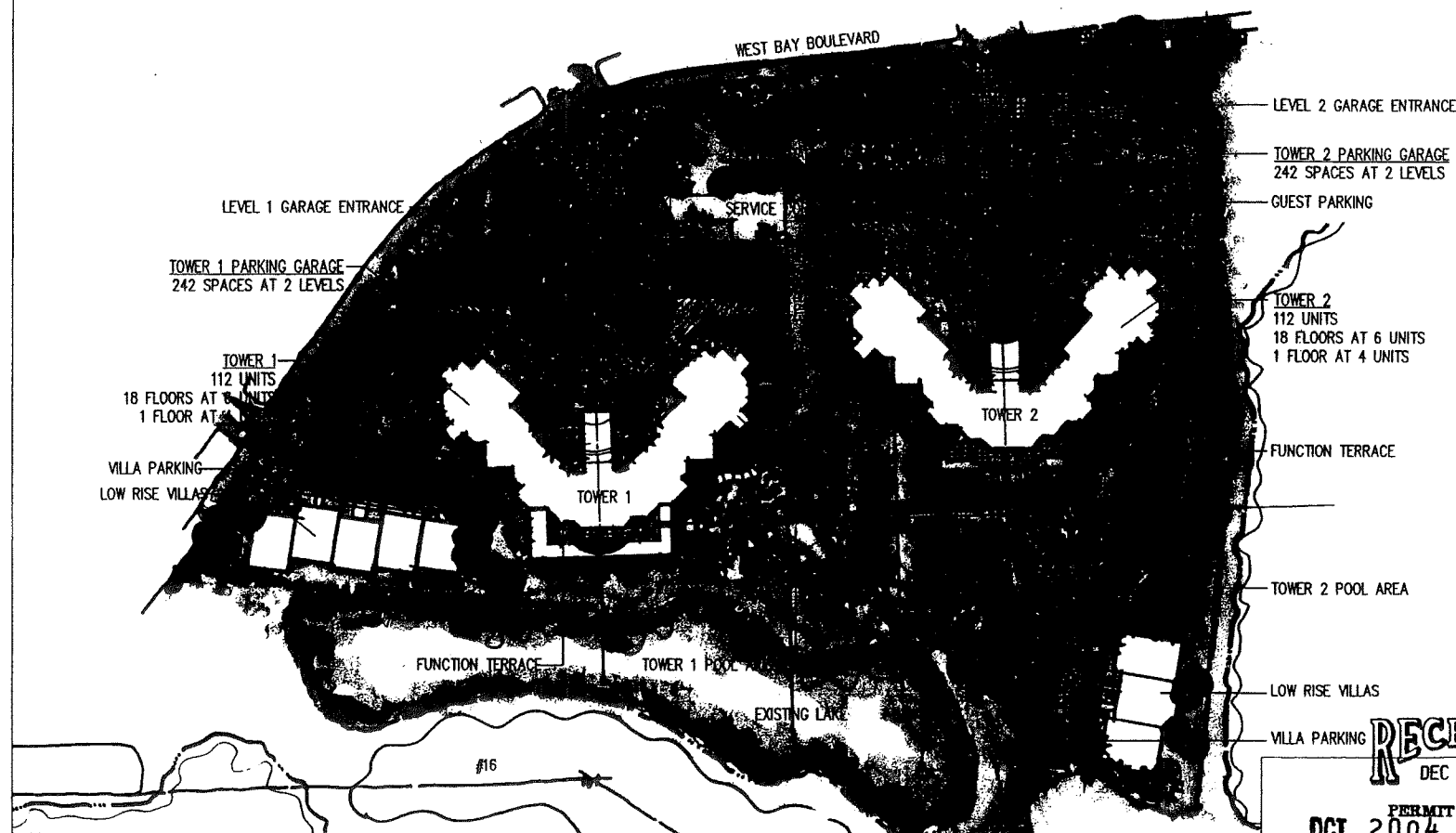


EXHIBIT B

1,800 900 0

1,800 Feet



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DEC 27 2004

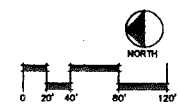
PERMIT COUNTER
DCI 2004 0004



WEST BAY CLUB
The beauty never fades.

Exhibit C

WEST BAY CLUB Estero, Florida WEST LAKE COURT

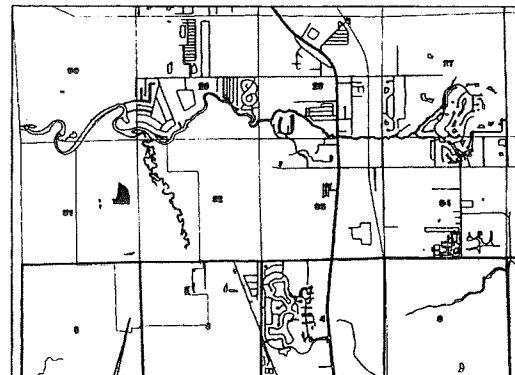


EDSA
1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
www.edsa.com
landscape
planning
landscape architecture
graphic designers

MASTER CONCEPT PLAN FOR WEST BAY CLUB RPD (FORMERLY ESTERO POINTE 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
2	MASTER CONCEPT PLAN
3	DOCUMENTATION, SOILS & FLUCPCS



PROJECT
LOCATION

LOCATION MAP

0 2000 4000
SCALE IN FEET

APRIL, 2004

APPLICANT

WEST BAY CLUB DEVELOPMENT CORPORATION
4600 WEST BAY BOULEVARD
ESTERO, FLORIDA 33928
PHONE (239) 498-7770
FAX (239) 498-7771

JOHNSON
ENGINEERING

2156 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0048
FAX (239) 334-0061
L.R. #642 & L.R. #643

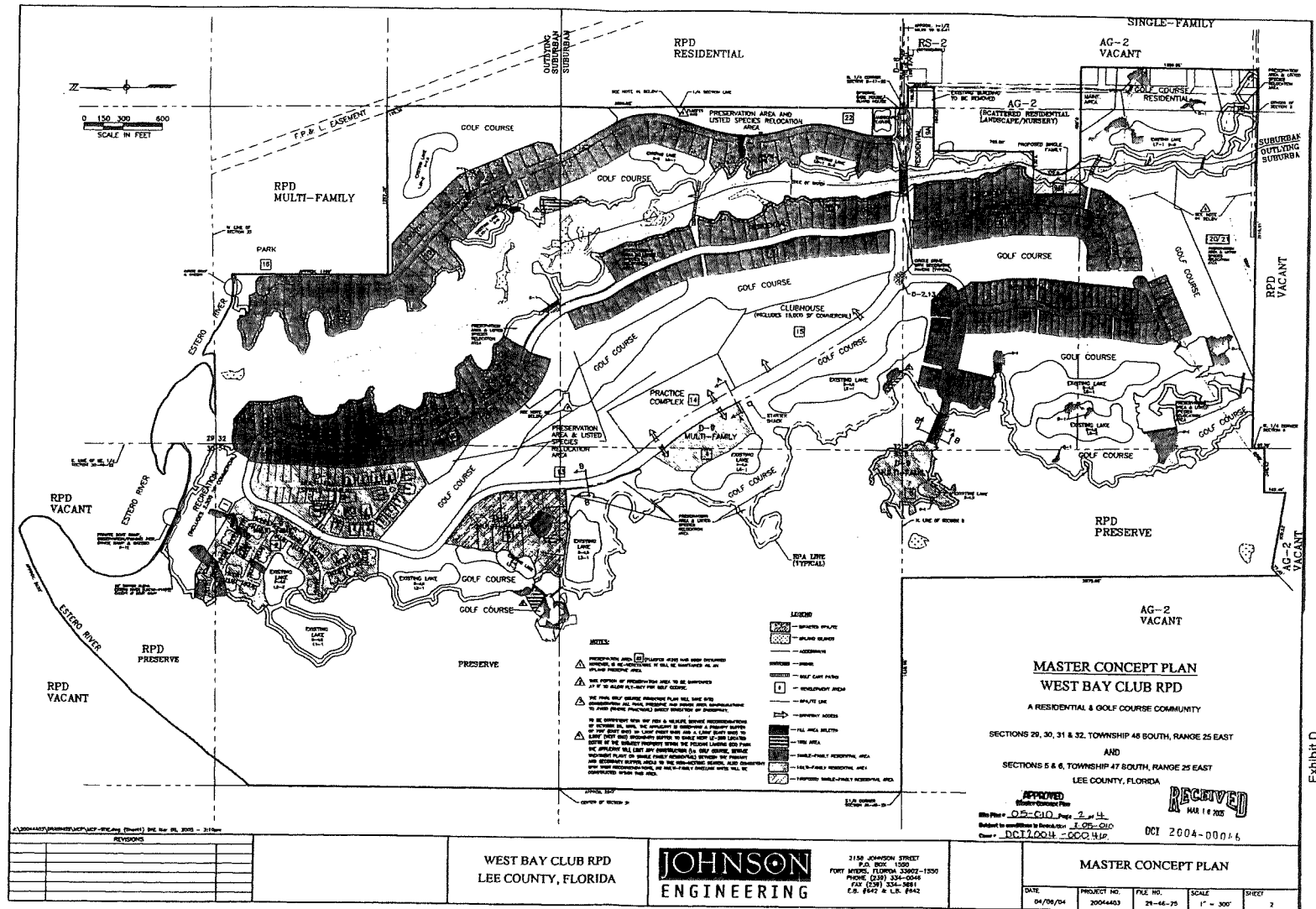
APPROVED
Master Concept Plan

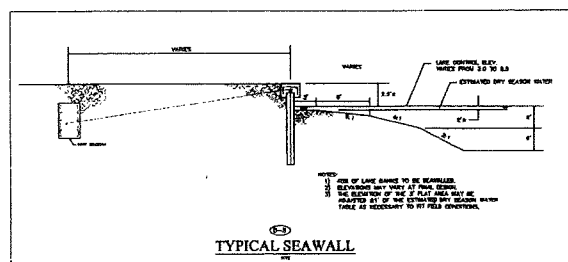
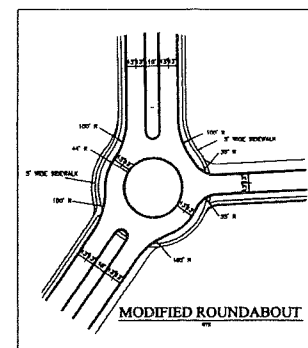
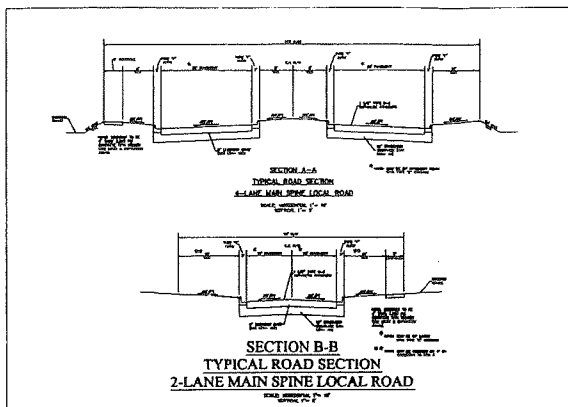
Site Plan - 05-010-1-1-1
Subject to conditions of Resolution 1-05-010
Drawn by DETACON - 05-010-1-1-1

DCI 2004-00046

RECEIVED
MAR 11 2005

SHEET
1





APPROVED
Master District Plan
BIO POB - 05-010, Page 11 of 11
Subject to conditions & Standard Plans
Drawn - D.C. 12/24/00/00/00

BCE 2004-00046

RECEIVED
MAR 11 2005

APPROVED/REVISED/NOTED/REVISIONS/DATE/REV. NO. 05/01/05 - 3125

REVISIONS	DATE	REV. NO.

WEST BAY CLUB
LEE COUNTY, FLORIDA

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1500
PORT MYERS, FLORIDA 33902-1500
PHONE (239) 334-4044
FAX (239) 334-5881
C.E. #642 & L.E. #642

DOCUMENTATION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
04/06/04	20044403	29-48-25	As Shown	4

ADMINISTRATIVE AMENDMENT (FPA) - ADD2005-00022

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 Jasmine Bay at West Bay Club located at West Bay Boulevard, described more particularly as:

LEGAL DESCRIPTION: In Sections 31 & 32, Township 46 South, Range 25 East, Lee County, Florida:

TRACT MF-2, WEST BAY CLUB SUBDIVISION, AS RECORDED IN PLAT BOOK 62, PAGES 96 & 97 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

WHEREAS, the property was originally rezoned in resolution number Z-96-005 with subsequent amendment in case number PD-98-003; and

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

WHEREAS, this phase of the project proposes development of 220 multiple family dwelling units; and

WHEREAS, the applicant has requested to add the following four deviations to the approved Planned Development:

- 1- A deviation from the Property Development Regulations approved by Resolution Z-96-005 for a twenty-five foot (25') water body setback to allow a zero feet (0') water body setback between Parcel 4 and the lake tract 4-1 in the swimming pool area.
- 2- A deviation from Section 10-328(a) of the Lee County Land Development Code which requires a minimum of twenty foot (20') wide maintenance access easement along lake perimeter to allow zero feet (0') for approximately 127 linear feet where the swimming pool area stem wall is proposed.
- 3- A deviation from the Property Development Regulations approved by Resolution Z-96-005 to include a zero foot (0') property line setback between Parcel 4 and lake Tract 4-1.

WHEREAS, Condition 2 of Resolution Z-96-005 requires that prior to local development order approval for vertical development the developer must submit for and have approved an application for Final Plan Approval; 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 Environmental Sciences Division has indicated that this approval will not have any negative environmental impact; 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 including the requested deviations to the Planned Development for Jasmine Bay At West Bay Club is **APPROVED with the following conditions:**

1. The Development must be in substantial compliance with the 8 page Final Zoning Plan, by Johnson Engineering, dated January 2004, stamped received by the Permit Counter on February 03, 2005.
2. Final Zoning Plan ADD2005-00022 is hereby APPROVED and adopted. A reduced copy is attached hereto.
3. Development must continue to comply with the actions and conditions of Resolution Z-96-005, as amended by Administrative Amendment PD-98-003.

DULY SIGNED this 16th day of March, A.D., 2005.

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

FINAL PLAN APPROVAL

FOR

JASMINE BAY

AT WEST BAY CLUB

UTILITIES PROVIDING SERVICE:

WATER AND SEWER

LEE COUNTY UTILITIES
1500 MONROE STREET
FORT MYERS, FLORIDA 33902
PHONE (239) 479-8163

TELEPHONE

UNITED TELEPHONE SYSTEM
P.O. BOX 2477
NAPLES, FLORIDA 33939-2477
PHONE (239) 253-8221

ELECTRIC

FLORIDA POWER & LIGHT COMPANY
P.O. BOX 413013
NAPLES, FLORIDA 33941-3013
PHONE (239) 334-7754

CABLE TELEVISION

COMCAST
301 TOWER ROAD
NAPLES, FLORIDA 34113
PHONE (239) 793-9900

DATABASE COLLECTION

SUPERIOR SERVICES
1112 S.E. 8TH LANE
CAPE CORAL, FLORIDA 33900
PHONE (239) 595-4475

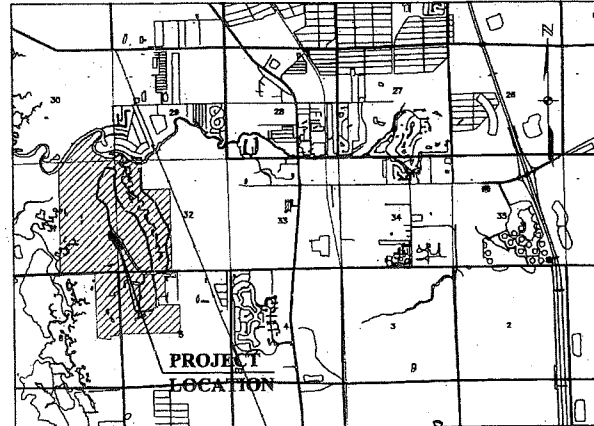
FIRE CONTROL DISTRICT

ESTERO FIRE PROTECTION
AND RESCUE DISTRICT
20241 SOUTH TAMPAH TRAIL
ESTERO, FL 33928
PHONE (239) 947-3473

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER
2	SITE PLAN
3-4	TYPICAL CROSS SECTIONS
5-8	ARCHITECTURAL BUILDING ELEVATIONS

SECTION 31 TOWNSHIP 46 S., RANGE 25 E.
LEE COUNTY, FLORIDA



LOCATION MAP

0 2500 5000
SCALE IN FEET

DECEMBER 27, 2004

OWNER

WEST BAY CLUB DEVELOPMENT CORPORATION
4610 WEST BAY BOULEVARD
ESTERO, FL 33928
PHONE (239) 498-7770
FAX (239) 498-7771

AGENT/DEVELOPER

WEST BAY CLUB DEVELOPMENT CORPORATION
4610 WEST BAY BOULEVARD
ESTERO, FL 33928

ZONING

RPD (RESOLUTION # Z-96-005)

SIZE OF PARCEL

6 ACRES

STRAP NUMBER

32-46-25-07-69664.0000
OCMFA.

APPROVED

Final Plan Approval
for Residential Planned Development
Subject to Case # ADD2005-00022
Date 3/15/05

RECEIVED
FEB 03 2005

PERMIT COUNTER

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1850
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0044
FAX (239) 334-3681
E.S. #042 & L.B. #642

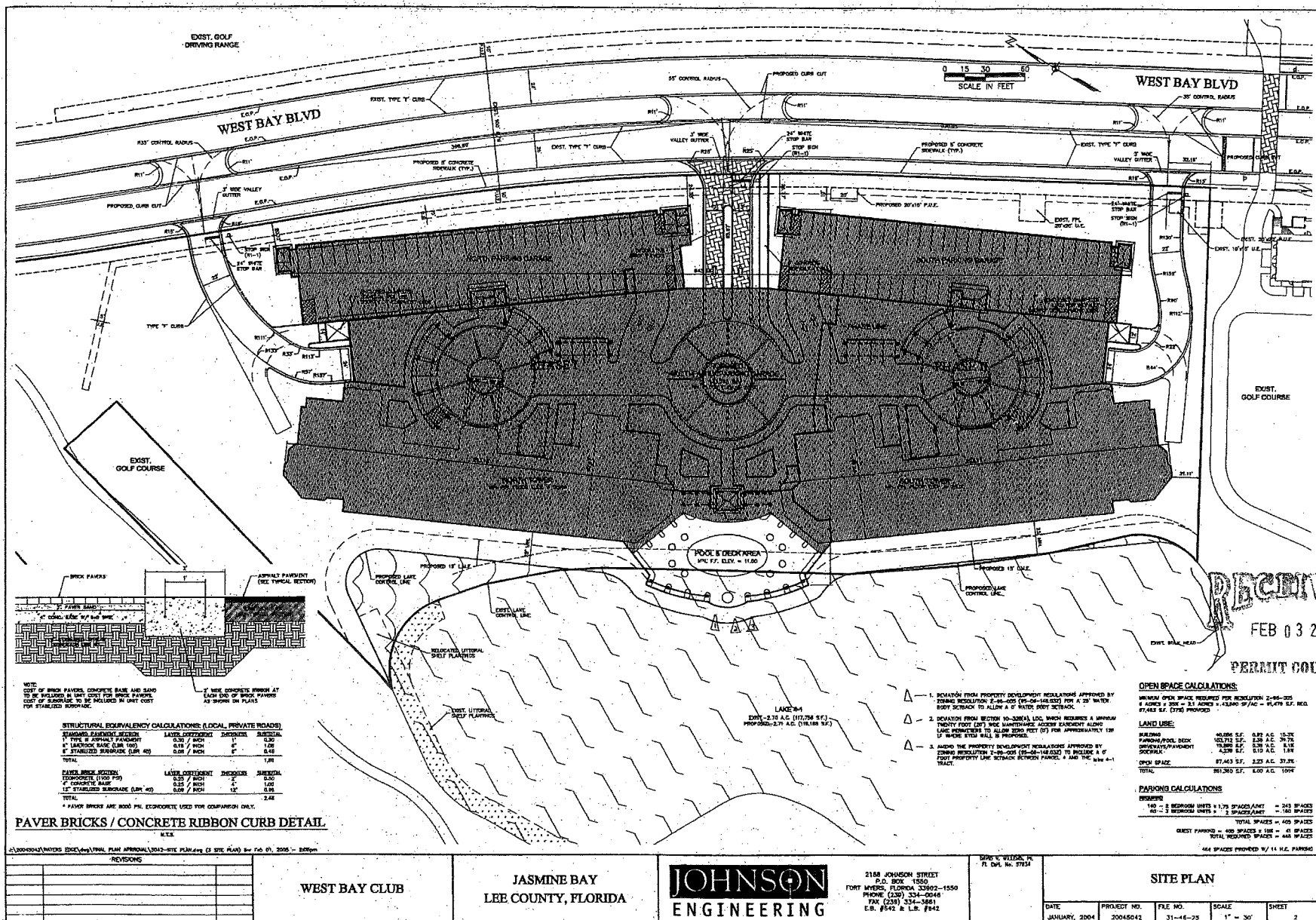
REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. #41287

NAME DATE



SHEET

ADD 2005-00022



NOTE:
COST OF BRICK PAVEMENT, CONCRETE BASE AND SAND
TO BE INCLUDED IN UNIT COST FOR BRICK PAVEMENT.
COST OF SANDSHED TO BE INCLUDED IN UNIT COST
FOR STABILIZED SURFACING.

STRUCTURAL EQUIVALENCY CALCULATIONS (LOCAL, PRIVATE ROADS)

STANDARD EXISTING MATERIAL	LAST APPROVED	SECTION	SECTION
1" TYPE B ASPHALT PAVEMENT	0.50 / INCH	1"	0.50
1" SANDSHED BASE (L.S. #5)	0.75 / INCH	1"	0.75
1" STABILIZED SURFACING (L.S. #5)	0.50 / INCH	1"	0.50
TOTAL			1.75

PAVER BRICKS / CONCRETE RIBBON CURB DETAIL

PAVER BRICKS ARE 8000 P.S.I. ECTHROCRITE USED FOR COMPARISON ONLY.

1" TYPE B ASPHALT PAVEMENT

1" SANDSHED BASE (L.S. #5)

1" STABILIZED SURFACING (L.S. #5)

TOTAL

PAVER BRICKS ARE 8000 P.S.I. ECTHROCRITE USED FOR COMPARISON ONLY.

1" TYPE B ASPHALT PAVEMENT

1" SANDSHED BASE (L.S. #5)

1" STABILIZED SURFACING (L.S. #5)

TOTAL

PAVER BRICKS ARE 8000 P.S.I. ECTHROCRITE USED FOR COMPARISON ONLY.

1" TYPE B ASPHALT PAVEMENT

1" SANDSHED BASE (L.S. #5)

1" STABILIZED SURFACING (L.S. #5)

TOTAL

PAVER BRICKS ARE 8000 P.S.I. ECTHROCRITE USED FOR COMPARISON ONLY.

1" TYPE B ASPHALT PAVEMENT

1" SANDSHED BASE (L.S. #5)

1" STABILIZED SURFACING (L.S. #5)

TOTAL

PAVER BRICKS ARE 8000 P.S.I. ECTHROCRITE USED FOR COMPARISON ONLY.

OPEN SPACE CALCULATIONS

MINIMUM OPEN SPACE REQUIRED FOR RESOLUTION 2-86-005
IS 4.00% OF TOTAL AREA = 3.1 ACRES = 13.46 AC. (13.46 AC. MIN.)
TOTAL OPEN SPACE PROVIDED = 14.49 AC. (14.49 AC. MIN.)

LAND USE

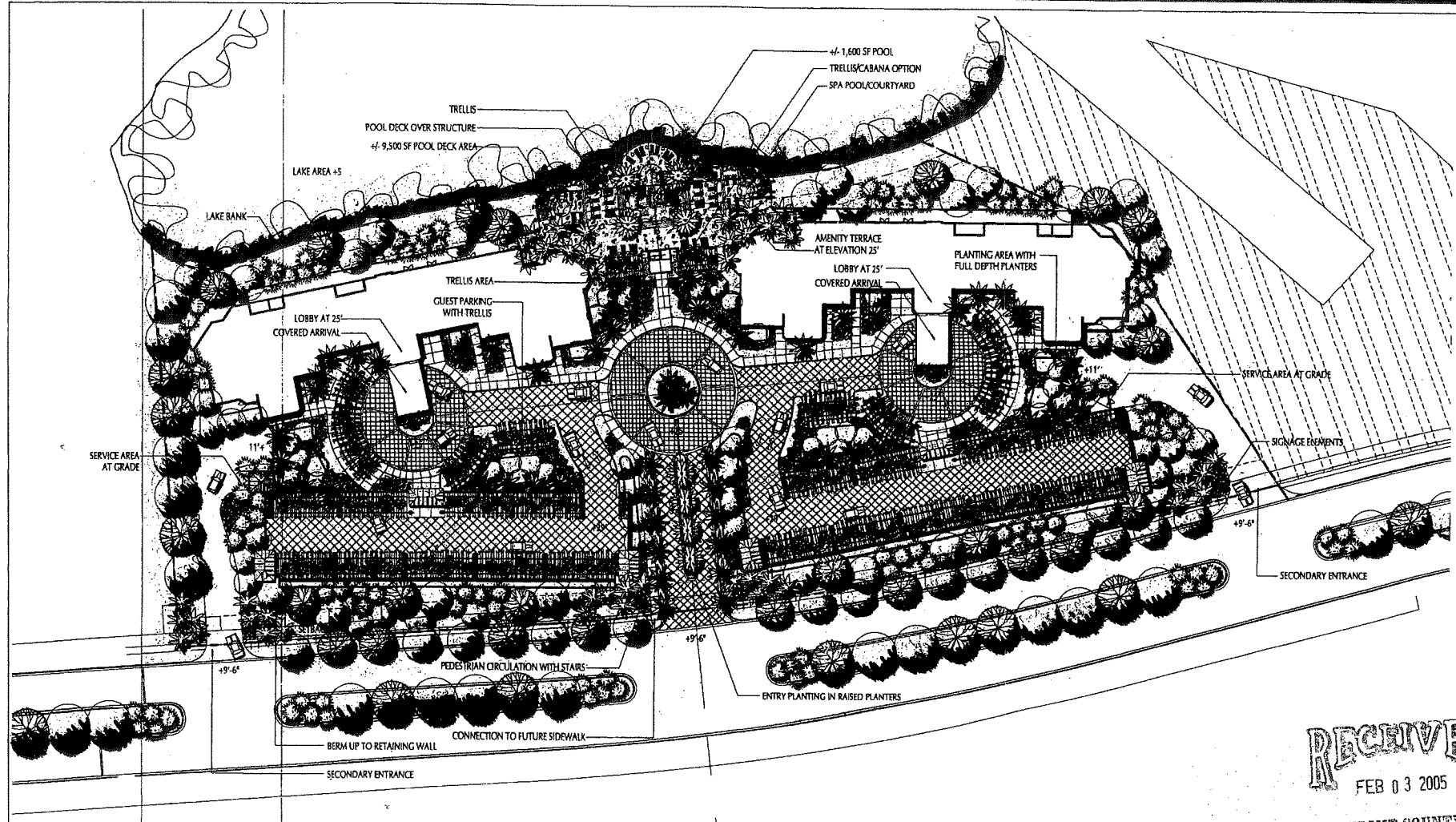
LAND USE	ACRES	PERCENT
RESIDENTIAL	10.00	10.00%
PARKING/POOL DECK	10.71	10.71%
OPEN SPACE	14.49	14.49%
TOTAL	35.20	100.00%

PARKING CALCULATIONS

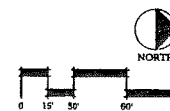
REQUIREMENTS:
140 - 2 BEDROOM UNITS = 175 SPACES/UNIT = 245 SPACES
400 - 3 BEDROOM UNITS = 160 SPACES/UNIT = 640 SPACES
TOTAL SPACES = 885 SPACES
EXIST. PARKING = 400 SPACES + 100 = 500 SPACES
TOTAL REQUIRED SPACES = 445 SPACES
445 SPACES PROVIDED W/ 1/4 H.E. PARKING

RECEIVED
FEB 03 2005
PERMIT COUNTY

ADD 2005-00022

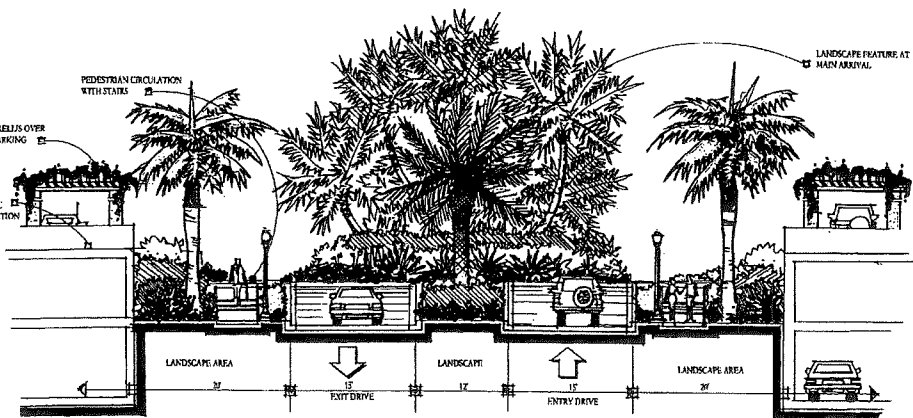


WEST BAY CLUB Jasmine Bay Estero, Florida November 5, 2004

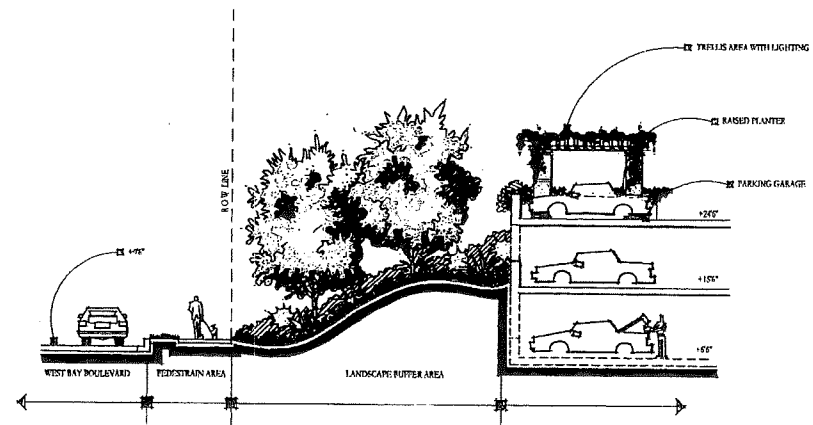


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FEB 03 2005
PERMIT COUNTY
EDSA
1513 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
www.edsafla.com
planning landscape architecture graphic design

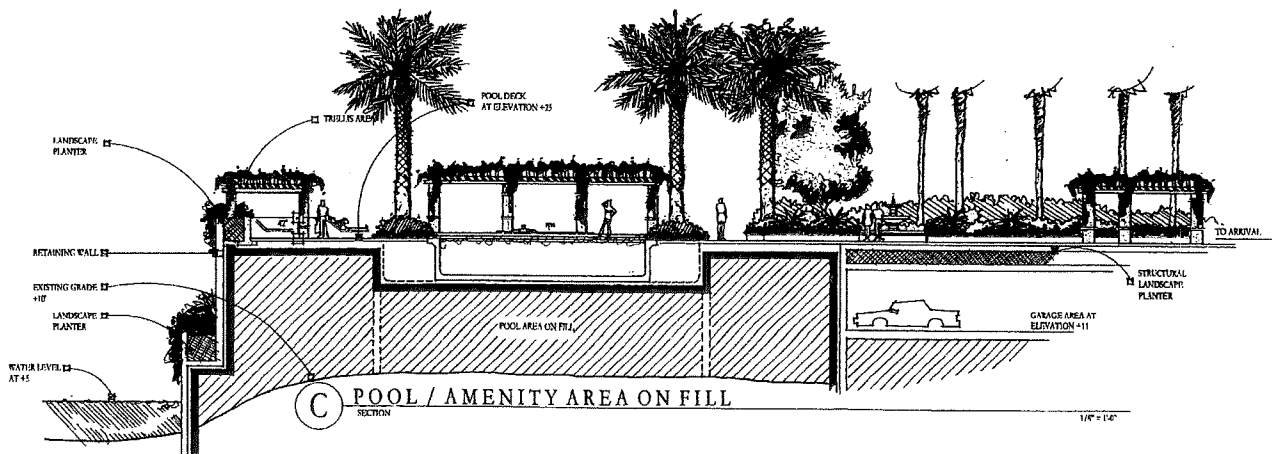
ADD 2005-00022



A MAIN ARRIVAL DRIVE
SECTION
1/8" = 1'-0"

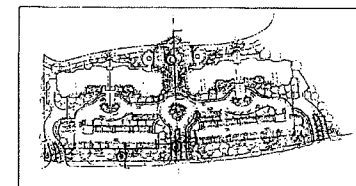


B LANDSCAPE BERM
SECTION
1/8" = 1'-0"



C POOL / AMENITY AREA ON FILL
SECTION
1/8" = 1'-0"

SECTION KEY MAP



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FEB 03 2005

PERMIT CONTROL

FOR VOLVO

EDSA

1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
www.edsafla.com

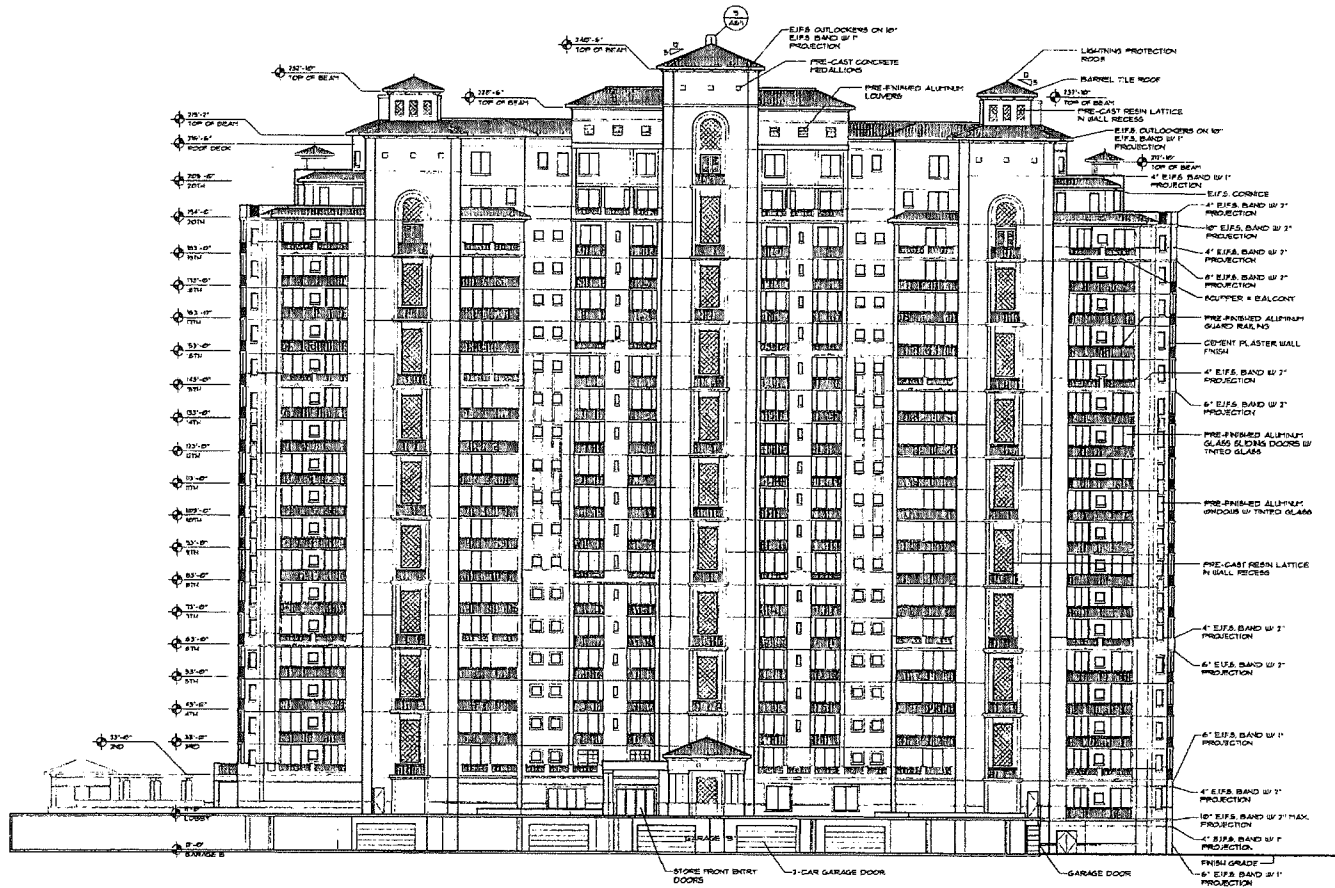
planners landscape architects graphic designers



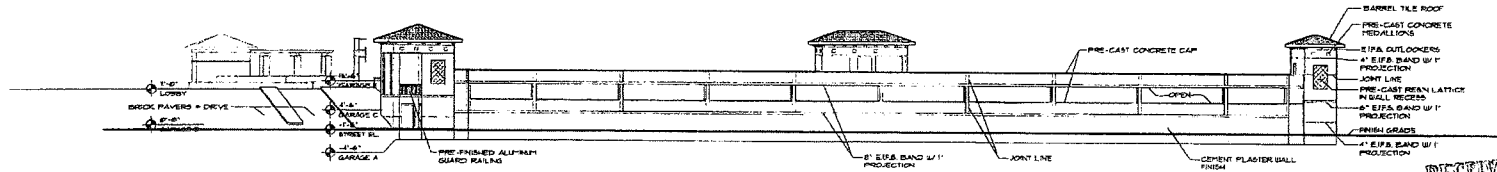
WEST BAY CLUB
The beauty never fades.

WEST BAY CLUB
Jasmine Bay
Estero, Florida

ADD 2005-00022

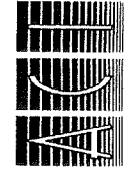


FRONT ELEVATION (EAST)



FRONT GARAGE ELEVATION (EAST)

Scale: 1/16"=1'-0"

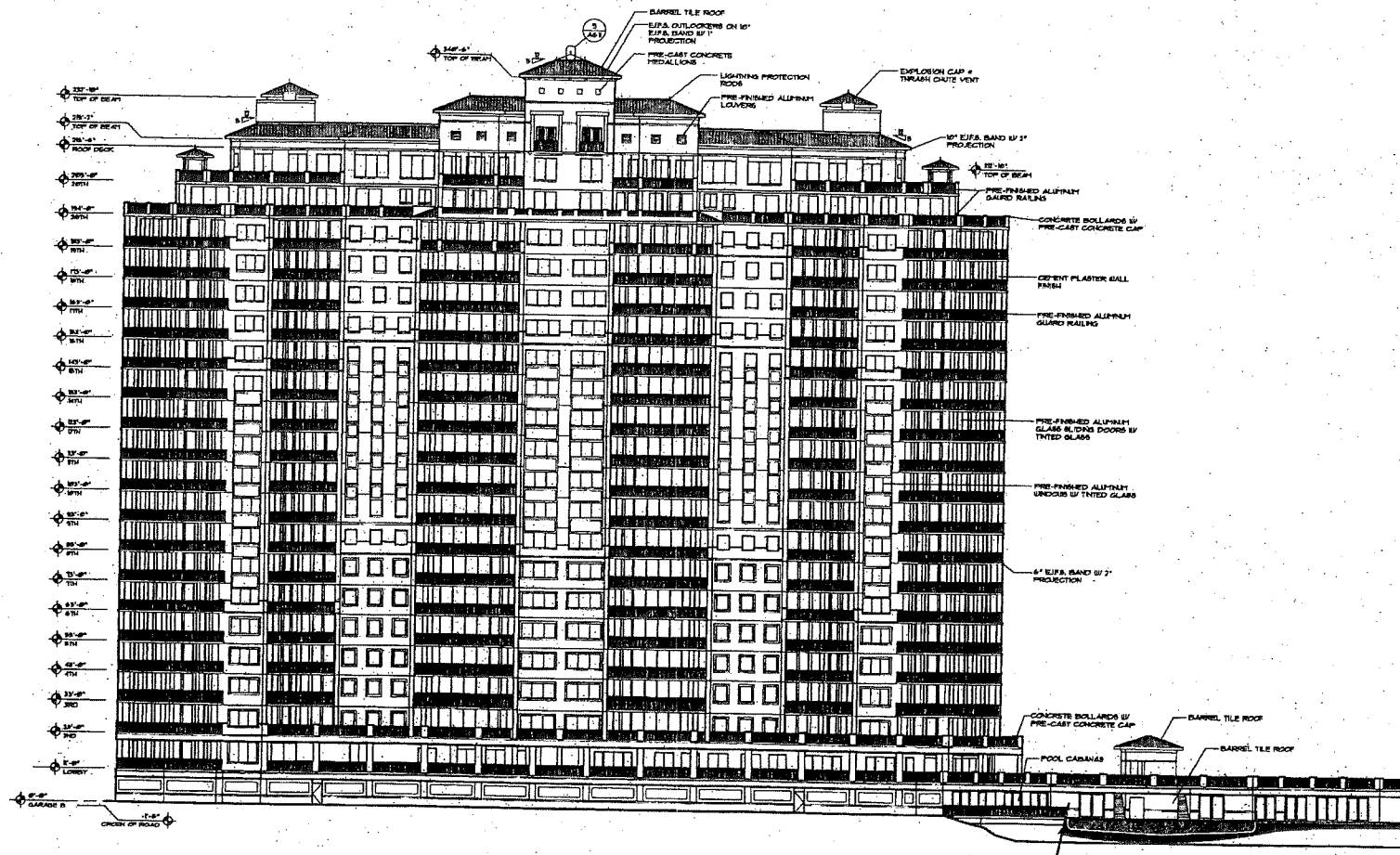


ACI Architectural Group, Inc.
305 NORTH FLAGLER DRIVE SUITE 400
WEST PALM BEACH, FLORIDA 33401-4399
Voice: (561) 833-1878
Fax: (561) 833-4628

Jasmine Bay
North Tower
West Bay Club
Estero, Florida

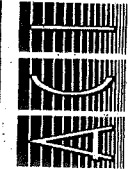
DATE	
BY	
CHECKED BY	
DATE	
APPROVED BY	
DATE	

A.31.01



REAR ELEVATION (WEST)

Scale: 1/16"=1'-0"



A.C.I. Architectural Group, Inc.
3D NORTH FLORIDA DRIVE, SUITE 400
WEST PALM BEACH, FLORIDA 33411-4359
Voice: (561) 832-2559 Fax: (561) 553-4026

Jasmine Bay
North Tower
West Bay Club
Estero, Florida

RECEIVED
FEB 03 2005

PERMIT

DATE: 02/03/05
BY: [Signature]
[Stamp]

A.3.102

Architectural Elevation-Rear

ADD 2005-00022



Architectural Elevation-Sides

THE

ACI Architectural Group, Inc.
INC. • 1400000000
215 NORTH FLORIAN DRIVE SUITE 400
WEST PALM BEACH, FLORIDA 33401-0359
Voice: (407) 532-2599
Fax: (407) 533-4628



Jasmine Bay
North Tower
West Bay Club
Estero, Florida

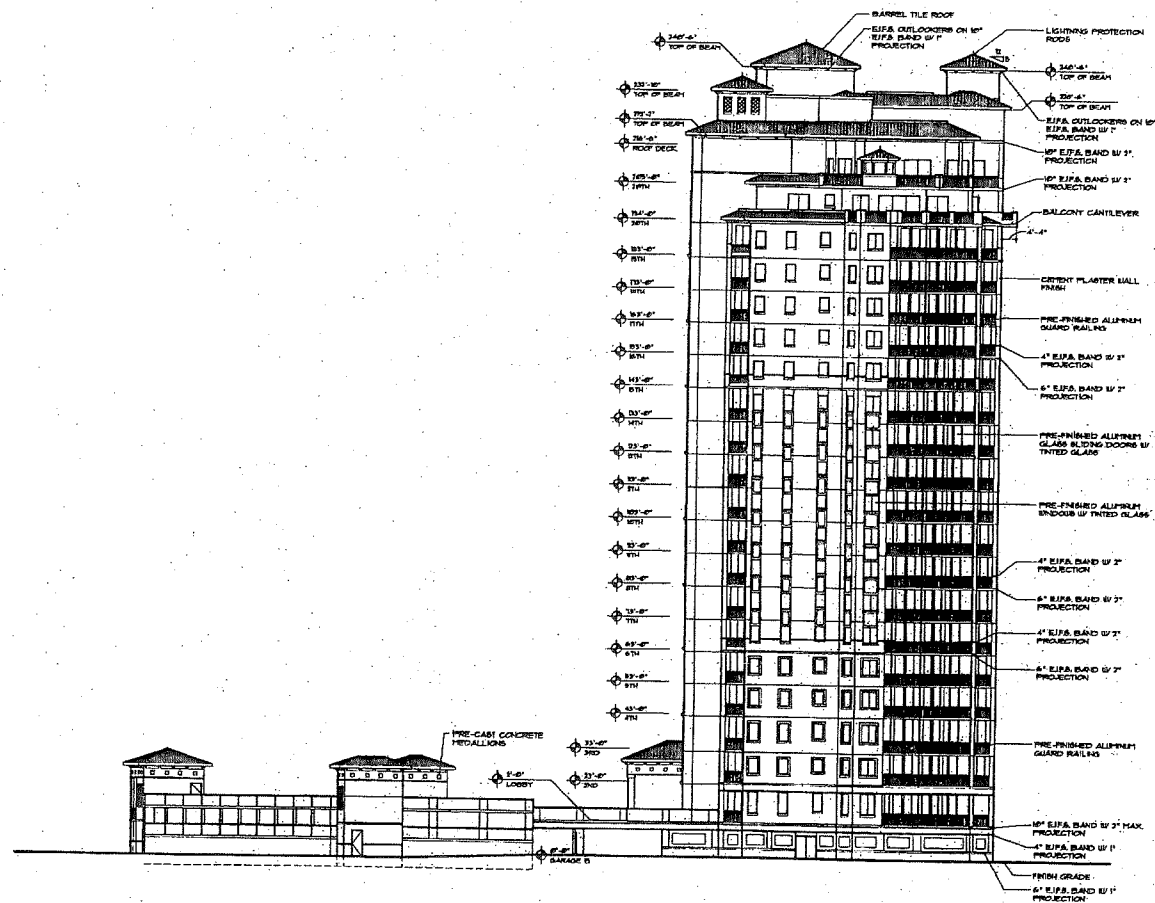
ADD 2005-00022

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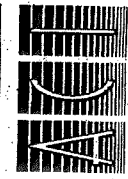
[illegible]

A.3.1.03



SIDE ELEVATION (NORTH)

Scale: 1/16"=1'-0"



ACI Architectural Group, Inc.
305 NORTH FLORIDA DRIVE, SUITE 400
WEST PALM BEACH, FLORIDA 33411-3399
Tel: (561) 832-2599
Fax: (561) 832-4025

Jasmine Bay
North Tower
West Bay Club
Estero, Florida

Architectural Elevation-Sides

FEB 03 2005

PERMIT COUNTY

DATE	1/11/05
BY	ACI
CHECKED	ACI
APPROVED	ACI

A3.104

NO 2005-00022

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NOV 08 2011
COMMUNITY DEVELOPMENT

ADD2011-00087

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, West Bay Development filed an application for an amended Final Plan Approval to a Residential Planned Development on a project known as West Bay Club - Orchid Bay for 232 multi-family residential units in two 20-story towers, 220 feet in height, 17 cabanas, a pavilion, a gazebo, parking, and other related amenities on property located at 22200 Left Bank Blvd, described more particularly as:

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

SEE ATTACHED TWO-PAGE EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number 95-06-148.03Z (with subsequent amendments in case numbers DCI2004-00046, ADD2000-00016, ADD1999-00056); and

WHEREAS, the subject property is located in the Outlying Suburban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, Condition 2 of Resolution Z-96-005 requires Final Plan Approval to be applied for prior to the issuance of local Development Order for vertical development; and

WHEREAS, the subject property was originally slated for multi-family development; and

WHEREAS, an administrative amendment was applied for and granted to convert the multi-family development to single-family lots in ADD1999-00056; and

WHEREAS, Final Plan Approval was granted for the single-family development on the subject property in ADD2000-00046; and

WHEREAS, due to changes in the residential market, the developer wishes to revert the subject property back to multi-family dwelling units; and

WHEREAS, the request to return the property to multi-family was granted in Z-05-010; and

WHEREAS, the applicant has requested Final Plan Approval for 232 multi-family residential units in two 20-story towers, 220 feet in height, 17 cabanas, a pavilion, a gazebo, parking, and other related amenities; and

WHEREAS, cabana is defined in the Land Development Code as a structure that must be used for recreational purposes only, and may not be used by unit owners, their guests or invitees for occupancy as a rooming unit, housing unit, accessory apartment, guest unit or dwelling unit, as those terms are defined by this code; and

WHEREAS, prohibited uses in a cabana include overnight sleeping, stoves (with either a cook top range or an oven), and lease of the cabana structure for use by someone other than the unit owner; and

WHEREAS, a recorded covenant must be filed consistent with section 34-1182 and may not be amended without the written consent of the director of Lee County Community Development; and

WHEREAS, the applicant has further requested setback relief from the waterbody from 25 feet to 20 feet and accessory structure setback from 10 feet to 5 feet for a gazebo at the north end of the property; and

WHEREAS, this amended Final Plan Approval complies with the regulations set forth in Resolution Z-05-010; 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, 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 Plan Approval for an amendment to allow 232 multi-family residential units in two 20-story towers, 220 feet in height, 17 cabanas, a pavilion, a gazebo, parking, and other related amenities in a Residential Planned Development is **APPROVED subject to the following conditions:**

1. **The Development must be in substantial compliance with the 8-page Site Plan and Architectural Building Elevations, stamped received by the Permit Counter on March 1, 2006. The Site Plan for ADD2006-00043 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
2. **A deviation for a reduction in accessory structure setback from 10 feet to 5 feet for a gazebo at the north end of the property.**

3. A deviation for a reduction in waterbody setback from 25 feet to 20 feet.
4. A recorded covenant must be filed consistent with LDC Sec. 34-1182 for the 17 cabana units.
5. All other terms and conditions of the original zoning resolutions Z-96-005 and Z-05-010 remain in full force and effect.

DULY SIGNED this 21st day of April, A.D., 2006.

BY: _____



Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT A

RECEIVED
MAR 01 2006

PERMIT COUNTER

ADD 2006-00043

DESCRIPTION

ALL OF LOTS 1 THROUGH 13, LEFT BANK LANE AND RIGHT BANK LANE (TRACT A), THE LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS (DE'S), THE UTILITY EASEMENT, THE LAKE MAINTENANCE EASEMENTS (LME'S) AND THE PUBLIC UTILITY EASEMENTS (PUE'S) AS SHOWN ON THE PLAT OF WESTLAKE COURT, RECORDED IN PLAT BOOK 67 AT PAGES 91 AND 92 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SECTION 31, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. (SAME BEING ALL OF THE PLAT OF WESTLAKE COURT, AS RECORDED IN PLAT BOOK 67 AT PAGES 91 AND 92 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.)

Applicant's Legal Checked
by Amj OBMA206

THIS IS NOT A SURVEY

Frances L. Summerall
FRANCES L. SUMMERALL (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5652

DATE SIGNED: 10-20-05
NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER AND NOT VALID WITHOUT
SKETCH SHOWN ON SHEET 2

S:\20055546\055546-SKETCH-DESC-VACATION-WESTLAKE-COURT.dwg (SKETCH-SHEET-1) fls Oct 20, 2005 - 9:17am

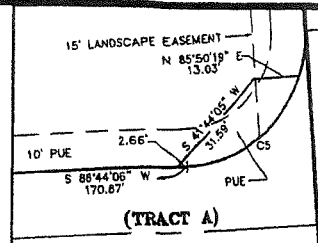
JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

EXHIBIT "A"
DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
OCT, 2005	20055546	31-46-25	N/A	1 OF 2

CURVE	RADIUS	DELTA	DIRECTION	CHORD	CHORD LENGTH
C1	327.00	10°01'25"	S 88°15'12" E	57.13	57.21
C2	282.00	10°01'25"	S 88°15'12" E	51.02	51.08
C3	25.00	80°53'46"	N 41°17'12" E	35.83	39.66
C4	25.00	89°06'14"	S 48°42'48" E	35.08	38.88
C5	35.00	80°53'46"	N 41°17'12" E	48.88	55.53
C6	35.00	89°06'14"	S 48°42'48" E	49.11	54.43
C7	217.50	07°27'31"	S 01°35'50" W	28.29	28.31
C8	217.50	07°27'31"	S 01°35'50" W	28.29	28.31
C9	217.50	07°27'31"	S 01°35'50" W	28.29	28.31
C10	20.00	13°28'04"	N 83°47'31" E	4.69	4.70
C11	45.00	104°35'14"	N 21°03'03" E	71.20	82.14
C12	82.00	72°28'43"	S 04°59'48" W	73.30	78.43
C13	85.00	84°11'52"	N 00°31'50" W	87.15	95.52
C14	200.00	16°02'15"	N 03°50'26" E	55.68	55.87



DETAIL - NOT TO SCALE

LINE	BEARING	LENGTH
L1	N 21°33'40" W	16.38
L2	N 18°27'53" E	40.52
L3	N 43°41'38" E	41.29
L4	N 07°45'54" W	35.58
L5	N 35°16'11" W	41.11
L6	S 89°23'58" W	28.66
L7	N 42°24'34" W	20.98
L8	N 26°14'31" W	36.29
L9	N 63°45'29" E	45.22
L10	S 27°59'02" E	12.39
L11	S 89°28'27" E	27.48
L12	N 75°20'42" E	24.92
L13	N 65°38'19" E	29.60
L14	N 62°43'24" E	29.27
L15	N 41°14'06" E	42.41

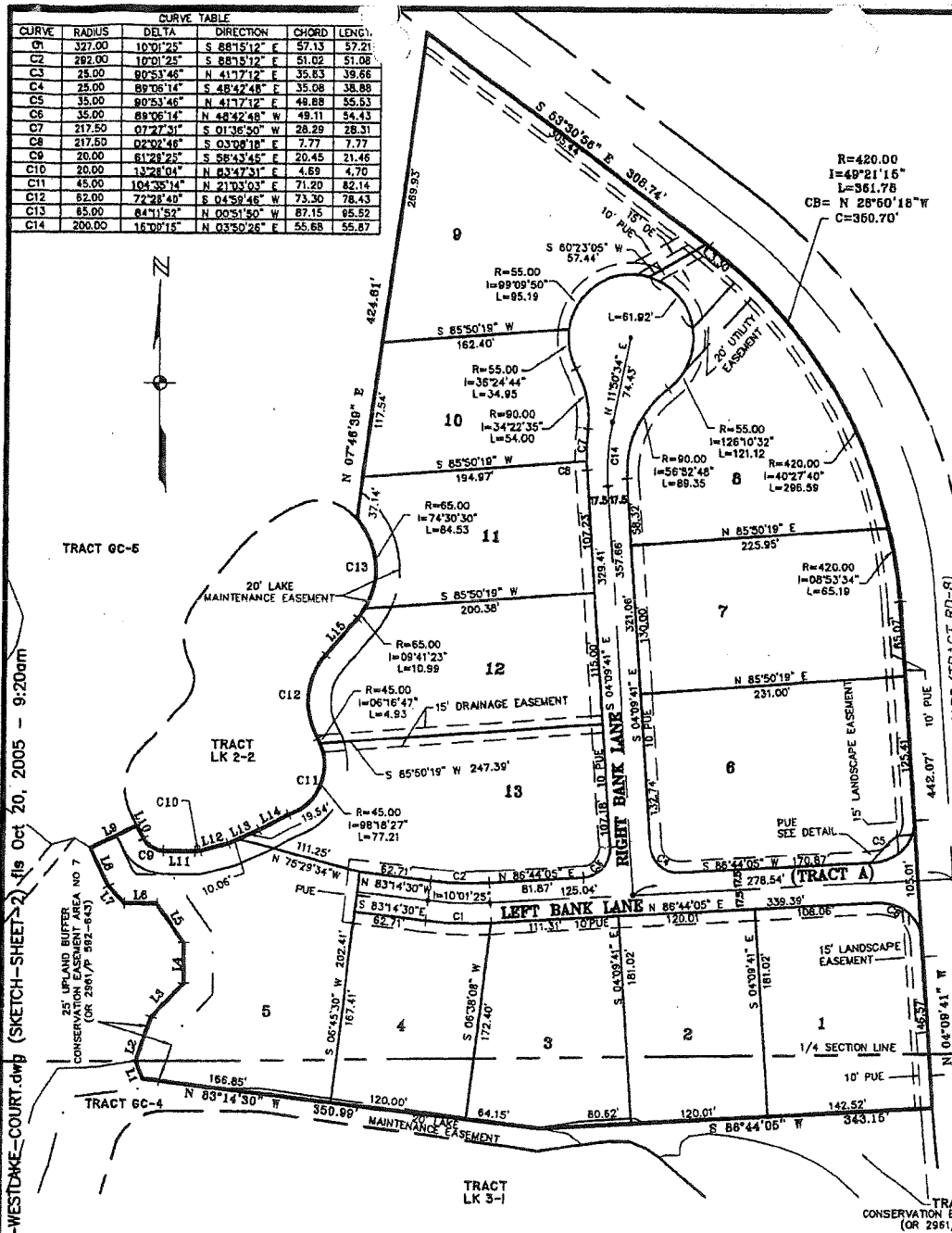
LEGEND

- RD = ROAD RIGHT-OF-WAY
- LME = LAKE MAINTENANCE EASEMENT
- LK = LAKE
- MF = MULTIFAMILY
- GC = GOLF COURSE
- C = CONSERVATION
- DE = DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- P = PAGE
- OR = OFFICIAL RECORD BOOK

WEST BAY CLUB
PLAT BOOK 82, PAGE 79-81

CURVE LEGEND

- R = RADIUS
- I = INTERNAL ANGLE (DELTA)
- CB = CHORD BEARING
- C = CHORD
- L = ARC LENGTH



ADD 2006-00043

RECEIVED
MAR 01 2006

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 1, WESTLAKE COURT, AS RECORDED IN PLAT BOOK 67, PAGES 91 AND 92, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO BEAR N 04°09'41" W
- THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
- TOTAL PARCEL CONTAINS 9.57 ACRES, MORE OR LESS.
- NOT VALID WITHOUT LEGAL DESCRIPTION SHOWN ON SHEET 1.

PERMIT COUNTER

Applicant's Legal Checked

by AMY OBMADE

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

EXHIBIT "B"
SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
OCT, 2005	20055546	31-46-25	1" = 150'	2 OF 2

FINAL PLAN APPROVAL FOR ORCHID BAY AT WEST BAY CLUB

ATTACHMENT A

UTILITIES PROVIDING SERVICE

WATER AND SEWER

LEE COUNTY UTILITIES
1500 MONROE STREET
FORT MYERS, FLORIDA 33902
PHONE (239) 476-8163

TELEPHONE

UNITED TELEPHONE SYSTEM
P.O. BOX 2477
NAPLES, FLORIDA 33939-2477
PHONE (239) 263-8221

ELECTRIC

FLORIDA POWER & LIGHT COMPANY
P.O. BOX 413013
NAPLES, FLORIDA 33941-3013
PHONE (239) 334-7794

CABLE TELEVISION

COMCAST
301 TOWER ROAD
NAPLES, FLORIDA 34113
PHONE (239) 793-9600

GARBAGE COLLECTION

SUPERIOR SERVICES
1112 S.E. 17TH LANE
CAPE CORAL, FLORIDA 33909
PHONE (239) 895-8475

FIRE CONTROL DISTRICT

ESTERO FIRE PROTECTION
AND RESCUE DISTRICT
20241 SOUTH TAMARAC TRAIL
ESTERO, FL 33928
PHONE (239) 947-3473

OWNER

WEST BAY CLUB DEVELOPMENT CORPORATION
4610 WEST BAY BOULEVARD
ESTERO, FL 33928
PHONE (239) 498-7770
FAX (239) 498-7771

AGENT/DEVELOPER

WEST BAY CLUB DEVELOPMENT CORPORATION
4610 WEST BAY BOULEVARD
ESTERO, FL 33928

ZONING

RPD (RESOLUTION # Z-96-005)

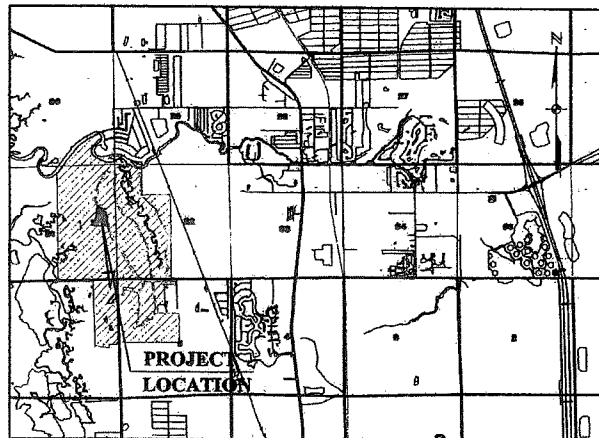
SIZE OF PARCEL

9.57 ACRES

STRAP NUMBER

31-46-25-12-00000.0010
31-46-25-12-00000.0020
31-46-25-12-00000.0030
31-46-25-12-00000.0040
31-46-25-12-00000.0050
31-46-25-12-00000.0060
31-46-25-12-00000.0070
31-46-25-12-00000.0080
31-46-25-12-00000.0090
31-46-25-12-00000.0100
31-46-25-12-00000.0110
31-46-25-12-00000.0120
31-46-25-12-00000.0130

SECTION 31 TOWNSHIP 46 S., RANGE 25 E.
LEE COUNTY, FLORIDA



LOCATION MAP

0 2500 5000
SCALE IN FEET
FEBRUARY, 2006

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER
2	SITE PLAN
3	TYPICAL SECTIONS
4	ARCHITECTURAL BUILDING ELEVATIONS

APPROVED

Final Plan Approval
for ~~RESIDENTIAL~~ Planned Development
Subject to Cases # ADD 2006-00043
Date 4/21/2006

JOHNSON
ENGINEERING

2156 JOHNSON STREET
P.O. BOX 1050
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0044
FAX (239) 334-3681
E.B. #042 & L.B. #042

REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. #82421

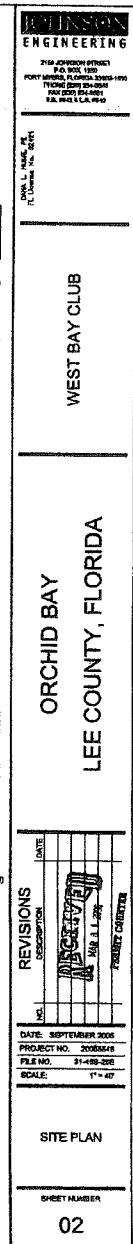
DANA L. HUME, P.E.

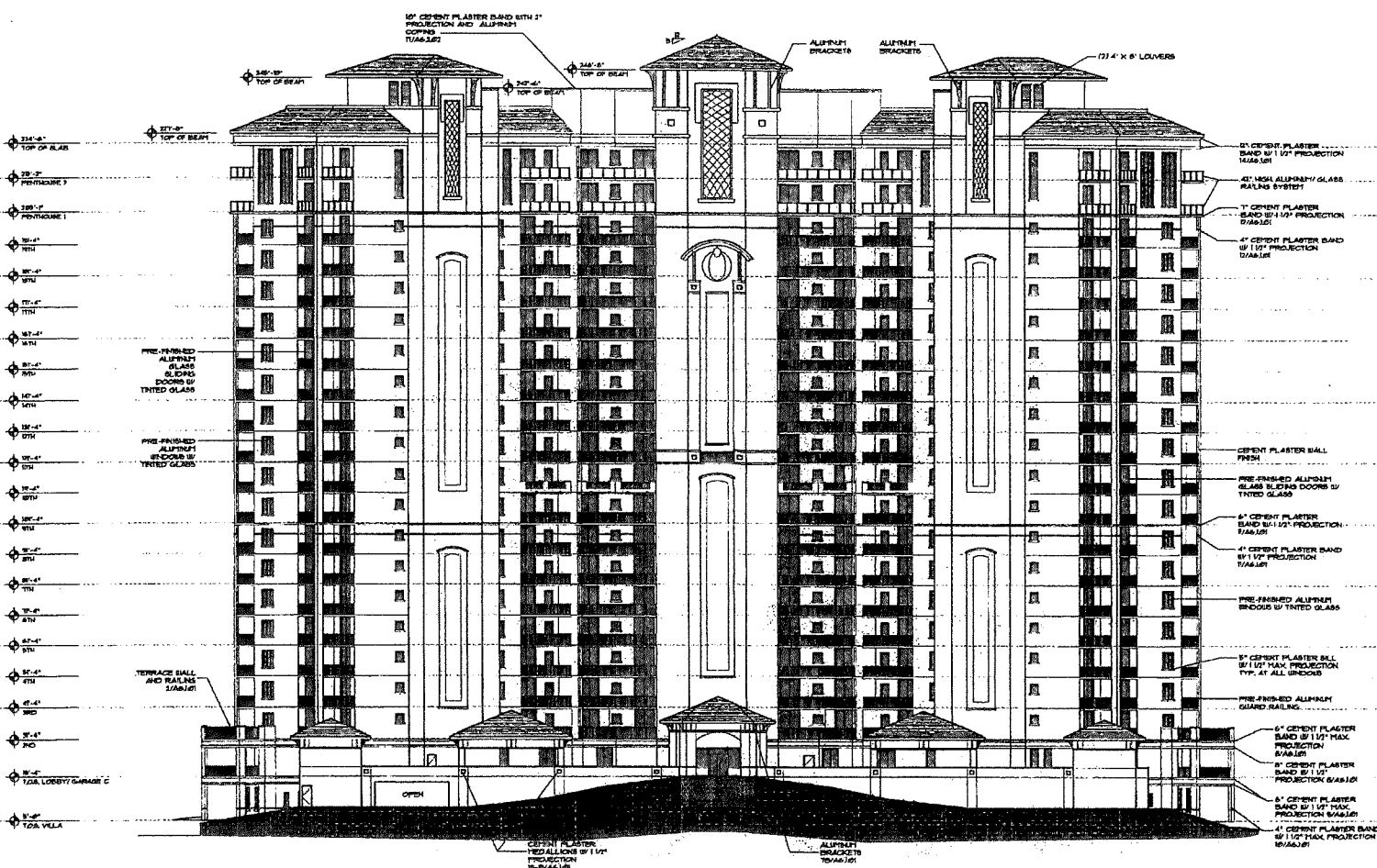
DATE

RECEIVED
MAR 01 2006
FIDELITY COUNTY

ADD 2006-00043

SHEET
1





EAST ELEVATION

Scale: 1/16"=1'-0"

Front Elevation



ACI Architectural Group, Inc.
 30 NORTH LAUREL DRIVE SUITE 400
 FORT LAUDERDALE, FLORIDA 33404-4359
 Phone: (954) 333-4359
 Fax: (954) 333-4328



Orchid Bay
 North Tower
 West Bay Club
 Estero, Florida

PAUL M. TWITTY
 02/24/06

DATE	02/24/06
BY	PT
CHECKED BY	PT
DATE	
BY	
CHECKED BY	
DATE	
BY	
CHECKED BY	
DATE	

A31.01

RECEIVED
 MAR 8 1 2006
 PPM CITY COUNTRY

ADD 2006-00043

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Scale: 1/16"=1'-0"

Back Elevation



WEST ELEVATION

RECEIVED
MAR 8 1966

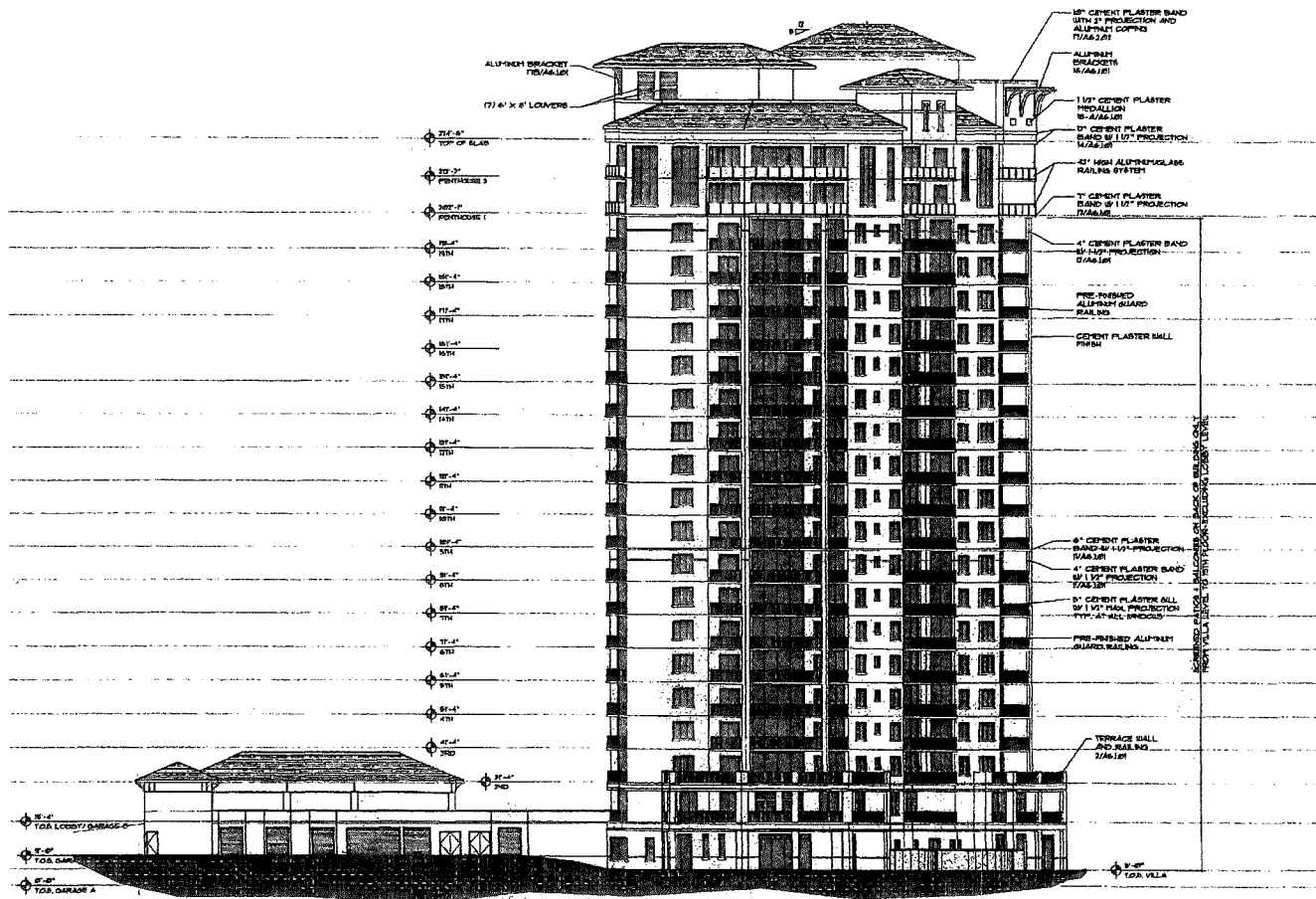
PERMIT COUNTRY

ADD 2006-00043

Side Elevations - South

2006-00043

[illegible]



NORTH ELEVATION

RECEIVED
MAR 01 2006
PERMITS COUNTY

ADD 2005-00043

Scale: 1/16"=1'-0"

Side Elevation - North



ACI Architectural Group, Inc.
10000
305 NORTH FLORIDA DRIVE, SUITE 1400
WEST PALM BEACH, FLORIDA 33411-4399
Voice: (561) 832-3399
Fax: (561) 832-4628

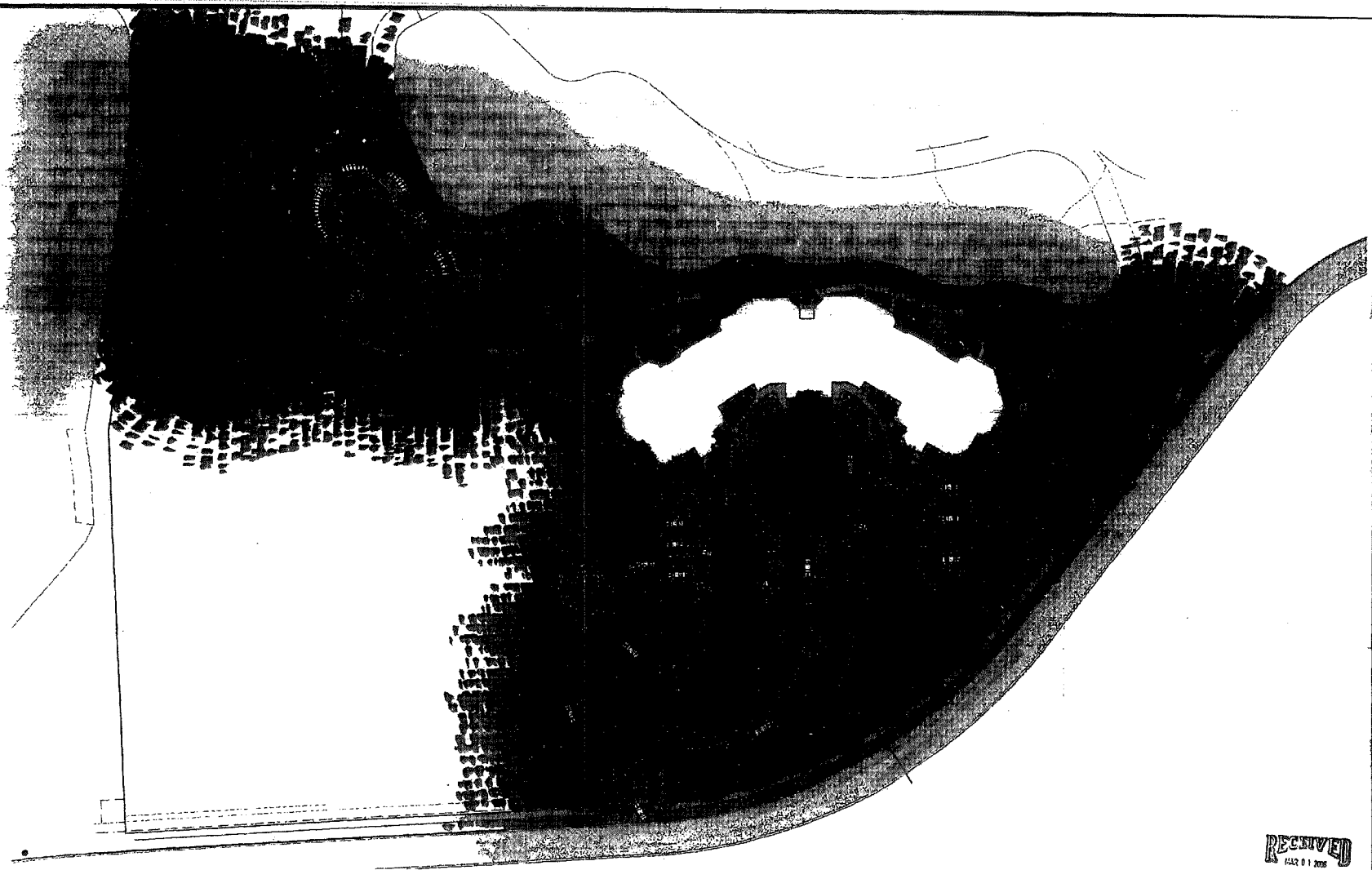


Orchid Bay
North Tower
West Bay Club
Estero, Florida

PAUL A. TWITTY
02/24/06

DATE: 02/24/06
BY: PAUL A. TWITTY
CHECKED BY: [blank]
DATE: [blank]
BY: [blank]

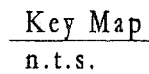
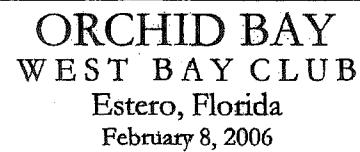
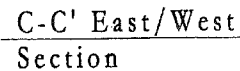
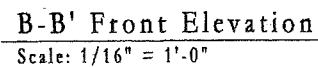
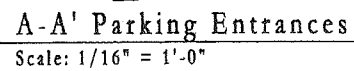
A31.04



ORCHID BAY
WEST BAY CLUB
Estero, Florida
February 8, 2006



RECEIVED
FEB 01 2006
PERMIT COUNTY
ADD 2006-00043
EDSA
1512 E. Broadway Blvd., Suite 150
Fort Lauderdale, FL 33301
www.edsa.com
Planner: landscape architect: graphic designer: *[Signature]*



film noir landscape architecture public domain

100-443886-100

ADD2011-00087

ADMINISTRATIVE AMENDMENT (PD) ADD2008-00076



ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, West Bay Club Development Corporation, a New York Corporation, filed an application for administrative approval to a Residential Planned Development on a project known as West Bay Club RPD to:

Change the dwelling unit distribution within the subject property by reducing the number of dwelling units within the Suburban future land use category of the project, while increasing the number of dwelling units within the Outlying Suburban future land use category;

on property located at 4600 West Bay Club Boulevard, described more particularly as:

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

See Legal Description attached hereto as EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number Z-96-005 with subsequent amendments in case numbers PD-98-003, ADD1999-00024, ADD1999-00056, FPA-98-087, FPA-98-088, FPA-98-089, FPA-99-003, COP2000-00012, ADD2000-00016, ADD2000-00089, ADD2000-00189, ADD2000-00198, ADD2001-00007, VAR2002-00006, ADD2003-00182, COP2005-00021, ADD2005-00022, ADD2006-00043 and Z-05-010; and

WHEREAS, the subject property is located in the Outlying Suburban, Suburban and Wetlands Future Land Use Category as designated by the Lee County Comprehensive Plan; 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 original rezoning permitted a total of 1,121 dwelling units with 1,020 dwelling units assigned to the Outlying Suburban future land use category and 101 dwelling units assigned to the Suburban future land use category; and

WHEREAS, a subsequent administrative amendment (PD-98-003) was approved on April 10, 1998, which changed the dwelling unit assignments for the Outlying Suburban and Suburban future land use categories; and

WHEREAS, the number of dwelling units assigned to the Outlying Suburban future land use category was increased by 55 dwelling units to 1,075 dwelling units and the number

of dwelling units assigned to the Suburban future land use category was reduced by 55 dwelling units to 46 dwelling units; and

WHEREAS, the total number of dwelling units remained unchanged at 1,121 dwelling units; and

WHEREAS, on March 21, 2005, Resolution Z-05-010, was approved, which reduced the maximum number of dwelling units from 1,121 to 1,016 dwelling units with 970 dwelling units assigned to the Outlying Suburban future land use category and 46 dwelling units assigned to the Suburban future land use category; and

WHEREAS, the 46 dwelling units assigned to the Suburban future land use category will be built-out after the completion of a maximum of 22 dwelling units; and

WHEREAS, the Applicant is desirous of reassigning the remaining 24 units assigned to the Suburban future land use category to the Outlying Suburban future land use category; and

WHEREAS, the number of dwelling units in the Outlying Suburban future land use category will be increased by 24 dwelling units to 994 dwelling units and the Suburban future land use category was reduced by 24 dwelling units to 22 dwelling units; and

WHEREAS, the total number of dwelling units will remain unchanged at 1,016 dwelling units as approved in Resolution Z-05-010; and

WHEREAS, the total number of dwelling units remains consistent with the Lee Plan and with the Outlying Suburban and Suburban future land use categories, 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 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 unit assignment within the subject property by reducing the number of dwelling units within the Suburban future land use category of the project, while increasing the number of dwelling units within the Outlying Suburban future land use category

is APPROVED, subject to the following conditions:

1. Condition Number 6, of Resolution Z-05-010, is hereby amended to change the distribution of residential dwelling units in the Outlying Suburban and Suburban Land Use Categories, as follows:

6. Condition Number 4 of Resolution 2-96-005, and its subsequent amendment in Administrative Amendment PD-98-003, Condition 3, is further amended as follows:

The RPD is limited to a maximum total of 1,016 residential dwelling units with the following distribution:

- a. A maximum of ~~970~~ 994 dwelling units are permitted on the subject properties located within the Outlying Suburban Land Use Category, of which no more than 630 dwelling units are permitted within Development Areas (Pods) 3,4, and 5.
 - b. A maximum of ~~46~~ 22 dwelling units are permitted within the subject properties in the Suburban Land Use Category.
2. The terms and conditions of the original zoning resolution and amendments thereto remain in full force and effect, except as specifically amended herein.

DULY SIGNED this 1st day of December, A.D., 2008.

BY: _____



Pam Houck, Director

Division of Zoning

Department of Community Development

RECEIVED
MAY 20 2008

March 1, 2004

DESCRIPTION

COMMUNITY DEVELOPMENT

WEST BAY CLUB**PARCEL IN****SECTIONS 29, 30, 31 & 32, TOWNSHIP 46 SOUTH RANGE 25 EAST &
SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

A tract or parcel of land being all of West Bay Club, a subdivision, as recorded in Plat Book 62 at Pages 79 through 111 of the Public Records of Lee County, Florida and all of Parcel One as described by deed recorded in Official Record Book 3041 at Page 3528 of said Public Records, lying in Sections 29, 30, 31 and 32, Township 46 South, Range 25 East and Sections 5 & 6, Township 47 South, Range 25 East Lee, County, Florida, described as follows:

Beginning at the north quarter corner of said Section 5, being a point on the centerline of Williams Road (60.00 feet wide); thence run the following courses and distances along the boundary of said West Bay Club: South 00° 40' 16" East for 30.00 feet; North 89° 00' 18" East for 165.26 feet; South 00° 36' 29" East for 200.00 feet; South 89° 00' 18" West for 494.00 feet; South 00° 47' 09" East for 765.00 feet; South 88° 57' 37" West for 130 feet, more or less, to the mean high water line of Halfway Creek; thence departing said boundary of West Bay Club run Southerly along said mean high water line for 370 feet, more or less to and intersection with said boundary of West Bay Club; thence run the following courses and distances along said boundary: North 89° 15' 59" East for 409 feet, more or less to the northeast corner of the South Half (S-1/2) of the northwest quarter (NW-1/4) of said Section 5; North 89° 15' 52" East for 327.60 feet; South 00° 32' 41" East for 1,350.95 feet; South 89° 31' 44" West for 324.62 feet; South 89° 34' 40" West for 2,592.29 feet; South 01° 31' 46" East for 92.78 feet; South 89° 10' 55" West for 349.43 feet; South 00° 49' 50" East for 162.49 feet; North 81° 20' 47" West for 600.53 feet; South 46° 11' 51" West for 77.45 feet; North 01° 35' 45" West for 2,875.95 feet to an intersection with the south line of the Southeast Quarter (SE-1/4) of said Section 31; South 88° 56' 02" West along said south line and along said boundary line for 1,638.66 feet to the south quarter corner of said Section 31; North 00° 22' 46" West along the north/south quarter section line for 2,656.37 feet to the center of said Section 31; thence continue northerly along said north/south quarter section line, for a distance of 2,391 feet, more or less to the waters of the Estero River; 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 (SE-1/4) of said Section 30, Township 46 South, Range 25 East; North 00° 32' 05" West along said east line for 62 feet, more or less to said waters of the Estero River; thence run Westerly, Northerly, Easterly, Southeasterly, Southwesterly, Westerly and Southwesterly along said waters for 1,753 feet, more or less to an intersection with the north line of Section 32, Township 46 South, Range 25 East; North 87° 54' 53" East along said north line for 458 feet, more or less to said waters; thence run Northerly and Southeasterly along said waters for 771 feet,

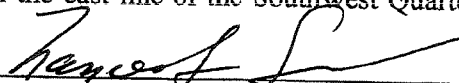
EXHIBIT A

(Addressee)
May 1, 2008
Page 2

more or less to the northeast corner of said plat; South 00° 43' 04" East for 1,190 feet, more or less; North 88° 27' 02" East 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) as described by deed recorded in Deed Book 227 at page 261 of said Public Records; South 20° 51' 33" East along said southwesterly line for 125.36 feet to an intersection with the north/south quarter section line of said Section 32; South 00° 55' 53" East along said quarter section line for 1,226.63 feet; South 00° 56' 02" East along said north/south quarter section line for 2,644.19 feet to the Point of Beginning.

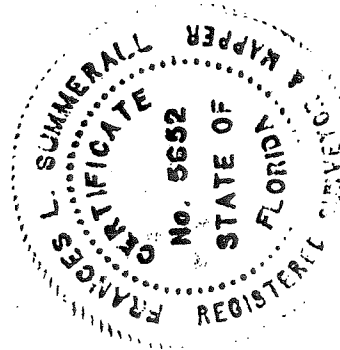
Parcel contains 866 acres, more or less.

Bearings herein above mentioned are based on the east line of the Southwest Quarter (SW-1/4) of Section 32 to bear South 00° 56' 02" East.



Frances L. Summerall (for The Firm LB-642)
Professional Land Surveyor
Florida Certificate No. 5652

20044403 WEST BAY CLUB 030104



Applicant's Legal Checked
by BSJ 5/22/08

ADD 2008-00076
RECEIVED
MAY 20 2008

COMMUNITY DEVELOPMENT

EXHIBIT A

ADD 2008-00076



DESCRIPTION

ALSO SEE LIST
PAGE 100

PARCEL IN
SECTIONS 29, 30, 31 & 32, TOWNSHIP 48 SOUTH RANGE 75 EAST 1
SECTION 5 N 4, BOUNDARY AT SOUTH, WASH 25 EAST
LEE COUNTY, FLORIDA

4. TRACT ON PARCEL OF LAND BEING ALL OF WEST WAY CDD, A
SUBDIVISION, AS RECORDED IN PLAT BOOK 87 AND PAGE 29 (TRIMBLE)
AND PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND ALL OF PARCEL
WHICH ARE DESCRIBED BY SAVED RECORDS IN PLAT BOOK 3041 AT
PAGE 3320 OF SAID PUBLIC RECORDS, LYING IN SECTION 36, 36, 36, 36,
AND 32, TOWNSHIP 47 SOUTH, RANGE 23 EAST AND SECTION 36,
TOWNSHIP 47 SOUTH, RANGE 23 EAST OFF, COUNTY, FLORIDA, DESCRIBED
AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID DEED 1/4
S. BEING A POINT ON THE CENTERLINE OF WILLIAMS ROAD
(80.00 FEET WIDE), THENCE RUN THE FOLLOWING COURSES
AND DISTANCES ALONG THE BOUNDARY OF SAID WEST 1/4
E. 1/4: SOUTH 60° 40' 16" EAST FOR 34.06 FEET;
NORTH 88° 00' 18" EAST FOR 165.28 FEET;

SOUTH 00° 00' 00" EAST FOR 200.00 FEET;
SOUTH 84° 00' 18" WEST FOR 474.00 FEET;
SOUTH 09° 47' 00" EAST FOR 755.00 FEET;
SOUTH 85° 37' 37" WEST FOR 130.00 FEET, MORE OR LESS;
TH. INC. BEARING NORTH, LINE OF (SHARPLY) CURVED TURN, OF
DEFINITE AND BOUNDARY OF WEST 1/4 SECTION 36, T40N, R14W,
ALONG S40 NEAR HIGH WATER LINE FOR 370 FEET, MORE OR
LESS; TO AND INTERSECT WITH S40 BOUNDARY OF WEST
1/4 CLARK TOWNSHIP, IN THE FOLLOWING CORNERS AND
DISTANCES ALONG S40 BOUNDARY:
NORTH BY N 24° EAST FOR 400 FEET, MORE OR LESS TO
THE NORTHEAST CORNER OF THE SOUTH HALF (S 1/2) OF THE

100114N 18° 15' 21" EAST FOR 227.60 FEET
100114N 18° 22' 41" EAST FOR 1,300.05 FEET
100114N 18° 31' 48" WEST FOR 234.82 FEET
100114N 18° 24' 40" WEST FOR 2,552.29 FEET
100114N 18° 31' 48" EAST FOR 97.70 FEET
100114N 18° 15' 55" WEST FOR 249.43 FEET
100114N 18° 48' 50" EAST FOR 182.45 FEET
100114N 18° 20' 47" WEST FOR 600.53 FEET
100114N 18° 31' 51" WEST FOR 77.45 FEET

NORTH BY 20° 35' WEST FOR 2,856.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NW-NEAST QUARTER (20-1/2) OF SAID SECTION 31.
SOUTH BY 60° 02' WEST ALONG SAID SOUTH LINE AND ALSO SAID BOUNDARY LINE FOR 1,639.64 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 31.
NORTH 60° 22' 45" WEST ALONG "R" NORTH-TO-TO-TO BOUNDARY SECTION LINE FOR 2,856.27 FEET TO THE CENTER OF SAID SECTION 31; THENCE CONTINUE NORTHERLY ALONG SAID NORTH-TO-TO-TO BOUNDARY SECTION LINE FOR A DISTANCE OF 2,398 FEET, MORE OR LESS, TO THE CENTER OF THE EXHIBED TRACT, NORTHEASTERLY, SOUTHEASTERLY, SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID BOUNDARY FOR 1,639 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EAST LINE OF SAID SECTION 31.

SECTION 31 ON THE EAST LINE OF THE SOUTHEAST
QUARTER (1/4) OF SECTION 32, TOWNSHIP 48
NORTH, RANGE 135 EAST, NORTH OF 33RD AND ALONG
SOUTH RANGE 135 EAST, NORTH OF 33RD TO S24
NORTH OF THE 33RD FENCE, BEYOND NOW NEARLY,
SOUTHERLY, EASTERN, SOUTHEASTLY, SOUTHWESTLY,
WESTERLY AND SOUTHWESTERLY ALONG THE 33RD FENCE
3.763 FEET, MORE OR LESS TO AN INTERSECTION WITH THE NORTH
LINE OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 135 EAST,
NORTH AT S24TH LAST, ALONG SAID NORTH LINE TO FASH
CREEK, MORE OR LESS TO SAID INTERSECTION, MORE OR
LESS, NORTHERLY AND SOUTHWESTERLY ALONG THE 33RD
FENCE, MORE OR LESS TO THE NORTHEAST CORNER OF SAID
PLOT, SOUTH OF 33RD EAST FOR 1,330 FEET, MORE OR
LESS, NORTH OF 33RD EAST FOR 1,330 FEET TO AN
INTERSECTION WITH THE EAST LINE OF SECTION 31.

INTERSECTION OF THE SOUTHWESTERN RAILWAY OF A FLOODING
POWER AND LOAN COMPANY TRAILER EDITION LINE (EASTERN)
1000 FEET WEST AS DESCRIBED BY ORDER RECORDS 31 000
NORTH 31° 01' 42" EAST 263 FEET SOUTH PUBLIC RECORDS,
NORTH 31° 01' 42" EAST 33' LAST ALONG SAID SOUTHWESTERN RAILWAY
FOR 125.38 FEET TO AN INTERSECTION WITH THE
NORTH-QUARTER-QUARTER SECTION LINE OF SAID SECTION 33;
SOUTH 60° 45' 53" EAST ALONG SAID QUARTER SECTION 33
LINE FOR 125.01 FEET, SOUTH 60° 01' 00" EAST ALONG
SAID NORTH-QUARTER-QUARTER SECTION LINE FOR 3.66-00
FEET TO THE POINT OF BEGINNING.

BEARINGS HEREON ABOVE MENTIONED ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 32 TO BEAR SOUTH 60° 36' 37" EAST.

NOTES:

1. PARCEL CONTAINS REFS ACROSS RIVER OR LEASE
2. ON - OFFICIAL RECORD BOOK
3. THIS SKETCH DOES NOT HAVE ANY REPRESENTATION AS TO
ZONING OR DEVELOPMENT POTENTIAL ON SUBJECT PARCEL
4. FB = FLAT BOOK
5. PC = PAGE
6. LC = LAKE
7. ST = RAIL - STREET
8. GC = GOLF COURSE
9. FD = FUTURE DEVELOPMENT
10. PR = PRACTICE RANGE
11. RD = ROAD RIGHT OF WAY
12. RC = RECREATION
13. C = COUNTRY CLUB
14. CC = COUNTRY CLUB

THIS IS NOT A SURVEY

FRANCES L. SUMMERALL (FOR THE FIRM-IR #842)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3652

DATE SENT: 05-06-08

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER.

EXHIBIT A

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



JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 224-0048
FAX (239) 334-3081
CD #842-A 1-D #842

SKETCH TO ACCOMPANY DESCRIPTION

DATE DEC 2007	PROJECT NO. 2004403	FILE NO. 50-46-25	SCALE 1" = 400'	SHEET 1 of 1
------------------	------------------------	----------------------	--------------------	-----------------

ADD 2011-00087

RESOLUTION NUMBER Z-09-030

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, West Bay Club Development Corporation, to amend the existing Residential Planned Development (RPD) zoning to develop an accessory Residential Boat/RV storage area adjacent to existing maintenance facility off of Kings Road and add accessory uses of Boat Ramp & Dockage; and to rezone 2.0± acres from RPD to Commercial Planned Development (CPD), in reference to West Bay Club RPD & CPD (f/k/a Estero Point RPD, West Bay Club RPD); and

WHEREAS, a public hearing was advertised and held on September 2, 2009, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2008-00042; and

WHEREAS, a second public hearing was advertised and held on December 7, 2009, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to amend the existing RPD zoning to develop an accessory Residential Boat/RV storage area adjacent to existing maintenance facility off of Kings Road and add accessory uses of Boat Ramp & Dockage; and rezone 2.0± acres from RPD to CPD, to allow the existing plant nursery use. The property is located in the Outlying Suburban, Suburban and Wetlands Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Previous Actions

Development of this project must be consistent with the original zoning approval, as granted in Lee County Zoning Resolution No. Z-96-005, with subsequent amendments in PD-98-003, ADD1999-00024, ADD1999-00056, FPA-98-087, FPA-98-088, FPA-98-089, FPA-99-003, COP2000-00012, ADD2000-00016, ADD2000-00089, ADD2000-00189, ADD2000-00198, ADD2001-00007, VAR2002-00006, ADD2003-00182, COP2005-00021, ADD2005-00022, ADD2006-00043, Lee County Zoning Resolution No. Z-05-010, ADD2008-00076, and the actions contained herein.

120709Z

2. Master Concept Plan/Development Parameters

The development of this project must be consistent with the 4-page Master Concept Plan (MCP) (and cover sheet) entitled "Master Concept Plan for West Bay Club RPD/CPD (formerly Estero Point RPD, West Bay Club RPD)," dated November 2008, date-stamped "Received Aug 17 2009 Community Development," except as modified by the conditions below.

This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

3. Uses and Site Development Regulations

The approved Schedule of Uses for this planned development is amended as follows:

a. Schedule of Uses

SCHEDULE OF USES - RPD

Accessory Uses and Structures

Accessory Apartment

Administrative Office

ATM

Bait and Tackle Shop

Banks and Financial Establishments - GROUP I only - §34-622(c)(3)

Boat Ramps and Dockage (not a Marina) - limited to one boat to be used as the beach shuttle vessel for the development

Business Services - GROUPS I & II - limited to lawn and garden services and swimming pool cleaning services - §34-622(c)(5)

Canoe Launch

Clubs, Country and Private

Consumption on Premises (COP) - §34-1261, *et seq.*

Convenience Food and Beverage Store

Daycare Center, Child

Drugstore

Dwelling Unit:

Single-Family

Semi-detached (Duplex)

Two-Family Attached

Townhouse

Multiple-Family Building

Zero Lot Line

Entrance Gates and Gatehouse

Essential Services

Essential Service Facilities - All Groups - §34-622(c)(13)

Excavation, Water Retention
 Fences, Walls
 Food and Beverage Service, Limited
 Food Stores - Group I only - §34-622(c)(16) - including a
 gourmet grocery store
 Gift and Souvenir Shop
 Golf Course and Accessory Facilities
 Golf Driving Range and Golf Training Facility
 Helistop
 Home Care Facility
 Home Occupation
 Laundry or Dry Cleaning - §34-622(c)(24)
 Model Home, Unit & Display Center
 Parks, Private - Group I - §34-622(c)(32)
 Parking Lot, Accessory
 Personal Services - Groups I & II - §34-622(c)(33)
 Pharmacy
 Post Office
 Private Boat Ramp and Observation/Fishing Pier
 Recreational Facilities, Personal & Private
 Real Estate Sales Office
 Residential Accessory Uses - §34-622(c)(42)
 Restaurants - Groups I, II & III - §34-622(c)(43)
 Signs, in accordance with LDC Chapter 30
 Specialty Retail Shops - Groups I & II - §34-622(c)(47)
 Storage, Open - limited to residents' boats and RV's - and further limited to being
 stored within the storage area identified on the approved MCP
 Temporary Uses
 Temporary Construction Trailer
 Temporary Sales Center
 Units of High Impact - including Time Share

SCHEDULE OF USES - CPD

Accessory Uses and Structures
 Administrative Offices
 Agricultural Uses and Accessory Agricultural Uses
 Business Services - Group II only - must be accessory to the primary use of
 the existing plant nursery and limited to Horticultural Services and
 Lawn and Garden Services
 Caretaker's Residence - for the existing plant nursery
 Entrance Gates and Gatehouse
 Essential Services
 Excavation, Water Retention
 Fences, Walls
 Lawn and Garden Equipment - must be accessory to the existing plant
 nursery (for small engine parts and repairs)
 Plant Nursery
 Storage, Open (accessory to the existing plant nursery)
 Temporary Uses

4. Boat/RV Landscape Plans

Prior to local development order approval for the 2.12± acre boat/RV storage area, landscape plans must depict the north and east property lines to provide an enhanced minimum 15-foot-wide Type C buffer with 5 native canopy trees and 2 sabal palms per 100 linear feet and native coco plum single hedge row planted at 36 inches and maintained at minimum 48 inches measured from berm elevation. An opaque fence may be used in lieu of the wall.

5. Conversion from Temporary to Permanent Boat Slip

Prior to converting the temporary wet slip to a permanent use, the Applicant must submit a Letter of Transmittal to Lee County Department of Community Development to be reviewed and approved by the Lee County Division of Environmental Sciences (ES) requesting conversion of the temporary use of the wet slip to a permanent use for the over night dockage of the 1 vessel (West Bay Club's beach shuttle vessel or rental recreational boat) only. Prior to the approval of the Letter of Transmittal, the Applicant must provide a modified South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) and submerged land lease (SSL) allowing the permanent use and all requirements of the Lee County Manatee Protection Plan (MPP), including any payments, must be met. The permanent use must be consistent with local and state approvals.

6. Vehicular and Pedestrian Impacts

Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

7. Allocations Table

Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table I(b).

SECTION C. DEVIATIONS:

1. Previously Approved Deviations: All previously approved Deviations for the RPD remain in full force and effect, SUBJECT TO the following with respect to previously approved Deviation 12:

Deviation 12.d. is revised to read as follows:

- d. One power boat ramp is approved with a maximum of 1 temporary mooring slip for the launching of vessels only and 1 permanent mooring slip for the overnight dockage of the West Bay Club's beach shuttle vessel or rental recreational boat only.

2. Fence or Wall - New Deviation 14

Deviation 14 requests relief from LDC §34-1744(b)(2)a, which requires a fence or wall to be located between a street Right-of-Way (ROW) or easement and the minimum required street setback line, not to exceed three or four feet in height, to allow a 4-foot-high fence along the west and south boundaries of the storage facility and along the two bisecting east-west access easements, and a 6-foot-high fence along the north and east boundaries. This deviation is APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan

The applicant has indicated that the STRAP numbers for the subject property are: 05-47-25-07-00000.0010; 05-47-25-07-00000.001A; 05-47-25-07-00FD4.0000; 05-47-25-07-00FD6.0000; 30-46-25-07-00RC1.000E; 31-46-25-07-00C12.00CE; 31-46-25-07-00LK1.00CE; 31-46-25-07-00LS8.00CE; 31-46-25-07-00MF1.0000; 31-46-25-07-00MF1.0010; 31-46-25-07-00RD8.00CE; 31-46-25-08-00000.00CE 31-46-25-08-00001.0101; and 31-46-25-08-00001.0102

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c. is compatible with existing or planned uses in the surrounding area;
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and
 - e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:
- a. the proposed use or mix of uses is appropriate at the subject location;
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner Ray Judah made a motion to adopt the foregoing resolution, seconded by Commissioner Frank Mann. The vote was as follows:

Robert P. Janes	Absent
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

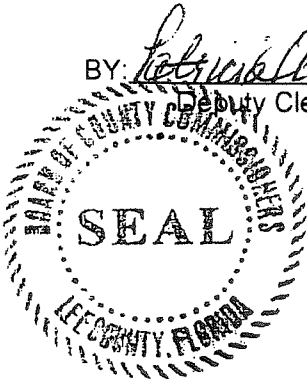
DULY PASSED AND ADOPTED this 7th day of December, 2009.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *Charlie Green*
Deputy Clerk

BY: *Tammara Hall*
Tammara Hall, Chair



Approved as to form by:

John J. Fredyma
John J. Fredyma
Assistant County Attorney
County Attorney's Office
RECEIVED
MINUTES OFFICE

WEST BAY CLUB RPD/CPD

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

A TRACT OR PARCEL OF LAND BEING ALL OF WEST BAY CLUB, A SUBDIVISION, AS RECORDED IN PLAT BOOK 62, PAGES 79 THROUGH 111, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND ALL OF PARCEL ONE AS DESCRIBED IN OFFICIAL RECORD BOOK 3041, PAGE 3528, IN SAID PUBLIC RECORDS, LYING IN SECTIONS 29, 30, 31 AND 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 5 AND 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE, COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A POINT ON THE CENTERLINE OF WILLIAMS ROAD (60.00 FEET WIDE); THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID WEST BAY CLUB: S 00° 40' 16" E FOR 30.00 FEET; N 89° 00' 18" E FOR 165.26 FEET; S 00° 36' 29" E FOR 200.00 FEET; S 89° 00' 18" W FOR 494.00 FEET; S 00° 47' 09" E FOR 765.00 FEET; S 88° 57' 37" W FOR 130 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF HALFWAY CREEK; THENCE DEPARTING SAID BOUNDARY OF WEST BAY CLUB RUN SOUTHERLY ALONG SAID MEAN HIGH WATER LINE FOR 370 FEET, MORE OR LESS TO AND INTERSECTION WITH SAID BOUNDARY OF WEST BAY CLUB; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID BOUNDARY: N 89° 15' 59" E FOR 409 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF THE SOUTH HALF (S-1/2) OF THE NORTHWEST QUARTER (NW-1/4) OF SAID SECTION 5; N 89° 15' 52" E FOR 327.60 FEET; S 00° 32' 41" E FOR 1,350.95 FEET; S 89° 31' 44" W FOR 324.62 FEET; S 89° 34' 40" W FOR 2,592.29 FEET; S 01° 31' 46" E FOR 92.78 FEET; S 89° 10' 55" W FOR 349.43 FEET; S 00° 49' 50" E FOR 162.49 FEET; N 81° 20' 47" W FOR 600.53 FEET; S 46° 11' 51" W FOR 77.45 FEET; N 01° 35' 45" W FOR 2,875.95 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 31; S 88° 56' 02" W ALONG SAID SOUTH LINE AND ALONG SAID BOUNDARY LINE FOR 1,638.66 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 31; N 00° 22' 46" W ALONG THE NORTH/SOUTH QUARTER SECTION LINE FOR 2,656.37 FEET TO THE CENTER OF SAID SECTION 31; THENCE CONTINUE NORTHERLY ALONG SAID NORTH/SOUTH QUARTER SECTION LINE, FOR A DISTANCE OF 2,391 FEET, MORE OR LESS TO THE WATERS OF THE ESTERO RIVER; 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 (SE-1/4) OF SAID SECTION 30, TOWNSHIP 46 SOUTH, RANGE 25 EAST; N 00° 32' 05" W ALONG SAID EAST LINE FOR 62 FEET, MORE OR LESS TO SAID WATERS OF THE ESTERO RIVER; THENCE RUN WESTERLY, NORTHERLY, EASTERLY, SOUTHEASTERLY, SOUTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID WATERS FOR 1,753 FEET, MORE OR LESS TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST; N 87° 54' 53" E ALONG SAID NORTH LINE FOR 458 FEET, MORE OR LESS TO SAID WATERS; THENCE RUN NORTHERLY AND SOUTHEASTERLY ALONG SAID WATERS FOR 771 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF SAID PLAT; S 00° 43' 04" E FOR 1,190 FEET, MORE OR LESS; N 88° 27' 02" E 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) AS DESCRIBED BY DEED RECORDED IN DEED BOOK 227 AT PAGE 261 OF SAID PUBLIC RECORDS; S 20° 51' 33" E ALONG SAID SOUTHWESTERLY LINE FOR 125.36 FEET TO AN INTERSECTION WITH THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 32; S 00° 55' 53" E ALONG SAID QUARTER SECTION LINE FOR 1,226.63 FEET; S 00° 56' 02" E ALONG SAID NORTH/SOUTH QUARTER SECTION LINE FOR 2,644.19 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 866 ACRES, MORE OR LESS.

BEARINGS HEREDIN ABOVE MENTIONED ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 32 TO BEAR S 00° 56' 02" E.


FRANCES L. SUMMERALL (FOR THE FIRM-LD #642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5652

DATE SIGNED: 3/23/09

DCI 2008-00042

Applicant's name

by ee 7/28/09

PH-3-C-1(A)

Surveyed by [illegible]

WEST BAY CLUB RPD
PARCEL IN
SECTIONS 29, 30, 31 & 32, TOWNSHIP 46 SOUTH RANGE 25 EAST &
SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

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TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA, DESCRIBED
AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION
5, BEING A POINT ON THE CENTERLINE OF WILLIAMS ROAD
(60.00 FEET WIDE); THENCE RUN THE FOLLOWING COURSES
AND DISTANCES ALONG THE BOUNDARY OF SAID WEST BAY
CLUB: SOUTH 00° 40' 16" EAST FOR 30.00 FEET;
NORTH 89° 00' 18" EAST FOR 165.26 FEET;
SOUTH 00° 36' 29" EAST FOR 200.00 FEET;
SOUTH 89° 00' 18" WEST FOR 672.00 FEET; TO AN
INTERSECTION WITH THE EASTERLY MEAN HIGH WATER LINE
OF HALFWAY CREEK, AS ESTABLISHED IN 1997 WITH AN
ELEVATION OF 1.47' NGVD, 1929; THENCE RUN THE FOLLOWING
COURSES ALONG SAID MEAN HIGH WATER LINE:
SOUTH 01° 32' 07" EAST FOR 118.40 FEET;
SOUTH 21° 09' 28" EAST FOR 360.52 FEET;
SOUTH 12° 13' 10" WEST FOR 316.66 FEET TO AN
INTERSECTION WITH A SOUTHERLY BOUNDARY LINE OF SAID
WEST BAY CLUB; THENCE RUN SOUTH 88° 57' 37" WEST
ALONG SAID BOUNDARY LINE FOR 8 FEET, MORE OR LESS,
TO THE MEAN HIGH WATER LINE OF HALFWAY CREEK; THENCE
DEPARTING SAID BOUNDARY OF WEST BAY CLUB RUN SOUTHERLY
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SECTION 31; THENCE CONTINUE NORTHERLY ALONG SAID
NORTH/SOUTH QUARTER SECTION LINE, FOR A DISTANCE OF
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RIVER; NORTHEASTERLY, SOUTHEASTERLY, SOUTHWESTERLY,
SOUTHERLY, SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID
WATERS FOR 5,030 FEET, MORE OR LESS, TO AN

DCI 200R-00042

Applicant's Legal Checked

by CG 7/28/00

INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 30, TOWNSHIP 46 SOUTH, RANGE 25 EAST; NORTH 00° 32' 05" WEST ALONG SAID EAST LINE FOR 62 FEET, MORE OR LESS TO SAID WATERS OF THE ESTERO RIVER; THENCE RUN WESTERLY, NORTHERLY, EASTERLY, SOUTHEASTERLY, SOUTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID WATERS FOR 1,753 FEET, MORE OR LESS TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST; NORTH 87° 54' 53" EAST ALONG SAID NORTH LINE FOR 458 FEET, MORE OR LESS TO SAID WATERS; THENCE RUN NORTHERLY AND SOUTHEASTERLY ALONG SAID WATERS FOR 771 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF SAID PLAT; SOUTH 00° 43' 04" EAST FOR 1,190 FEET, MORE OR LESS; NORTH 88° 27' 02" EAST 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) AS DESCRIBED BY DEED RECORDED IN DEED BOOK 227 AT PAGE 261 OF SAID PUBLIC RECORDS; SOUTH 20° 51' 33" EAST ALONG SAID SOUTHWESTERLY LINE FOR 125.36 FEET TO AN INTERSECTION WITH THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 32; SOUTH 00° 55' 53" EAST ALONG SAID QUARTER SECTION LINE FOR 1,226.63 FEET; SOUTH 00° 56' 02" EAST ALONG SAID NORTH/SOUTH QUARTER SECTION LINE FOR 2,644.19 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 864 ACRES, MORE OR LESS.

BEARINGS HEREIN ABOVE MENTIONED ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 32 TO BEAR SOUTH 00° 56' 02" EAST.


FRANCES L. SUMMERALL (FOR THE FIRM-LB #642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5652

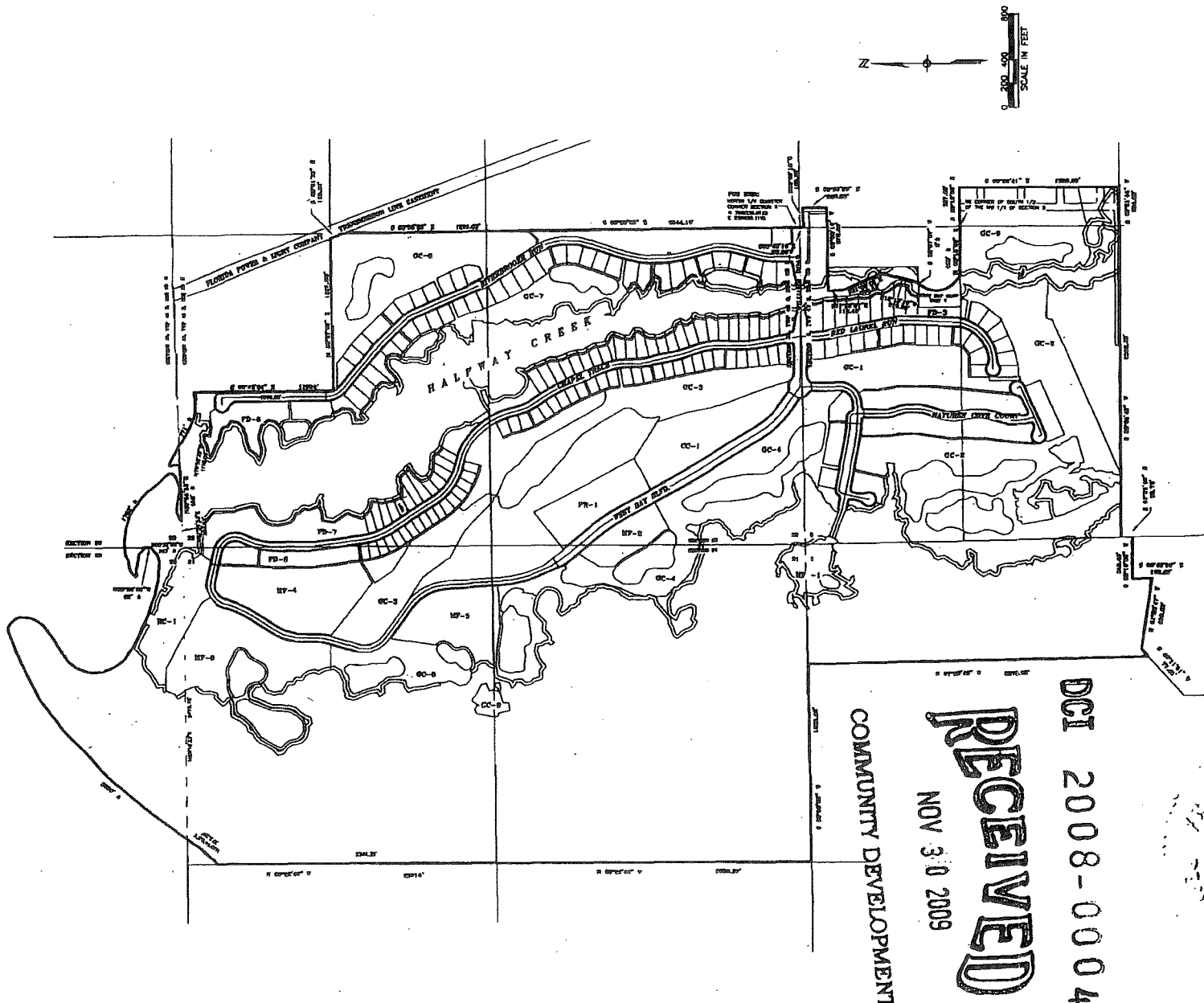
DATE SIGNED: 3-23-09

DOI 2008-0004

Applicant's 7/28/09

PH-3-C-1(B)

(Page 4 of 6)

**DESCRIPTION**

WEST BAY CLAY RD
PARCEL IN
SECTIONS 28, 30, 31 & 32, TOWNSHIP 48 SOUTH RANGE 28 EAST &
SECTIONS 8 & 9, TOWNSHIP 47 SOUTH, RANGE 28 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND BEING ALL OF WEST BAY CLUSE, A SUBDIVISION, AS RECORDED IN PLAT BOOK 32 AT PAGE 73 THRUOUT 111 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND ALL OF PARCELS ONE AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORD BOOK 20041 AT PAGE 3015 OF SAID PUBLIC RECORDS, LYING IN SECTIONS 26, 35, 31, 36, 32, 33, 34, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841

AS FOLLOWS:

BEINGING AT THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A POINT ON THE CONTIGUOUS WILLIAMS ROAD (CHILD FELL WIDE) THENCE RUN THE FOLLOWING COURSE AND DISTANCES ALONG THE BOUNDARY OF SAID TRACT BEYOND: BEING 60' 00" N. 60' 00" E. 100' 00" E. 30.00 FEET; NORTH 60' 00" 10' E. EAST FOR 100.00 FEET; SOUTH 60' 30' 10' E. EAST FOR 100.00 FEET; SOUTH 60' 00' 10' WEST FOR 672.00 FEET TO AN INTERSECTION WITH THE EASTERLY BEING FROM WATER LINE OF HALFWAY CREEK, AS ESTABLISHED BY 1897 60TH AN SURVEY OF SAID SECTION 5, BEING A POINT ON THE FOLLOWING COURSE ALONG SAID BEING FROM BULEY LANE;

SOUTH 06° 33' 07" EAST FOR 118.40 FEET
SOUTH 21° 00' 28" EAST FOR 300.03 FEET
SOUTH 12° 13' 10" WEST FOR 374.86 FEET TO AN
INTERSECTION WITH A SOUTHERLY BOUNDARY LINE OF SAID
WEST BAY CLUIN; THENCE NORTHERLY BY S77° 33' WEST
FOR 348.00 FEET TO THE POINT OF BEGINNING; OR, TO
THE MEAN HIGH WATER LINE OF HAUPTBAY OCEAN; THENCE
DEFLECTING S25° BOUNDARY OF WEST BAY CLUIN BEING SOUTHERLY
ALONG SAID MEAN HIGH WATER LINE FOR 376 FEET, MORE OR
LESS, TO THE SOUTHERLY BOUNDARY OF SAID BOUNDARY OF WEST
BAY CLUIN; THENCE NORTHERLY FOLLOWING COURSE AND
DISTANCES ALONG SAID BOUNDARY.

NORTH 08° 15' 00" EAST FOR 400 FEET, MORE OR LESS TO
THE NORTHEAST CORNER OF THE SOUTH HALF (S-1/2) OF THE
NORTHEAST QUARTER (NE-1/4) OF RAB SECTION 5
SOUTH 08° 15' 00" EAST FOR 327.80 FEET
SOUTH 08° 30' 41" EAST FOR 359.85 FEET
SOUTH 08° 30' 41" WEST FOR 1,204.00 FEET
SOUTH 08° 30' 41" WEST FOR 2,350.00 FEET
SOUTH 08° 30' 41" EAST FOR 32.75 FEET
SOUTH 08° 15' 00" WEST FOR 348.43 FEET
SOUTH 08° 40' 00" EAST FOR 102.40 FEET
NORTH 08° 30' 41" WEST FOR 100.53 FEET

SOUTH 41° 11' 18" WEST FOR 77.40 FEET.
NORTH 01° 30' 48" WEST FOR 2,875.95 FEET TO AN
INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST
QUARTER (TC-1/4) OF SAID SECTION 25.
SOUTH 89° 02' 56" WEST ALONG SAID SOUTH LINE AND
ALONG SAID BOUNDARY LINE FOR 1,000.00 FEET TO THE
SOUTH QUARTER CORNER OF SAID SECTION 25.
NORTH 00° 22' 48" WEST ALONG THE NORTH/SOUTH QUARTER
SECTION LINE FOR 3,645.91 FEET TO THE CENTER OF SAID
SECTION 25. THENCE CONTINUE NORTHEAST ALONG SAID
SOUTH QUARTER SECTION LINE TO A POINT OF A DISTANCE OF
2,391 FEET, MORE OR LESS, TO THE CENTER OF THE SECTION.

SAND, SOUTH-EASTERNLY, SOUTHWESTERLY AND NORTHWESTERLY ALONG SAND BATHES FOR ABOUT FEET MORE OR LESS TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHEAST QUARTER (E-1/4) OF SAME SECTION SO THIRTYFOUR AND FIFTY SEVEN ACRES BEING THEREABOUTS AND SAND EAST LINE FOR 62 FEET, MORE OR LESS TO SAND BATHES OF THE EXTEND FROM THENCE RUN WESTERLY, NORTHERLY, EASTERLY, SOUTHEASTERLY, SOUTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAND BATHES FOR 170 FEET, MORE OR LESS TO A POINT WHERE THE NORTH LINE OF SECTION 34, TOWNSHIP 18N, RANGE 10E, LAND

WENT SOUTH OF 87' EAST ALONG ROAD SOUTH LINE FOR 480 FEET, MORE OR LESS TO BAD PATCHES, INDICATE RAIN NORTHERLY AND SOUTHEASTERLY ALONG BAD PATCHES FOR 775 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF BAD PATCH SOUTH OF AS OF EAST FOR 1750 FEET, MORE OR LESS TO THE SOUTH END OF THE ROAD. THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF A FLORIDA POWER AND LIGHT COMPANY INTERSECTION LINE (EASTCHOT TOWN FEET) WAS AS DESCRIBED BY DEED RECORDED IN DEEDS BOOK 227 AT PAGE 251 OF BADA PUBLIC RECORDS. SOUTH 25' 50" EAST 150 FEET AND SOUTHEASTERLY LINE FOR 150 FEET TO BE BOUNDARY.

FROM 1253.50 FEET TO AN INTERSECTION WITH THE
NORTH/SOUTH QUARTER SECTION LINE AND SECTION 22.
SOUTH 00° 00' 00" EAST 1400 FEET SAID QUARTER SECTION
LINE FOR 1,253.50 FEET SOUTH 00° 00' 00" EAST 1400
FEET NORTH/SOUTH QUARTER SECTION LINE FOR 2,844.10
FEET TO THE POINT OF BEGINNING.
ACROSS CONTAINS 264 ACRES, MORE OR LESS.

MEASUREMENTS HEREON ADJUSTED ARE BASED ON THE EAST LINE
OF THE SOUTHWEST QUARTER (20-1/4) OF SECTION 22 TO BEING
SOUTH 00° 00' 00" EAST.

NOTES:

1. PARCEL CONTAINS: RB4 ACRES, MORE OR LESS.
2. AC = OFFICIAL RECORD BOOK
3. THIS ENTRY DOES NOT MAKE ANY REPRESENTATION AS TO
4. THE EXISTENCE OF DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL
5. RB = PLAT BOOK
6. PL = PLAT
7. UK = LAKE
8. MUF = MOUNTAIN-FARM
9. SO = SOIL CULTURE
10. FT = FUTURE DEVELOPMENT
11. PR = PRACTICE RANGE
12. RD = ROAD RIGHT-OF-WAY
13. RE = RESERVATION
14. C = CONSERVATION
15. CC = COUNTRY CLUB
16. COORDINATES SHOWN ARE STATE PLATE COORDINATE, FLORIDA
17. WEST ZONE, NAD 83/90 ADJUSTMENT

THIS IS NOT A SURVEY

FRANCES L. SUMMERS (FOR THE FIRM-LB(8342)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 8452

DATE: 3/23/09

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND

PARCEL IN
SECTIONS 29, 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST &
SECTIONS 6 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEK COUNTY, FLORIDA



JOHNSON
ENGINEERING

N
2150 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0048
FAX (239) 334-3881
C.B. #842 & L.B. #842

SKETCH AND DESCRIPTION
WEST BAY CLUB RPD

DATE FEB 2008	PROJECT NO. 20087908	FILE NO. 30-46-73	SCALE 1" = 400'	SHEET 1 OF 1
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WEST BAY CLUB CPD
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND BEING ALL OF TRACTS FD-4 AND FD-6 AND PART OF TRACT C-1 (HALFWAY CREEK), AS SHOWN ON THE PLAT OF WEST BAY CLUB, RECORDED IN PLAT BOOK 62 AT PAGES 79 THROUGH 111, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT FD-4; THENCE RUN SOUTH 00°47'09" EAST ALONG THE EASTERLY LINE OF SAID TRACT FD-4 AND ALONG A EASTERLY LINE OF SAID WEST BAY CLUB FOR 765.00 FEET TO THE SE CORNER OF SAID TRACT FD-6; THENCE RUN SOUTH 88°57'37" WEST ALONG THE SOUTH LINE OF SAID TRACT FD-6 AND ALONG A SOUTHERLY BOUNDARY LINE OF SAID PLAT FOR 122.94 FEET TO AN INTERSECTION WITH THE EASTERLY MEAN HIGH WATER LINE OF HALFWAY CREEK AS ESTABLISHED IN 1997 WITH AN ELEVATION OF 1.47' NGVD, 1929; THENCE RUN THE FOLLOWING COURSES ALONG SAID MEAN HIGH WATER LINE: NORTH 12°13'10" EAST 316.66 FEET; NORTH 21°09'28" WEST FOR 360.52 FEET; NORTH 01°32'07" WEST FOR 118.40 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT FD-4; THENCE RUN NORTH 89°00'18" EAST ALONG SAID LINE FOR 178.73 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS: 1.99 ACRES, MORE OR LESS.

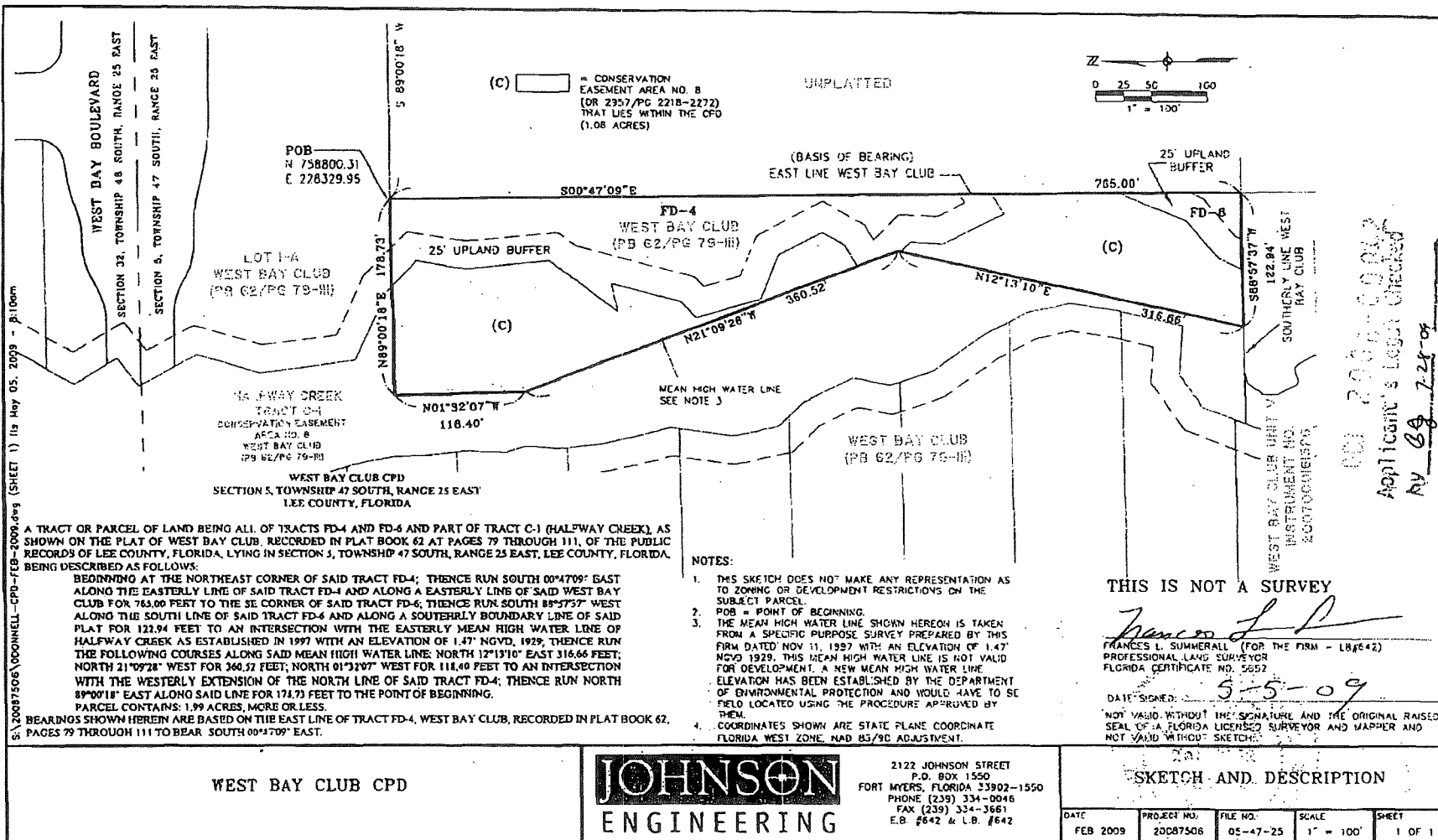
BEARINGS SHOWN HEREIN ARE BASED ON THE EAST LINE OF TRACT FD-4, WEST BAY CLUB, RECORDED IN PLAT BOOK 62, PAGES 79 THROUGH 111 TO BEAR SOUTH 00°47'09" EAST.


FRANCES L. SUMMERALL (FOR THE FIRM-LB #642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5652

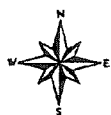
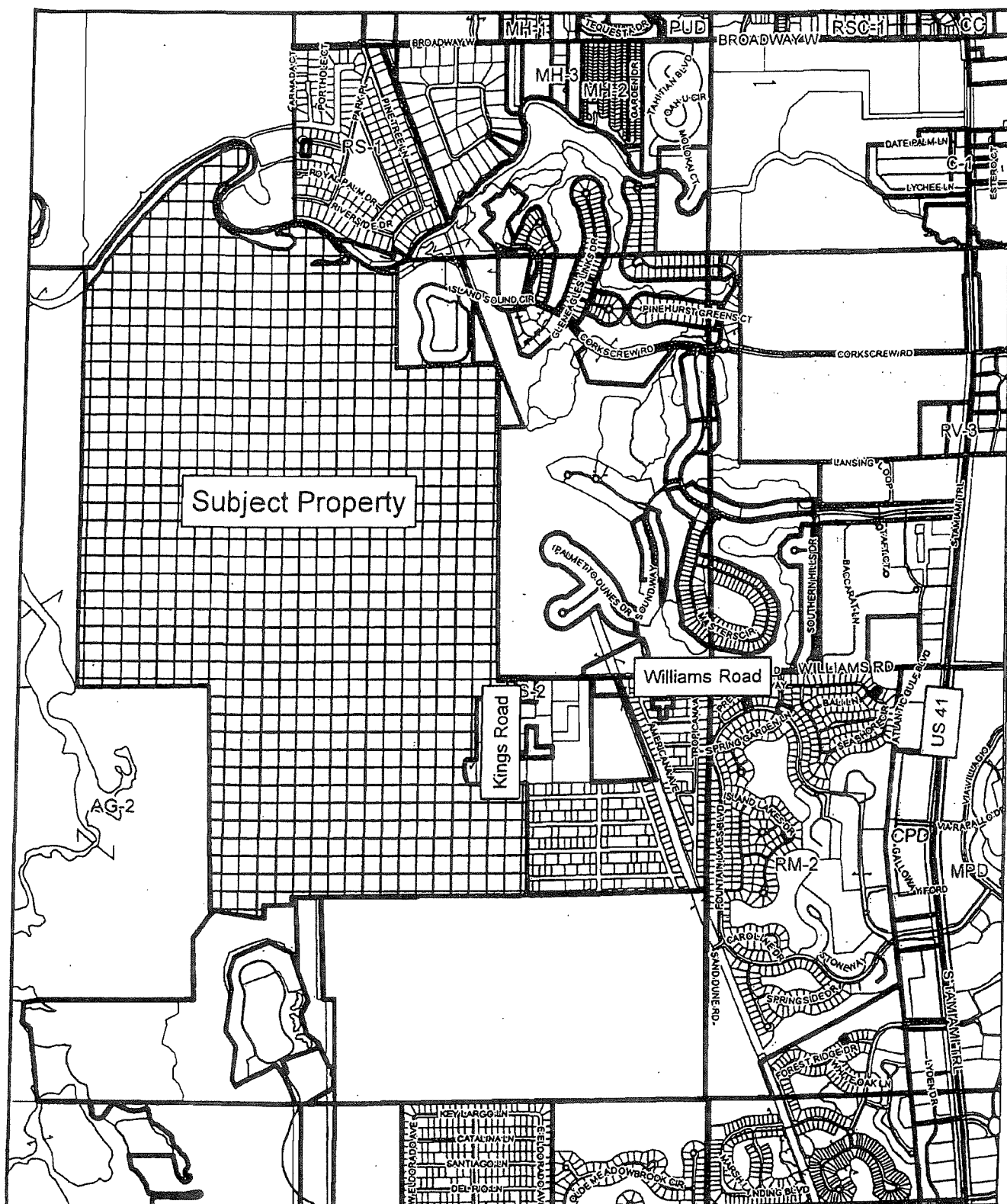
DATE SIGNED: _____

03/23/09

Applicant's Legal Checked
by CS 7-28-09



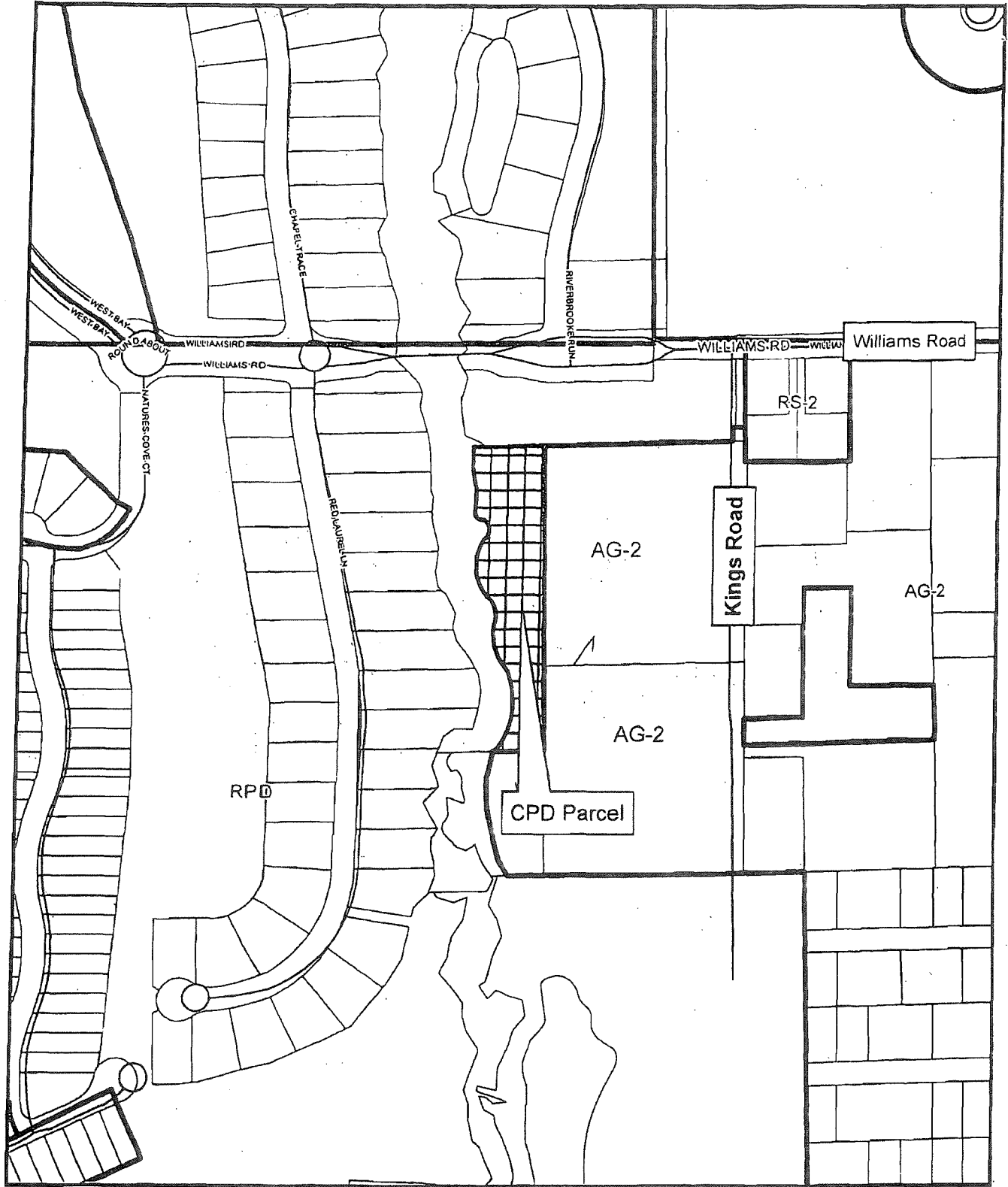
001 20087506-00062
Applicant's Logist Checked
By BG 7-24-09



(overall property)

EXHIBIT "B"

(Page 1 of 2)



(CPD Parcel)

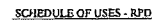
EXHIBIT "B"

(Page 2 of 2)

	Minimum Lot			Minimum Setback				Water	Maximum Height (feet)	Number of Habitable Floors	Minimum Bkls. Separation	Subdivision	Condo
	Area (sq. ft.)	Depth (feet)	Width (feet)	Side (feet)	Rear (feet)	Road (feet)	Body (feet)						
RESIDENTIAL													
Single Family	5,500	100	65	5	10	20	20		45	3	10	Yes	Yes
Two Family Attached 1st Side 2nd Side	5,000	100	60	0 7.5	15	20	20		45	3	15	Yes	Yes
Zero Lot Line 1st Side 2nd Side	4,500	80	45	10' (1st) 0 4	15	20	20		45	3	4	Yes	Yes
Townhouse 1st Side 2nd Side	2,800	80	35	0 0 or 10	20	20	20		45	3	Center Separation 20		Yes
MULTIFAMILY													
Ground Level	10,000	100	100	10	20	20	25		45	3	20		Yes
Mid-Rise	10,000	100	100	20	20	20	25		75	7	20		Yes
High-Rise	10,000	100	100	20	20	20	25			20	60		Yes
CLUBHOUSE AREA	40,000	200	200	15	30	20	20		45	2	15	Yes	Yes
PRACTICE COMPLEX	40,000	200	200	15	25	20	20		45	2	15	Yes	Yes
CPD	-	-	-	28	25	25	25		35	1	25	No	

-AS ADOPTED UNDER RESOLUTION Z-98-003 AND Z-05-010, AS AMENDED

- 1) *20 STORIES OR FARRING, ALL BUILDINGS OVER 45 FEET SHALL PROVIDE ONE HALF FOOT SETS FROM SECT BAY CLUB PROJECTION PROPERTY LINE FOR EVERY FOOT OF ELEVATION OVER 45 FEET.
- 2) AN OVERALL MAXIMUM OF FIVE (5) HIGH-RISE BUILDINGS MAY BE LOCATED WITHIN MULTI-FAMILY POODS 2, 3, 4 AND 5.
- 3) MED-RISE OR GROUND LEVEL BUILDINGS CAN BE CLUSTERS IN MULTI-FAMILY POODS 2, 3, 4 AND 5
- 4) * MAXIMUM NUMBER OF ATTACHED UNITS: 8



ACCESSORY USES AND STRUCTURES
ACCESSORY APARTMENT (DP)
ADMINISTRATIVE OFFICE (DP)
ATM
BART AND JACKIE SHOP
BARS AND BEVERAGES ESTABLISHMENTS, GROUP 1 [Section 34-822(c)(3)]
BOAT RAISES AND DOCKAGE (NOT MARINAS)
BUSINESS SERVICES, GROUP 1 AND GROUP 2 if limited to loans and garden services and
unmanned pool cleaning services [Section 34-822(c)(3)]
CANOE LAUNCH

[illegible]

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICE
AGRICULTURAL USES AND AGRICULTURAL ACCESSORY USES
BUSINESS SERVICES, GROUP A (limited to Maintenance Services and Lawn and Garden Services)
CARETAKER'S RESIDENCE
ENTRANCE GATES AND GATEHOUSE
FEDERAL SERVICES
EXCAVATION, WATER RETENTION
FENCES, WALLS
LAWN AND GARDEN EQUIPMENT (which engine parts and repairs)
PLANT NURSERY
TEMPORARY USES



Approved as Exhibit C
MCP Page 2 of 4
Resolution # 2-09-034

RECEIVED

AUG 17 2009

COMMUNITY DEVELOPMENT

DCI 2008-00042

PREVIOUS JI NO. 70044803, 70084310

WEST BAY CLUB
RPD/CPD

JOHNSON
ENGINEERING

2121 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0048
FAX (239) 334-3681
C.B. #642 & L.B. #642

PROPERTY DEVELOPMENT REGULATIONS AND SCHEDULE OF USES

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
NOVEMBER 2008	20087508	29-45-75	As Shown	2

EXHIBIT "C"
(Page 2 of 4)

DECLARATION (1) requires relief from LDC Sections 10-233, 14-296 and 34-1574 which prohibit or restrict alteration or developments within Resource Protection Areas (RPA) to permit (as shown on the MCP):

- The requested deviation is APPROVED subject to compliance with the following conditions:

The requested deviation is APPROVED subject to compliance with the following conditions:

- b. As a minimum, Los County's approval of the requested overhead impacts requires removal and maintenance of limited exotic vegetation (as defined in LDC Section 10-4-11)(f) for the entire Exotic Police SPD, and enhancement, restoration and creation of new wetland for each acre of Mitigation Impact (1:1). Areas which are released must be replanted as a ratio of one-half acre creation, enhancement or restoration for each acre wet impact (1:0.5).

- DEVATION C), requests relief from LDC Section 18-796, Table 47(X) which requires that wearing surfaces for local and access roads for Class A development must be 1-1/2 inch asphalt concrete of Florida Department of Transportation Type S-1, in place, for decorative purposes within the privately maintained internal roadway. The requested deviation is APPROVED with the CONDITION that prior to local Development Order approval, the Developer demonstrate that the decorative process have the structural equivalency of the required standard pavement. The approval of this deviation is limited to privately maintained areas.

DEVIATION (3) WITHDRAWN by the applicant.

- a. Lake depths for a maximum of 20 sites on the nonpoint layer, whichever occurs first, are approved subject to the adoption and implementation of the Waters Pollution Management Program for Lake Excavated Greater than 12 Feet Zoning category site identified 12/31/95.
- b. Prior to local Development Order approval for any area that contains lakes with depths greater than 12 feet, the Developer must submit an additional section of the management plan defining stratification and related lake problems for review and approval by Lee County staff.

DEVIATION (5) requests relief (over LDC Section 10-329(c)(4)) which requires that easements bear slopes be no greater than 4:1, to permit 40 percent of the lake banks to utilize vertical bankwork. The requested deviation is APPROVED subject to the following conditions:

- a. Lake between slopes, at the toe of any bulkhead, may be as great as 4:1.

DEVIATION (S) REQUESTS KELBY FROM LJC, Section 10-413(b)(2) which requires that residential developments provide 40 percent open space for large developments (50 percent of which must be indigenous plants for large developments), in allow the 2000 square foot provided. The requested deviation is **APPROVED** subject to the following conditions (see additional open space conditions for Deviation (9)).

- a. A significant level of 76 percent agree space and a significant level of 57 percent indigenous open a space must be provided.
- b. Prior to local development, Order approval, the exact facility of the 21.8 percent of indigenous preservation within a

DEVIATION (7) requests relief from LDC Section 10-414, which requires that no portion of a buffer area that extends a stream and shall be located in any exposure, to allow planted buffers in wetlands. The requested deviation is APPROVED subject to the condition that if any required buffer or landscape strip vegetation, which has been planted within an exposure, fails to be maintained, then that exposure must replant those plantings with the slow grow species at no cost to LDC County.

DELEGATION (D) WITHIN A FM by the employee

DEVIATION (if) requests relief from LDC Section 34-933(1)(3)(c) which limits the height of buildings in the R19 zoning category within the Onyiah Suburban land use category in 45 feet to allow 20 spaces for parking for Dr. Haywood Adams, 2, 3, 4 and 5. The requested deviation is APPROVED subject to the following conditions:

- a. Development Area 3 is limited to a maximum height of 75 feet
- b. Development Areas 3, 4, and 5 are limited to a maximum building height of 120 feet and no tower height to a maximum combined total of multi-story building height with a maximum total of 650 dwelling units.
- c. Development Areas 3 and 4 must provide a minimum of 37 percent open space.
- d. Development Area 3 is limited to one multi-family building and must provide a minimum of 60 percent open space.
- e. Ninety percent of the required parking in multi-family Development Areas 3, 4, and 5 must be provided within the primary building structure to limit the impacts of development from access parking lots.
- f. All buildings over 45 feet in height must be set back an additional one-half foot for every foot of height over 45 feet along the central development perimeter.

DEVIATION (IS) WITHDRAWN by the Applicant

DPVAT/OT (11) requests relief from LDC Section 34-935 to allow the property development regulations for Errors Point NPD. The requested deviation is APPROVED subject to the condition that development of the proposed work must be in accordance with the "Property Development Table for Errors Point," stamped received January 5, 1995 and as further limited in the conditions of approval.

DEVIATION (12) requires relief from LDC Section 10-144(f) which requires the Developer to provide a 25 foot wide buffer bandward from the mean high water line of all non-susceptible natural streamways, to allow construction of a local water fishing/observance pier, three gutters and two canoe launches on the Empire River, and boardwalks and other crossings on Halfway Creek. The requested deviation is **APPROVED** subject to the following conditions:

- b. Clearing is only approved as land clearing within areas selected to avoid impacts to the greatest number of native trees and plants. Site is limited to 110 square feet. The clearing must be constructed in a generally square or rectangular shape, and all vegetation is removed.

- c. Two canoe launch areas are approved. One of the canoe launch areas must be located on only as appropriate to the boat ramp to avoid additional impacts. Storage of canoe on land and on the outside of the 25-foot-wide buffer zone. Each canoe launch area is limited to a width of 25 feet along the Elmore River.

- d. One power boat ramp is equipped with a maximum of two temporary mooring slips.

- The power line ramp facility shall be designed to include a utility, construction station, or water engineering station in personal design and structural analysis parking lot runs off from down the boat ramp and then the future River. The design must be approved as part of the building permit or local Development Order review for the boat ramp facility.

- k. Tree stumps, stumps, limbs, branches and debris are prohibited along the beach.
- l. A maximum of one boardwalk for each rowing family line is permitted on Halfway Creek. Boardwalks are

DEVIATION (13) requests LDC to give the connecting separation requirements of LDC Section (B-28)(a), Table 2, to allow the connection separation shown on the "modified road above" on the Master Camps Plan. The requested deviation is APPROVED subject to the condition that appropriate traffic signage be provided and the heavy intersection design is found and agreed to by the County staff as appropriate, at the Transportation Order solicitation.

All deviations, except Deviation 9, approved by Resolution Z-96-005 remain in full force and effect. Deviation 9 is revised as follows:

DEVIATION (9) sets relief from the LDC §4.93(f)(3)(c) requirement limiting the height of buildings in its RFD zoning category within the Oshkosh Sixthward land use category to 45 feet, to allow 20 stories over parking for the Development Areas (Pds) 2,3,4 and 5. This deviation is APPROVED, SUBJECT TO the following conditions:

Decision APPROVED; SUBJECT TO the following conditions:

- Development Area (Prel 2) is located in a residential lot of 75 feet.
- Development Area (Prel 2) is located in a residential building of 120 feet and are further located in a residential lot of four multi-family high-rise buildings and 24 low-rise units for a combined total of 830 dwelling units: a minimum of two high-rise buildings on Development Area (Prel 3) 3, 4, and 5, and 24 low-rise units on Development Area (Prel 3) 3 only; and a minimum of two high-rise buildings on Development Area (Prel 3) 5.
- Development Area (Prel 3) is located in a residential lot of 135 feet.
- Development Area (Prel 3) is located in an existing multi-family high-rise building and must provide a minimum of 60 percent open space.
- Primary function of the proposed building in multiple-family Development Area (Prel 3) 3, 4, and 5 must be:
 - residential; and
 - residential with a minimum of 10 percent open space.
- All buildings over 45 feet in height must be set back an additional one-half foot for every foot of height over 45 feet along the unlanded lot boundary perimeter.

DEVIATION (14) requests relief from LDC Section 34-134(d)(7), which requires a fence or wall located between a street right-of-way or easement and the minimum required street setback line to not exceed three or four feet in height, to allow a fence and three fences to abut the access easement shown on the Blufftop Churchyard Plot.

Approved as Exhibit C
MCP Page 3 of 4
Resolution # Z-09-030

RECEIVED
AUG 17 2009

COMMUNITY DEVELOPMENT

NOT 2008-00042

EXHIBIT D-7-Q

PREVIOUS JUL NO. 20044103, 20046330
W/ 2007C380-orig - PGM 87806-VCT-SCH OF OPERATIONS.dwg (OPERATIONS - SHEET 4) mjb Aug 13, 2009 - 4:18pm

REVISIONS	

LEE COUNTY
FLORIDA

WEST BAY CLUB
RPD/CPD

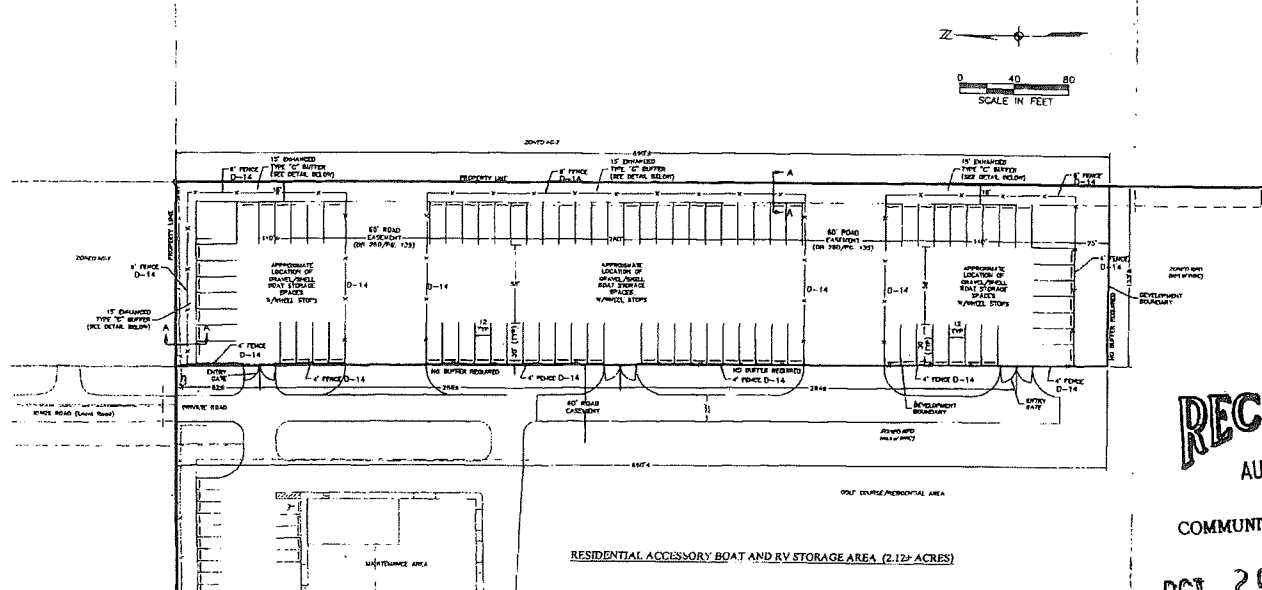
JOHNSON ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33802-1550
PHONE (239) 334-0046
FAX (239) 334-3881
E.B. #642 & L.B. #642

SCHEDULE OF DEVIATIONS

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
NOVEMBER 2008	20087508	29-46-25	As Shown	3

EXHIBIT "C"
(Page 3 of 4)

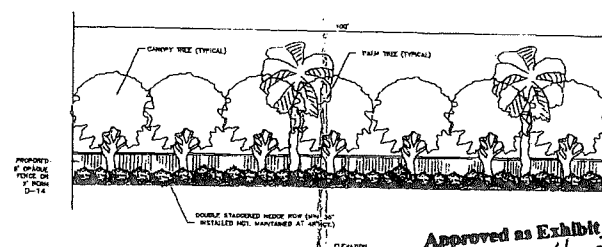
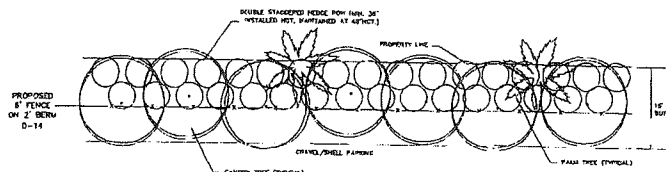
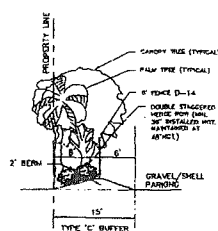


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AUG 17 2009

COMMUNITY DEVELOPMENT

NOT 2008-00042

RESIDENTIAL ACCESSORY BOAT AND RV STORAGE AREA (2.12+ ACRES)



Approved as Exhibit C
MCP Page 4 of 4
Resolution # 7-09-030

PREVIOUS: AD NO. 2004-000, 2004-000
REVISIONS:

NO.	DATE	DESCRIPTION
1	11/11/08	ISSUED FOR PERMIT

LEE COUNTY
FLORIDA

WEST BAY CLUB
RPD/CPD

JOHNSON
ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1530
FORT MYERS, FLORIDA 33902-1530
PHONE (239) 334-0040
FAX (239) 334-3881
C.R. #642 N.L.R. #642

RESIDENTIAL ACCESSORY
BOAT/RV STORAGE AREA PLAN

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
NOVEMBER 2008	200817506	29-46-25	As Shown	4

EXHIBIT "C"
(Page 4 of 4)

CONSTRUCTION PLANS
FOR
WEST BAY CLUB
BOAT & RV STORAGE

UTILITIES PROVIDING SERVICE

WATER AND SEWER
LEE COUNTY UTILITIES
1500 MONROE STREET
FORT MYERS, FLORIDA 33902
PHONE: (239) 479-8163

TELEPHONE
UNITED TELEPHONE SYSTEM
P.O. BOX 2477
NAPLES, FLORIDA 33939
PHONE: (239) 263-6221

ELECTRIC
FLORIDA POWER & LIGHT COMPANY
P.O. BOX 413013
NAPLES, FLORIDA 33941
PHONE: (239) 334-7754

CABLE TELEVISION
COMCAST
301 TOWER ROAD
NAPLES, FLORIDA 34113
PHONE: (239) 793-9600

GARBAGE COLLECTION
SUPERIOR SERVICES
1112 SE 8TH LN
CAPE CORAL, FLORIDA 33900
PHONE: (239) 995-4475

FIRE CONTROL DISTRICT
ESTERO FIRE PROTECTION
AND RESCUE DISTRICT
20241 SOUTH TAMPAI TRAIL
ESTERO, FLORIDA 33928
PHONE: (239) 947-3473

OWNER/ AGENT/ DEVELOPER
WEST BAY CLUB DEVELOPMENT CORPORATION
4610 WEST BAY BOULEVARD
ESTERO, FLORIDA 33928
PHONE: (239) 498-7770

STRAP NUMBER

32-46-25-07-00MF2.0000

SIZE OF PARCEL

TOTAL = ACRES

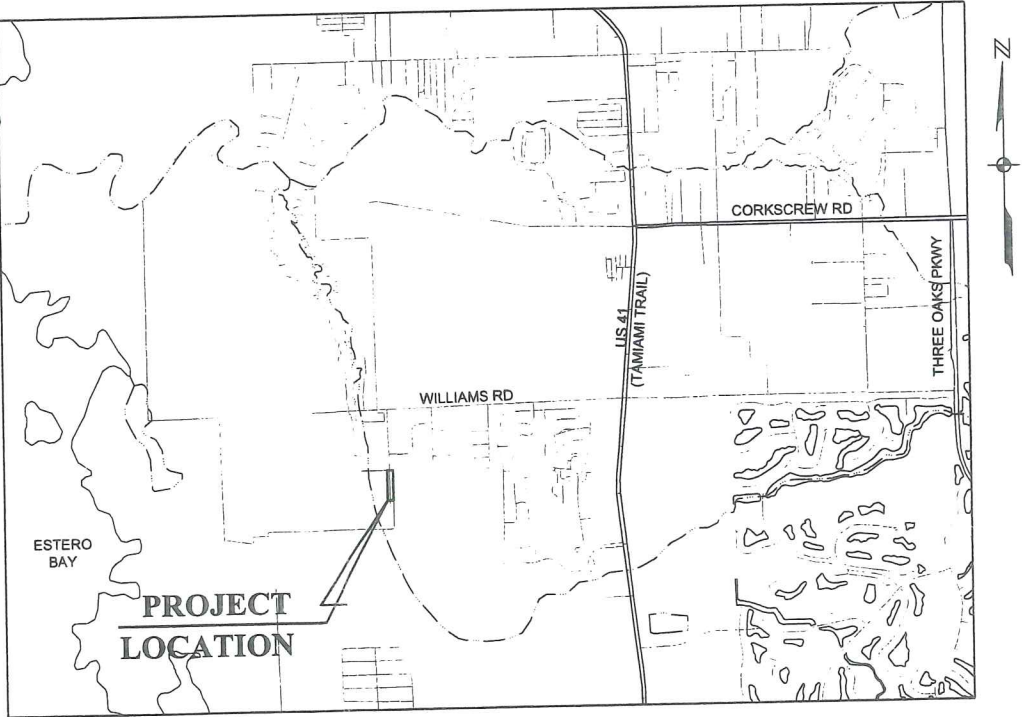
ZONING

RPD (RESOLUTION # Z-96-005)

SECTION 5, TOWNSHIP 46&47 S, RANGE 29 E
LEE COUNTY, FLORIDA

INDEX OF PLANS

SHEET NO.	DESCRIPTION
C01	COVER
C02	ABBREVIATIONS, LEGEND, NOTES AND AERIAL MAP
C03	EROSION CONTROL PLAN
C04	SITE, PAVING AND GRADING PLAN
C05	FLUCFCS AND PROTECTED SPECIES MAP
L01-L02	LANDSCAPE PLAN



LOCATION MAP

0 2000 4000
SCALE IN FEET

OCTOBER, 2011

ADD 2011-00087

RECEIVED
NOV 08 2011
COMMUNITY DEVELOPMENT

JOHNSON
ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 62421

DANA L. HUME, PE

DATE

SHEET NUMBER
C01

NO.	REVISIONS	DESCRIPTION	DATE

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

ABBREVIATIONS,
LEGEND, NOTES
AND AERIAL MAP

SHEET NUMBER

C02

ABBREVIATIONS

AC	ALTERNATE
ALTY.	APPROXIMATE
ASB	ASBESTOS
BM	BENCH MARK
BLDC	BUILDING
BOT	BOTTOM
CB	CATCH BASIN
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CJ	CAST IRON PIPE
CM	CONSTRUCTION JOINT
CO	CORRUGATED METAL PIPE
CV	CLEANOUT
CV	CHECK VALVE
CF	CUBIC FOOT
CY	CUBIC YARD
E	CENTER LINE
ELKG	CAULKING
ELF	CHAIN LINK FENCE
COL	COLUM, COLOR
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CTRS	CENTERS
CJ	COPPER
IN.	CUBIC INCH
DIA.	DIAMETER
DIAG	DIAGONAL
DM	DIMENSION
DIST.	DISTANCE
DIP	DUCTILE IRON PIPE
DE	DRAINAGE EASEMENT
DWG	DRAWING
E	EAST
EL/ELEV	ELEVATION
EQIP	EQUIPMENT
ERCP	ELLIPITICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
EX	EXISTING
FF	FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
FM	FORCE MAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FIN	FINISH
FIP	FIBERGLASS REINFORCED PLASTIC
FT	FEET
G	GENERAL CONTRACTOR
GI	GALVANIZED IRON
GPM	GALLONS PER MINUTE
GV	GATE VALVE
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GR	GRADE
HDPE	HIGH DENSITY POLYETHYLENE
HOR	HORIZONTAL
HYD	HYDRANT
ID	INSIDE DIAMETER
IDD	IONIA DRAINAGE DISTRICT
INV	INVERT
IRR	IRRIGATION
LAE	LAKE ACCESS EASEMENT
LCU	LEE COUNTY UTILITY EASEMENT
LF	LINEAL FEET
LME	LAKE MAINTENANCE EASEMENT
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MJ	MECHANICAL JOINT
MAX	MAXIMUM
MECH	MECHANICAL
MES	MITERED END SECTION
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
NE	NORTHEAST
NW	NORTHWEST
NPW	NON POTABLE WATER
NTS	NOT TO SCALE
NUM/#	NUMBER
NOM	NOMINAL
NG	NATURAL GAS
OC	ON CENTERS
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
OD	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PV	PLUG VALVE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
POLY, PE.	POLYETHYLENE
PAVT	PAVEMENT
PC	POINT OF CURVATURE
PGL	PROPOSED GRADE LINE
P	PROPERTY LINE
PLBG	PLUMBING
PLWD	PLYWOOD
PW	POTABLE WATER
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVI	POINT OF VERTICAL INTERSECTION
QUAN	QUANTITY
R	RADIUS
RD	ROAD
ROP	REINFORCED CONCRETE PIPE
REQ'D	REQUIRED
ROW	RIGHT OF WAY
RU	REUSE LINE
R/W	RIGHT OF WAY
S	SOUTH
SE	SOUTHEAST
SW	SOUTHWEST
SS	SANITARY SEWER
SAN	SANITARY
SCH	SCHEDULE
SECT	SECTION
SEW	SEWER
SH	SHEET
SPEC	SPECIFICATION
SQ	SQUARE
ST	STREET
STA	STATION
STL	STEEL
STD	STANDARD
SUR	SURFACE
SYM	SYMMETRICAL
TOE	TOE OF SLOPE
TGB	TOP OF BANK
THK	THICK
TEL	TELEPHONE
TEMP	TEMPERATURE
TRANS	TRANSFORMER
TYP	TYPICAL
UE	UTILITY EASEMENT
VERT	VERTICAL
W	WATER
WM	WATER MAIN
WTH	WITH
W/O	WITHOUT
WD	WOOD
WT	WEIGHT
WV	WATER VALVE
WH	WALL HYDRANT

SYMBOLS

	GATE VALVE		IRRIGATION SERVICE (DOUBLE)
	TEE ASSEMBLY		IRRIGATION SERVICE (SINGLE)
	REDUCER		SEWER SERVICE (DOUBLE)
	BLOW OFF		SEWER SERVICE (SINGLE)
	FIRE HYDRANT		WATER SERVICE (DOUBLE)
	FIRE HYDRANT ASSEMBLY W/ GATE VALVE		WATER SERVICE (SINGLE)
	MITERED END SECTION		HEADWALL
	MANHOLE W/ NUMBER		DRAINAGE INLET (SEE PLAN FOR TYPES)
	PLUG VALVE		THROAT INLET
			FLARED END SECTION

HATCH PATTERNS

	WETLAND		EXISTING LAKE TO BE FILLED
	UPLAND BUFFER		PROPOSED LAKE
	UPLAND PRESERVE		LITTORAL SHELF AREA
	INDIGENOUS AREA		COMPENSATING LITTORAL PLANTING AREA
	NATURAL AREA		RIPRAP / GRAVEL
	FILTER MARSH		BRICK PAVERS
	EXISTING LAKE		

NOTE:
HATCH PATTERNS ARE FOR ILLUSTRATIVE PURPOSES
ONLY. ACTUAL HATCH PATTERNS ON DRAWING MAY
VARY IN SCALE & ANGLE

LINETYPES

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
CENTER LINE		
LAKE MAINTENANCE EASEMENT		
PUBLIC UTILITY EASEMENT		
DRAINAGE EASEMENT		
WETLAND BOUNDARY		
FORCE MAIN		
SANITARY SEWER		
WATER MAIN		
IRRIGATION MAIN		
RE-USE MAIN		
PERIMETER BERM		
FENCE LINE		
SILT FENCE		
BULKHEAD		
STRUCTURAL BUFFER		

GENERAL NOTES:

- ELEVATIONS ARE REFERENCED TO NGVD 29.
- THE LOCATION OF EXISTING UTILITIES, PAVEMENT, VEGETATION, AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
- ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE OWNER/ENGINEER WITHOUT DELAY.
- EXISTING FACILITIES SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, ROADWAY AND TRAFFIC DESIGN STANDARDS, (LATEST EDITION), LEE COUNTY DEVELOPMENT STANDARDS AND SPECIFICATIONS AND LEE COUNTY UTILITIES REQUIREMENTS.
- LOCATIONS OF INLETS AND STORM DRAINS MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION.
- THE CONTRACTOR IS REQUIRED TO ADJUST ALL VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS NECESSARY TO MATCH PROPOSED GRADES.
- CONTRACTOR SHALL NOTIFY THE LEE COUNTY DIVISION OF DEVELOPMENT REVIEW A MINIMUM OF 72 HOURS PRIOR TO ALL REQUIRED INSPECTIONS.
- CONTRACTOR TO PROVIDE SILT FENCE, STAKED HAY BALES AND OTHER APPROPRIATE MEASURES TO EFFECT THE FILTRATION OF SURFACE WATER FLOWS AND TO PROVIDE EROSION PROTECTION DURING CONSTRUCTION ACTIVITIES. PROTECTION IS TO BE MAINTAINED DURING THE CONSTRUCTION PERIOD UNTIL DISTURBED SOILS HAVE BEEN STABILIZED WITH GRASS OR SUITABLE EROSION PROTECTION TREATMENT.
- PROPOSED ROADWAYS SHOWN ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED.
- ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS NOTED OTHERWISE.
- EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.
- CONTRACTOR SHALL RETAIN, ON THE WORK SITE, COPIES OF ANY PERMITS NECESSARY FOR CONSTRUCTION.
- CONTRACTOR SHALL PROMPTLY REPORT ALL FIELD CHANGES TO THE ENGINEER.
- CONTRACTOR SHALL CLEAR ALL EXCAVATION AND FILL AREAS; ACTUAL LIMITS OF CLEARING SHALL BE DETERMINED IN THE FIELD BY OWNER OR ENGINEER.
- CONTRACTOR SHALL REMOVE ALL MUCK AND OTHER UNSUITABLE MATERIAL FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL MUCK AND OTHER UNSUITABLE MATERIAL EXCAVATED FROM LAKES OR REMOVED FROM FILL AREAS SHALL BE STOCKPILED AT THE PROPOSED PROJECT AS DETERMINED BY THE OWNER.
- SITE GRADES MAY BE ADJUSTED IN FIELD BY ENGINEER.
- CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES FOR EMPLOYEES AND DELIVERY OF MATERIALS.
- THE LOCATIONS OF EXISTING UTILITIES AND STORM SEWERS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM RECORD DRAWINGS AND FIELD INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXACT LOCATION PRIOR TO CONSTRUCTION AND PROVIDE IN WRITING ANY DISCREPANCIES TO THE ENGINEER.
- DURING CONSTRUCTION, GRATE, INLET AND JUNCTION BOX OPENINGS SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
- THE CONTRACTOR SHALL ACCURATELY PLOT THE LOCATIONS AND DEPTHS OF ALL IMPROVEMENTS INSTALLED ON A FINAL SET OF RECORDED DRAWINGS WHICH SHALL BE DELIVERED TO THE ENGINEER.
- CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER AND OWNER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH THE FLORIDA MANUAL OF TRAFFIC CONTROL, AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED DEWATERING PERMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED TREE REMOVAL PERMITS.
- ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH APPLICABLE REGULATION

PAVING, GRADING AND
DRAINAGE NOTES:

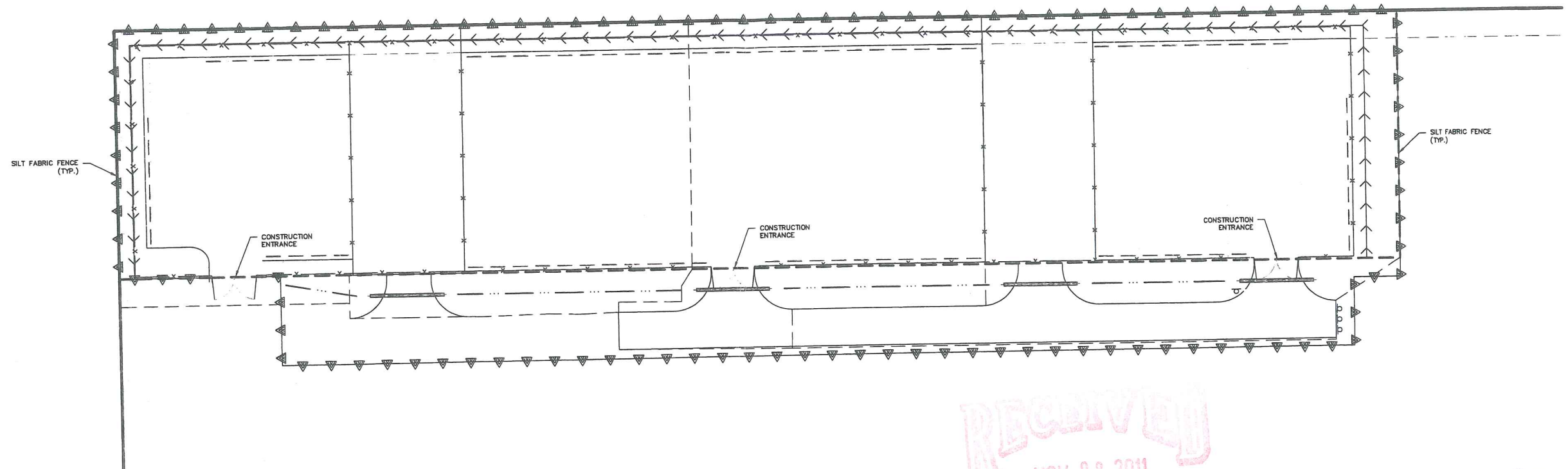
- THIS SITE CAN BE UTILIZED SAFELY FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOODING OR ADVERSE SOIL CONDITIONS.
- LENGTH OF STORM DRAIN PIPES ARE APPROXIMATE AND ARE MEASURED FROM CENTER OF STRUCTURE.
- CONTRACTOR SHALL NOTIFY THE LEE COUNTY DIVISION OF DEVELOPMENT SERVICES A MINIMUM OF 72 HOURS PRIOR TO ALL REQUIRED INSPECTIONS.
- CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MIN.) PRIOR TO COMMENCING CONSTRUCTION.
- PLACE 200 S.F. OF SOD AROUND ALL INLETS, HEADWALLS, AND CONTROL STRUCTURES. USE ARGENTINE BANIA AND CONFORM TO FOOT SECTION 575.
- PLACE 18" OF SOD CONTINUOUS ALONG EDGES OF PAVEMENT OF ALL ROADS AND/OR CURB, LAYING PARALLEL WITH THE ROAD MAINTAINING 1" BELOW FINISHED PAVEMENT GRADE.
- THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECTED TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCED TO SCHEDULE INSPECTION.
- THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE INSPECTED BY THE OWNER'S ENGINEER PRIOR TO FINAL ACCEPTANCE.

2011-00087

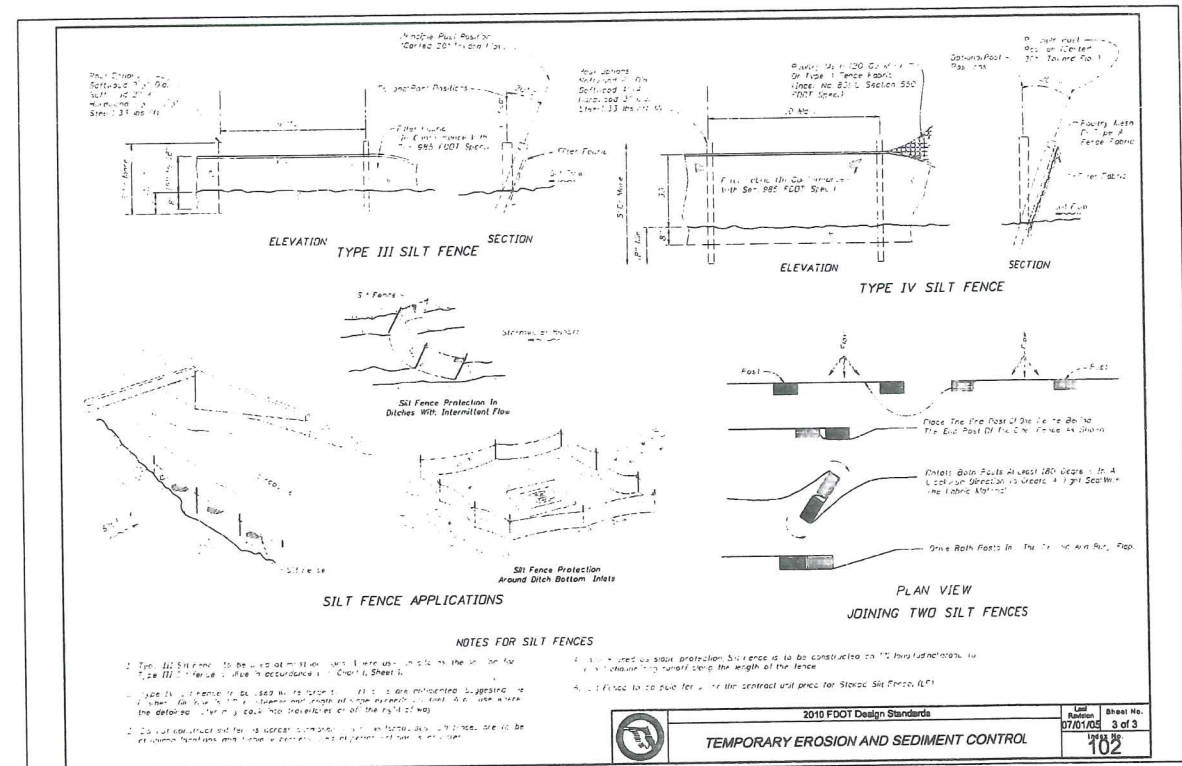
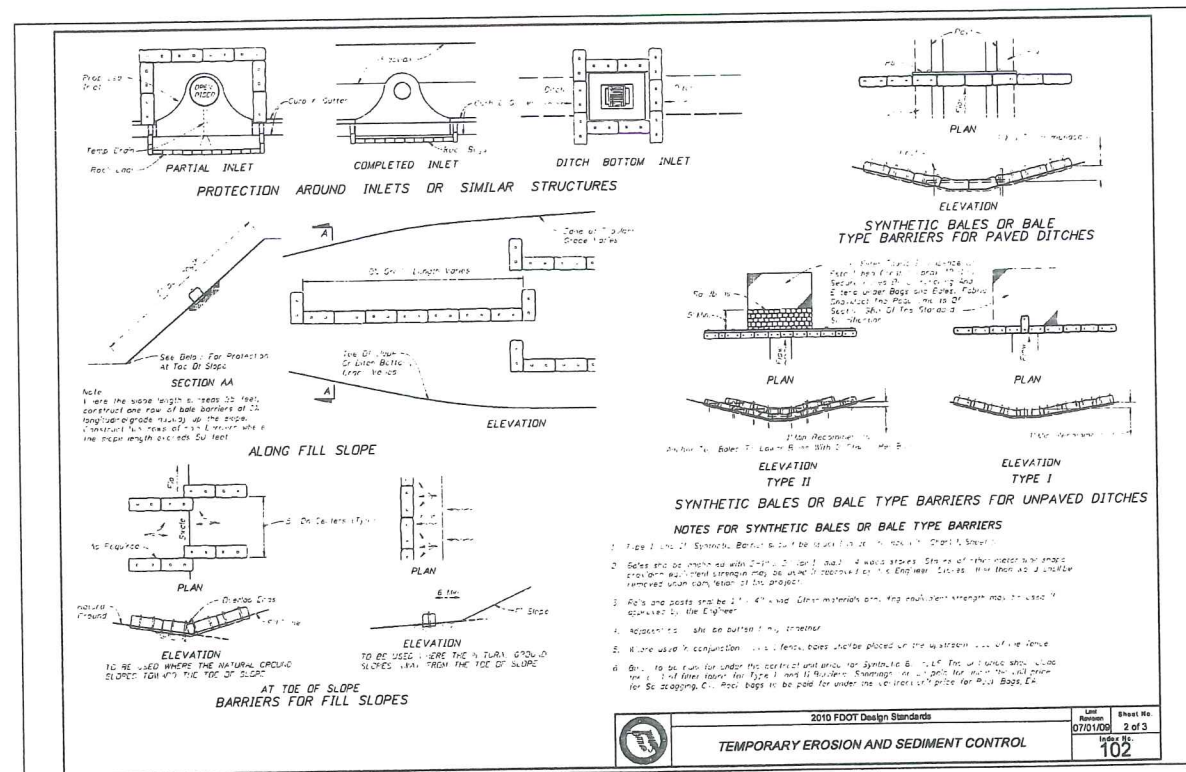
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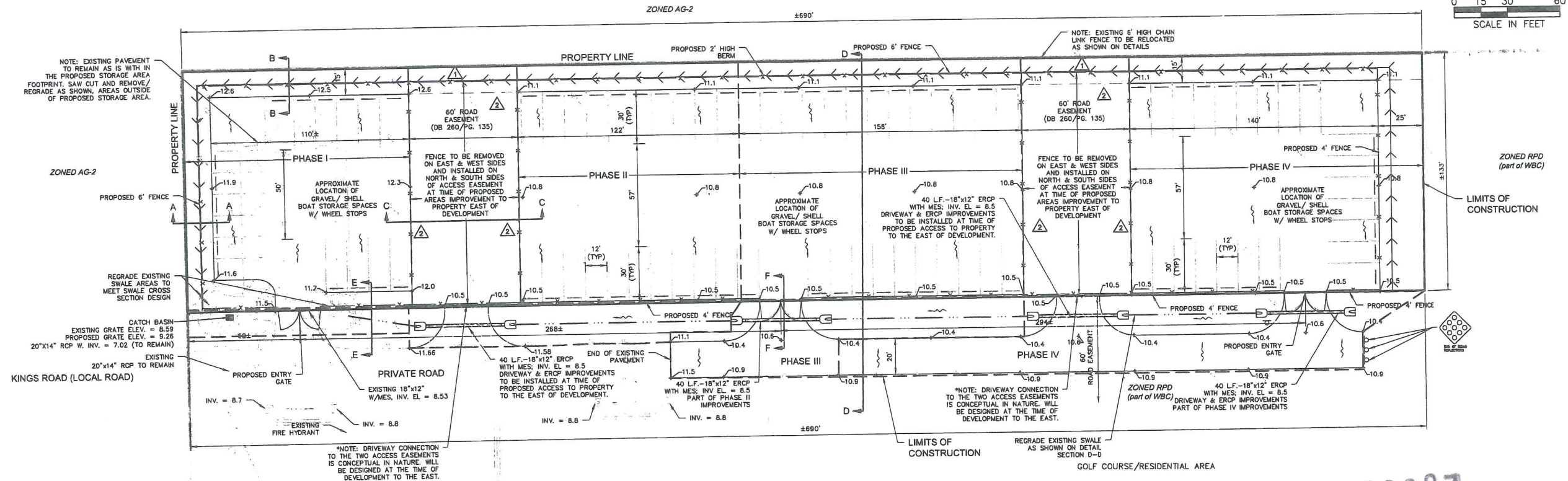
COMMUNITY DEVELOPMENT





ADD 2011-00087

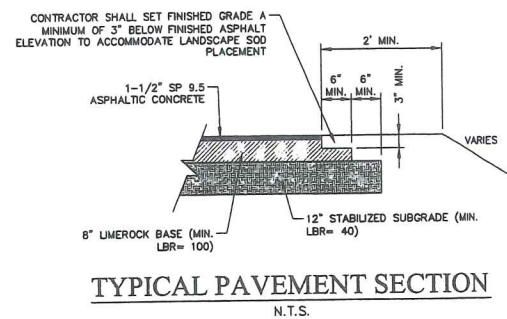
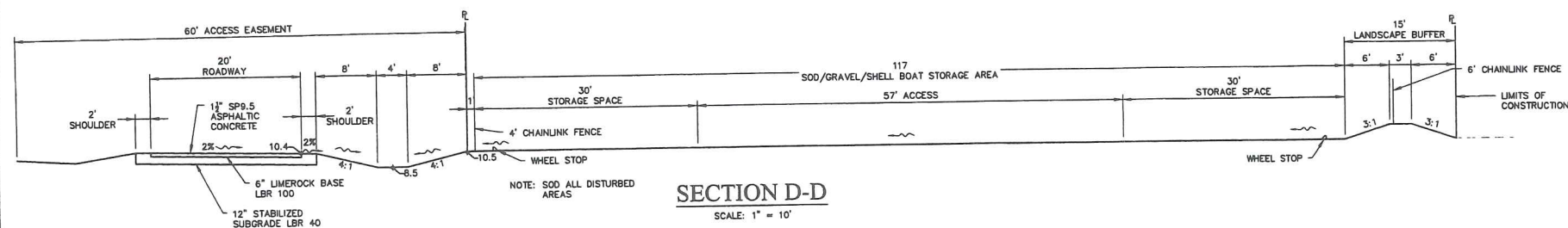
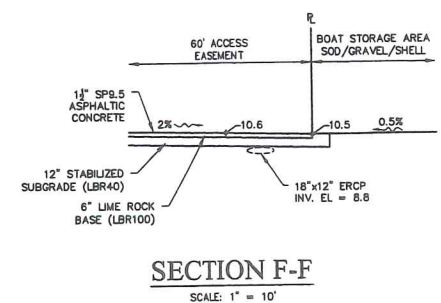
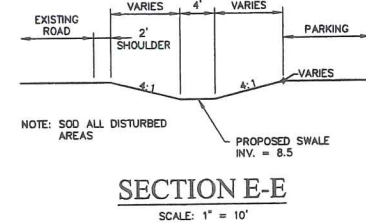
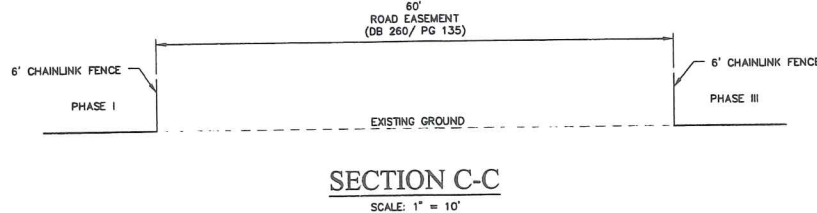
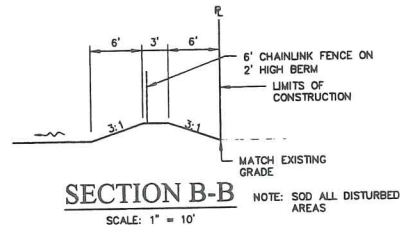
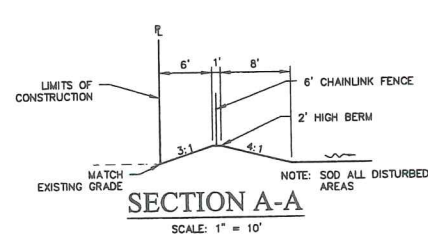


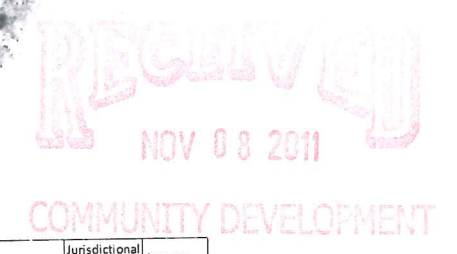


1. DEVIATION FROM ZONING RESOLUTION 2-09-030, EXHIBIT C. TO ALLOW NO BUFFER ALONG THE 60' ROAD EASEMENT ON EAST PROPERTY LINE.

2. 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.

Phase	Acres
I	0.43
II	0.46
III	0.62
IV	0.75
Road Easements	0.36
Total:	2.62





Legend
N = Non-jurisdictional

Notes

1. Habitat mapping was conducted by Johnson Engineering ecologists in September 2011 in accordance with the Florida Land Use Cover and Forms Classification System (FLUCFCS) (FDOT, 1999). Habitat lines are approximate and are based on a 2011 Lee County aerial photograph.

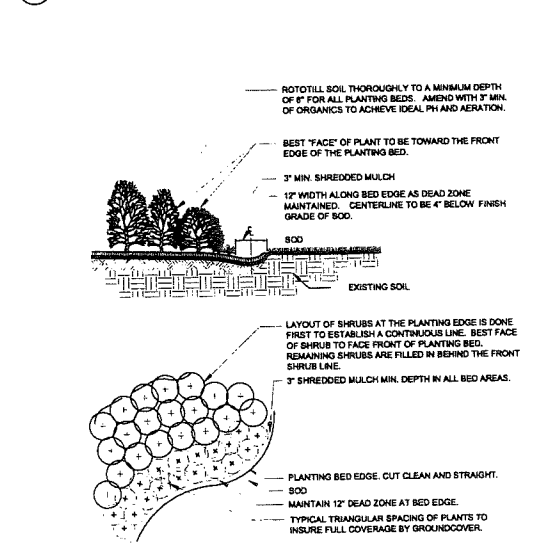
2. Gopher tortoise locations were field flagged and GPS located by Johnson Engineering. FWC authorized Gopher tortoise agent in September 2011.

	Project boundary
	FLUCFCS polygons
	Gopher tortoise burrow -PO = Potentially Occupied -AB = Abandoned
	Approximate PSS transect location

ADD 20

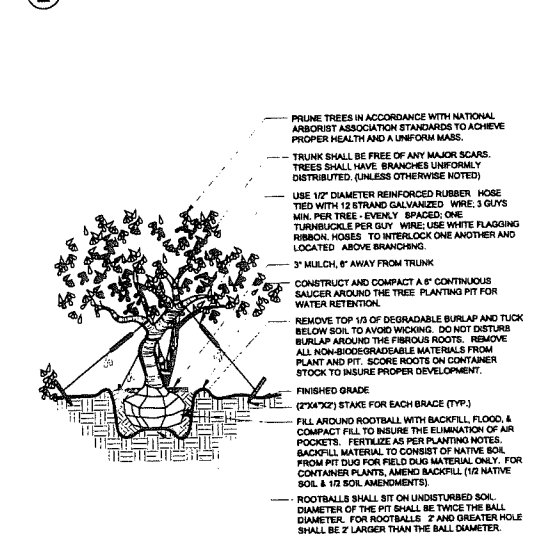
1 TYPICAL SHRUB PIT PLANTING

N.T.S.



2 TYPICAL SHRUB BED PLANTING

N.T.S.



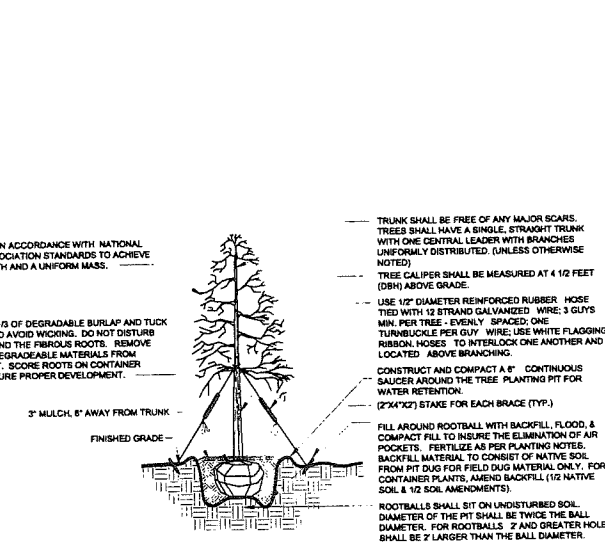
3 TYPICAL MULTI-TRUNK TREE PLANTING

N.T.S.



4 TYPICAL PALM TREE PLANTING

N.T.S.



5 TYPICAL SINGLE TRUNK TREE PLANTING

N.T.S.



SPECIFICATIONS

PLANT MATERIALS: ALL TREES, PALMS, SHRUBS, GROUNDCOVERS, LITTORALS, WATER PLANTS, SOD AND VINES SHALL CONFORM TO THOSE SPECIES AND SIZES INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADING AND STANDARDS FOR NURSERY PLANTS AS DETERMINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS A PLANT THAT IS TRAINED IN ITS DEVELOPMENT TO POSSESS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR FORM, BRANCHING, COMPACTNESS AND SYMMETRY. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. SINGLE TRUNK TREES UNLESS OTHERWISE SPECIFIED. PLANTS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY IN ACCORDANCE WITH INTERNATIONAL SOCIETY OF ARBORIST GUIDELINES TO INSURE PROPER HEALTH AND VIGOROUS GROWTH. ALL MATERIALS SHALL BE SUBJECT TO JOHNSON ENGINEERING INC.'S APPROVAL.

BALLED & BURLAPPED: ALL BALLED & BURLAPPED STOCK SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED, FREE FROM DISEASE AND INSECTS. SECURE IN THE ROOTBALL AND POSSESS ADEQUATE ROOT SYSTEMS. ALL BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE BALL TO PREVENT WICKING. ANY BURLAP THAT IS NOT BIODEGRADABLE SHALL BE CAREFULLY REMOVED TO PROTECT DAMAGE TO FEEDER ROOTS. GROW BAGS SHALL BE REMOVED IN THEIR ENTIRETY. ALL BALLED & BURLAPPED STOCK THAT IS NOT IMMEDIATELY PLANTED, SHALL BE HEAVILY WATERED. THE THOROUGHLY WATERED UNTIL PLANTING. LIFTING, MOVING, OR ADJUSTING THE PLANT MATERIAL BY THE TRUNK IS PROHIBITED.

CONTAINER GROWN STOCK: ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED (NOT ROOT SOWN), AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION. ALL CONTAINER GROWN STOCK THAT IS NOT IMMEDIATELY PLANTED, SHALL BE STORED IN A MANNER TO SHADE THE CONTAINERS FROM DIRECT SUNLIGHT TO MINIMIZE ROOT DAMAGE. ALL CONTAINER STOCK SHALL BE THOROUGHLY WATERED PRIOR TO PLANTING AND DURING STORAGE UNTIL PLANTING. LIFTING AND MOVING OF THE PLANT MATERIAL SHALL BE BY THE CONTAINER ONLY.

MEASUREMENTS: TREES' HEIGHTS SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE GROUND FROM THE CENTER OF THE TRUNK. MEASUREMENTS SHALL NOT INCLUDE ANY TERMINAL GROWTH. SHRUBS' HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE A NATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT SHALL NOT INCLUDE ANY TERMINAL GROWTH. PALMS SHALL BE MEASURED BY THREE HEIGHT CLASSIFICATIONS: OVERALL HEIGHT, CLEAR WOOD, AND GRAY WOOD. OVERALL HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE FROND HEIGHT AT TIME OF INSTALLATION. CLEAR WOOD SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE BOTTOM OF THE FROND SHEATH. GRAY WOOD SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE TOP OF HARDENED WOOD.

PLANTING SOIL AND BACKFILL: PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE, NATIVE SOIL WITHOUT MIXTURE OF SUBSOIL MATERIALS. IT SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, NOXIOUS GRASSES OR WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. AMEND BEDS WITH 3" MINIMUM OF ORGANICS TO ACHIEVE OPTIMAL PH LEVELS AND SOIL AERATION. ROTOTILL TO A DEPTH OF 6" AND INCORPORATE A COMPLETE SLOW RELEASE FERTILIZER AT A 3-1-2 RATIO. THE RESULTS OF POST SOIL MODIFICATION TESTING, BASED ON LIKE PLANTING CONDITIONS AND AREA PROXIMITY, SHALL BE SUBMITTED TO JOHNSON ENGINEERING INC.'S FOR APPROVAL PRIOR TO PLANTING.

COMMERCIAL FERTILIZER: FERTILIZERS SHALL BE UNIFORM IN COMPOSITION, DRY, AND FREE FLOWING AND DELIVERED TO THE SITE IN ORIGINAL UNOPENED BAGS BEARING ALL THE MANUFACTURER'S LABELS. ALL FERTILIZER IS TO BE SLOW RELEASE AND COMPLETE WITH NECESSARY MICRONUTRIENTS. AFTER INSTALLATION, FERTILIZER SHALL BE CLEANLY APPLIED TO THE LANDSCAPE SURFACES AND WATERED IN THOROUGHLY PER MANUFACTURER'S SPECIFICATIONS. TREES AND SHRUBS MIXTURE SHALL CONSIST OF A SLOW RELEASE THE FORMULATION OF 3 PARTS NITROGEN TO 1 PART PHOSPHORUS TO 2 PARTS POTASSIUM (3-1-2 RATIO). ALL TREES AND SHRUBS SHALL BE FERTILIZED BY MONTHLY DURING THE GROWING SEASON AT A RATE OF 4-6 LBS. OF A PER 100 SQ. FT. OF BEDS / TREE CANOPY (3 FORM BASE TO DRIPLINE) OR PER MANUFACTURER'S RECOMMENDATION. SOD FERTILIZER SHALL BE TURF SPECIFIC FOR ESTABLISHING NEW LAWNS AND APPLIED PER MANUFACTURER'S RECOMMENDATION. UPON ESTABLISHMENT, THE TURF SHALL BE FERTILIZED AT A RATE OF 1 LB OF ACTUAL NITROGEN PER 1000 FT. SQ. OR PER MANUFACTURER'S RECOMMENDATION. (NOTE: TURF SHALL RECEIVE FERTILIZATION AT A HALF RATE OF THE ABOVE TURF RECOMMENDATIONS.) APPLY A 1/2 LBS. OF A PALM SPECIFIC (1 PART NITROGEN TO 1 PART POTASSIUM WITH 0.3 PARTS MAGNESIUM) FERTILIZER QUARTERLY FOR ALL ESTABLISHED PALMS PER 2" OF HEIGHT OR PER MANUFACTURER'S RECOMMENDATION. FERTILIZERS WITH A LOW LEACHING POTENTIAL (SLOW RELEASE) MUST BE USED, MUST NOT BE APPLIED TO THE GROUND IN AREAS WHERE A ROLLER CANNOT BE USED, AND MUST BE KEPT OUT OF THE LOWEST REASONABLE LEVELS.

MULCH: MULCH MATERIAL SHALL BE GRADE A, NATURAL COLOR, SHREDDED MULCH, FREE FROM WEED SEEDS, AND APPLIED TO A MINIMUM 3" DEPTH. CYPRESS MULCH IS NOT ACCEPTABLE.

SOD: ALL SOD SHALL MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, INSECTS, AND DISEASES OF ANY KIND. JOINTS SHALL BE STAGGERED AND BUTT TIGHT TO MINIMIZE AIR GAPS. THE GRADE SHALL BE SMOOTH, FREE OF DEBRIS, POSITIVELY DRAINED, AND BE IN SITUATION. THE SOD SHALL BE LAYED IN TWO DIRECTIONS PERPENDICULAR FROM ONE ANOTHER AFTER INSTALLATION TO ENSURE PROPER GROUND CONTACT. IN AREAS WHERE A ROLLER CANNOT BE USED, HAND TAMPING SHALL BE REQUIRED. SOD SHALL BE INSTALLED AND WATERED WITHIN 24 HOURS AFTER HARVESTING.

SUBSTITUTIONS: NO SUBSTITUTION OF ANY MATERIALS' VARIETIES, GRADES, OR SIZES SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM JOHNSON ENGINEERING, INC. ANY / ALL UNAUTHORIZED SUBSTITUTIONS MAY REQUIRE REPAIRING / REPLACING AT THE CONTRACTOR'S EXPENSE AT JOHNSON ENGINEERING, INC.'S DISCRETION.

WARRANTY: THE CONTRACTOR SHALL WARRANT ALL WORKMANSHIP FOR THE PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE FROM THE OWNER AND JOHNSON ENGINEERING, INC. ANY DEAD, UNHEALTHY, NON-CONFORMING PLANT MATERIAL SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITHIN 7 DAYS OF NOTICE FROM THE OWNER OR JOHNSON ENGINEERING, INC. THE CONTRACTOR SHALL NOT BE LIABLE FOR "ACTS OF GOD" AND VANDALISM, NEGLIGENCE AND THEFT BY OTHERS.

QUALITY ASSURANCE: THE CONTRACTOR SHALL PROVIDE SUBSTANTIAL PROOF TO JOHNSON ENGINEERING, INC. THAT HE / SHE HAS A MINIMUM OF 5 YEARS EXPERIENCE IN THE FIELD OF LANDSCAPE CONTRACTING WITH PROJECTS OF SIMILAR SCOPE. THE CONTRACTOR MUST SUPPLY AT ALL TIMES ON SITE WHEN WORK IS BEING PERFORMED A QUALIFIED SUPERVISOR WITH A MINIMUM OF 18 MONTHS FIELD EXPERIENCE. ALCA LANDSCAPE CERTIFICATIONS CAN SUBSTITUTE IN LIEU OF THE EXPERIENCE REQUIREMENT AT JOHNSON ENGINEERING, INC.'S DISCRETION.

LANDSCAPE CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SERVICES BOTH UNDERGROUND AND OVERHEAD PRIOR TO THE COMMENCEMENT OF WORK. PROTECTION OF ALL UTILITIES AND SERVICES THROUGHOUT THE COURSE OF WORK IS EXPECTED.
- ALL LANDSCAPE AREAS (EXCEPT FOR PLANTING BEDS) SHALL BE SODDED UNLESS OTHERWISE INDICATED ON THE DRAWINGS. CONTRACTOR SHALL GET APPROVAL OF FINE GRADING FROM LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF TURF. GRADING FOR LANDSCAPE BERMING SHOWN ON PLANS AND DETAILS IS APPROXIMATE ONLY, CONTRACTOR SHALL CONFER WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING THIS WORK TO CONFIRM ACTUAL SHAPES AND ELEVATIONS OF THE LANDSCAPE BERMING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FINISH GRADE ALL LANDSCAPE AREAS ELIMINATING ALL BUMPS, DEPRESSIONS, ROCKS, STICK, OR OTHER DEBRIS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING POSITIVE SHEET FLOW DRAINAGE AWAY FROM ALL STRUCTURES AND TO ALL DRAINAGE WAYS SHOWN OR IMPLIED ON THE DRAWINGS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO RELOCATE/ REPOSITION ANY PLANTS AS SITE CONDITIONS MAY DICTATE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL TRADES SO AS TO AVOID ANY CONFLICT WITH THE EXECUTION OF WORK BY OTHERS. OWNER SHALL NOT BE RESPONSIBLE FOR THE DAMAGE TO PLANT MATERIALS CAUSED BY OTHER TRADES OR SUBCONTRACTORS. THE CONDITION OF PLANT MATERIAL SHALL BE IN ACCORDANCE TO THE LANDSCAPE ARCHITECT.
- INSTALLATION OF INTERLOCKING PAVERS SHALL HAVE A BASE USING ROAD-BASE CRUSHED STONE OR ASTM D2940, COMPACTED TO 95% DENSITY FOR PEDESTRIAN & LIGHT VEHICULAR TRAFFIC, 98% FOR HEAVY VEHICULAR TRAFFIC. PROVIDE PITCH FOR DRAINAGE. ONE INCH PER TEN FEET OF PAVING SURFACE, TO BE DONE DURING SUB-GRADE PREPARATION. BEDDING SAND SHOULD BE 1" TO 1 1/2" THICK, USING CONCRETE SAND (ASTM C33). WHEN COMPACTING PAVERS A RUBBER PAD SHOULD BE ATTACHED TO THE PLATE BOTTOM OF THE MECHANICAL VIBRATING MACHINE. FOR BEST PAVEMENT COMPACTION USE A ROLLER COMPACTOR. FOR PRECISE CUTS, USE A DIAMOND BLADE SAW. A SOFT-BOND, MATRIX-BLADE IS RECOMMENDED.
- ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY WHEELSTOPS AND/OR CURBING WHERE IMMEDIATELY ADJACENT TO PAVEMENT.
- THE CONTRACTOR SHALL VERIFY ALL QUANTITIES ON THE DRAWINGS PRIOR TO BIDDING. ALL QUANTITIES ON THE DRAWINGS ARE PROVIDED FOR CONVENIENCE ONLY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS.

STATUTORY LANDSCAPE NOTES:

SEE ENGINEERING PLANS FOR ALL OTHER REQUIRED CALCULATIONS. THIS VEGETATION PLAN MEETS AND/OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE LANDSCAPING SECTION OF THE LEE COUNTY LANDSCAPING CODE.

SEVENTY-FIVE PERCENT (75%) OF THE TOTAL NUMBER OF REQUIRED TREES AND FIFTY PERCENT (50%) OF THE TOTAL NUMBER OF REQUIRED SHRUBS USED IN BUFFERS AND LANDSCAPE SHALL BE OF INDIGENOUS NATIVE VARIETIES.

ALL REQUIRED TREES AT THE TIME OF INSTALLATION MUST, UNLESS SPECIFIED LARGER ON THE PLANS:

- 1) BE A MINIMUM OF 10' IN HEIGHT.
- 2) HAVE A 2" CALIPER OF TRUNK DIAMETER (AT 12" ABOVE THE FINAL GRADE).
- 3) HAVE A 4" DIAMETER SPREAD OF CANOPY.

PALMS MUST HAVE A MINIMUM OF 10' OF CLEAR TRUNK AT THE TIME OF INSTALLATION.

ALL TREES NOT HAVING A MATURE CANOPY OF A TWENTY FEET (20') MINIMUM SHALL BE MASSED TO CREATE AN EQUIVALENT TWENTY FEET (20') OF CANOPY.

ALL TREES ADJACENT TO WALKS, BIKE PATHS, AND RIGHTS-OF-WAY MUST BE MAINTAINED WITH EIGHT FOOT OF CLEAR TRUNK.

REQUIRED SHRUBS AND HEDGES MUST BE A MINIMUM OF 24" (6") FOR TYPE F (BUFFERS) IN HEIGHT ABOVE THE ON-SITE ADJACENT PAVEMENT SURFACE REQUIRED TO BE BUFFERED AND/OR SCREENED WHEN MEASURED AT THE TIME OF PLANTING. THEY MUST BE A MINIMUM THREE (3) GALLON CONTAINER SIZE, AND SPACES 18" TO 36" ON CENTER. REQUIRED SHRUBS AND HEDGES MUST BE AT LEAST 36" (6") FOR TYPE F (BUFFERS) IN HEIGHT WITHIN 12 MONTHS OF INSTALLATION, EXCEPT FOR VISIBILITY AT INTERSECTIONS AND WHERE PEDESTRIAN ACCESS IS PROVIDED. REQUIRED HEDGES MUST BE PLANTED IN DOUBLE STAGGED ROWS AND MAINTAINED TO FORM A CONTINUOUS, UNBROKEN, VISUAL SCREEN WITHIN 12 MONTHS OF INSTALLATION.

PLANT MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS", PARTS I AND II, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED).

ALL TREES INSTALLED IN RESPONSE TO THE REQUIRED INTERNAL LANDSCAPE AREAS, ALSO KNOWN AS INTERNAL CANOPY TREES SHALL BE LOCATED WHERE AND AS SHOWN ON THE DRAWINGS. PALMS MAY BE SUBSTITUTED ON A 3:1 BASIS AND CLUSTERED WITH CONSENT OF LANDSCAPE ARCHITECT.

PLANTINGS IN EASEMENTS: UTILITY, POWER, OR DRAINAGE EASEMENTS MAY OVERLAP REQUIRED BUFFERS; HOWEVER NO REQUIRED TREES OR SHRUBS MAY BE LOCATED IN ANY UTILITY, POWER, OR STREET EASEMENT OR RIGHT-OF-WAY.

THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THROUGH FINAL ACCEPTANCE (CERTIFICATE OF COMPLIANCE) A TREE PROTECTION BARRIER FOR ALL INDIVIDUAL OR MASSES OF INDIGENOUS PLANT MATERIALS BEING CREDITED AND/OR PRESERVED. ANY TREES USED FOR CREDIT THAT ARE DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED AT A 5:1 RATIO FOR TREES AND 3:1 RATIO FOR PALMS.

PLANT MATERIAL PROVIDED IN COMPLIANCE TO THE LEE COUNTY LDC MAY ONLY BE PRUNED TO PROMOTE HEALTH, UNIFORM, AND NATURAL GROWTH OF THE SPECIFIC PLANT (EXCEPT WHERE NECESSARY TO PROMOTE PUBLIC HEALTH, SAFETY, AND WELFARE) PUBLIC HEALTH MUST BE IN ACCORDANCE TO AND ACCEPTABLE WITH THE "PRUNING STANDARDS" (LATEST EDITIONS) ISSUED BY THE NATIONAL ARBORIST ASSOCIATIONS. SEVERELY PRUNED AND/OR DAMAGED TREES MUST BE REPLACED "HAT-RACKING" PRACTICES ARE PROHIBITED.

THE FOLLOWING EXOTIC SPECIES OF PLANTS AS LISTED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S 2007 INVASIVE PLANT LIST SHALL BE REMOVED AND MAINTAINED FROM OPEN SPACES IN PERPETUITY.

1. MELALEUCA SPP. (PUNK, CAJUPUT, PAPERBARK TREE) 2. CASUARINA SPP. (AUSTRALIAN PINE) 3. SCHINUS SPP. (BRAZILIAN PEPPER, BRAZIL HOCK) 4. ACACIA KURURUBIFORMIS (EAL-LEAF ACACIA) 5. RHODMYRTUS TOMENTOSUS (DOWNY ROSE MYRTLE) 6. SOLANUM VILLOSUM (TROPICAL SODA APPLE) 7. ALBIZIA LESBECK (WOMANS' TOGGLE) 8. BISHOPIA JAVANICA (BISHOPWOOD) 9. CURATAPIS 10. ANACARDIODES (CARROTWOOD) 11. DALBERGIA SISSOCO (ROSEWOOD) 11. DIOSCOREA ALATA (AIR POTATO) 12. EUCALYPTUS CAMALDULENSIS (MURRAY RED GUM) 13. FICUS SPP. (WEEPING FIG, CUBAN LAUREL FIG) 14. LYGODIUM (JAPANESE CLIMBING FERN, OLD WORLD CLIMBING FERN) 15. SAPINDUS SEBIFERUM (CHINESE TALLOW) 16. SYZYGIUM (JAVA PLUM, ROSE APPLE) 17. THEPESIA OPLUNEA (CORK TREE) 18. WEDELIA TRILOBATA (WEDELIA) 19. ABRUS PRECATORIUS (ROSBAY PEA) 20. ARDISIA SPP. (CORAL ARDISIA, SHOEBUTTON ARDISIA) 21. ASPARAGUS AETHIOPICUS (ASPARAGUS FERN) 22. BAUHINIA VARIEGATA (ORCHID TREE) 23. CALOPHYLLUM ANTILLANUM (SANTA MARIA) 24. CINNAMOMUM CAMPHORA (CAMPHOR TREE) 25. COLOCACIA ESCULENTA (WILD TARO) 26. COLLUBRINA ASIATICA (LEATHER LEAF) 27. DIOSCOREA ALATA (WINGED YAM) 28. EICHORNIA CRASSIPES (WATER HYACINTH) 29. EUGENIA UNIFLORA (BURINIA, CHERRY) 30. HYDROPHILUM AMPLEXICAULIS (WEST INDIAN MARSH GRASS) 31. HYDROPHILUM AMPLEXICAULIS (WEST INDIAN MARSH GRASS) 32. IMPERATA CYLINDRICA (COGON GRASS) 33. JASMINUM DICHOTOMUM (GOLD COAST JASMINE) 35. JASMINUM FLUMINENSE (BRAZILIAN JASMINE) 36. LANTANA CAMARA (LANTANA) 37. LIGUSTRUM SINENSE (CHINESE PRIVET) 38. LUDWIGIA PERUVIANA (PERUVIAN PRIMROSE) 39. MACADYENA UNGUIS-CATI (CAT'S CLAW VINE) 40. MANISIA ZAPOTA (SAPOTILLA) 41. MIMOSA PERA (CATCLAW MIMOSA) 42. NEPHROLEPS COLODIFOLIA (SWORD FERN) 43. NEPHROLEPS MULTIFOLIA (ASIAN SWORD FERN) 44. NEYRAUDIA REYNOLDSIANA (CANE GRASS) 45. PAEDERIA CRUDDASIANA (NION VINE) 46. PAEDERIA FOETIDA (SKUNK VINE) 47. PANICUM REPENS (TORPEDO GRASS) 48. PENNISTEMUM PUPUREUM (NAPIER GRASS) 49. PISTIA STRATIOTES (WATER LETTUCE) 50. PISONIA CATTLEMAN (SEA BURNING) 51. PODIUM GUAIANA (GUAVA) 52. PUERARIA MONTANA VAR. LONATA (KUDZU) 53. RHYNCHOTRUM REPENS (SCALL GRASS) 54. RUELLIA TWEEDEANA (MEXICAN PETUNIA) 55. SCAEVOLA TACADA (BEACH NAUPAKA) 56. SCHEFFELERA ACTINOPHYLLA (QUEENSLAND UMBRELLA TREE) 57. SENNA PENDULA VAR. GLABRATA (CLIMBING CASSIA, CHRISTMAS CASSIA) 58. SOLANUM TAMPICENSE (WETLAND NIGHTSHADE) 59. SYNDONUM POLYPHYLLUM (ARROWHEAD VINE) 60. TECTARIA INCISA (INCISED HALBERD FERN) 61. UROCHLOA MUTICA (PARA GRASS)

AN AUTOMATIC IRRIGATION SYSTEM COMBINING DRIP, SPRAY HEADS AND ROTORS AS APPROPRIATE WILL BE INSTALLED TO PROVIDE 100% COVERAGE TO ALL LANDSCAPED AREAS. A MOISTURE RAIN SENSOR WILL BE INCLUDED IN THE IRRIGATION SYSTEM AND LOCATED ON THE SITE SO THAT IT WILL RECEIVE DIRECT RAINFALL, NOT IMPEDED BY OTHER OBJECTS. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ELIMINATE THE APPLICATION OF WATER TO IMPERVIOUS AREAS, INCLUDING ROADS, DRIVEWAYS, AND OTHER VEHICLE USE AREAS. THE IRRIGATION SYSTEM WILL BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION THAT WILL BE RETAINED ON THE DEVELOPMENT SITE AND NEW VERTICAL ARCHITECTURAL FEATURES.

A 3" MINIMUM LAYER OF MULCH, AFTER WATERING-IN, OR OTHER RECYCLED MATERIALS MUST BE PLACED AND MAINTAINED AROUND ALL NEWLY INSTALLED TREES, SHRUBS AND GROUNDCOVER PLANTINGS. EACH TREE MUST HAVE A RING OF MULCH NO LESS THAN 24" BEYOND ITS TRUNK IN ALL DIRECTIONS.

THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN SAFE SIGHT DISTANCE TRIANGLES AT ALL INTERSECTIONS AND VEHICULAR CONNECTIONS SIGHT TRIANGLES MUST BE IN ACCORDANCE WITH THE ROADSIDE RECOVERY AREA PROVISIONS OF FDOT GREEN BOOK. ALL SIGHT TRIANGLES SHALL MAINTAIN A CLEAR ZONE BETWEEN THIRTY-SIX (36) INCHES AND EIGHT FEET (8'). CONTRACTOR TO VERIFY PRIOR TO FINAL ACCEPTANCE.

VEGETATION REMOVAL PERMIT MUST BE OBTAINED FROM LEE COUNTY ENVIRONMENTAL SCIENCES DIVISION PRIOR TO THE COMMENCEMENT OF SITE WORK.

ALL HEALTHY SABAL PALMS WITH MINIMUM EIGHT-FOOT CLEAR TRUNK MUST BE SALVAGED AND REUSED ON SITE.

LANDSCAPE IRRIGATION NOTES:

- SET DRAIN AND CHECK VALVES AS APPROPRIATE PER MANUFACTURER'S RECOMMENDATIONS.
- GROUP (WHEN PRACTICAL) AND LOCATE VALVES BOXES AND CONTROLLERS IN AN UNOBTRUSIVE / ACCESSIBLE LOCATIONS APPROVED BY JOHNSON ENGINEERING, INC.
- HEAD SPACING, WORKING PRESSURE, AND PIPE SIZES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- USE BUBBLERS, DRIP, ROTORS, AND SPRAY HEADS WHEN APPROPRIATE. HEADS SHALL BE INSTALLED TO PROVIDE 100% HEAD-TO-HEAD COVERAGE TO ALL LANDSCAPED AREAS. A MOISTURE OR RAIN SENSOR SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- HEADS SHALL BE INSTALLED TO MINIMIZE OVERSPRAY TO ALL IMPERVIOUS AREAS INCLUDING: SIDEWALKS, ROADS, DRIVEWAYS AND OTHER VEHICLE USE AREAS. NO OVERSPRAY ON WALLS, COLUMNS OR OTHER VERTICAL ARCHITECTURAL FEATURES SHALL BE ALLOWED.
- ALL LITTORAL PLANTING AREAS SHALL HAVE INDEPENDENT ZONES TO ENSURE THE FLEXIBILITY OF REDUCING IRRIGATION APPLICATIONS DURING EXTENDED PERIODS OF RAINFALL. CUSTOMIZATION OF THE WATERING SCHEDULING SHALL INCLUDE DAILY, WEEKLY, AND MONTHLY OPTIONS.
- GROUP PLANT MATERIALS ACCORDING TO SPVMD XERISCAPE PRINCIPLES WHEN PRACTICAL.
- TURFGRASS AREAS AND PLANTING BEDS SHALL HAVE SEPARATE ZONES AND RUN INDEPENDENTLY FROM ONE ANOTHER WHEN PRACTICAL.
- THE IRRIGATION SYSTEM IS TO BE COMPUTERIZED SO IT MEASURES MOISTURE CONTENT IN THE SOIL.

REVISIONS	DATE	DESCRIPTION
NO.		
DATE:	OCTOBER, 2011	
PROJECT NO.	20118871-000	
FILE NO.	5-46847-29	
SCALE:	As Shown	

CONSTRUCTION PLANS

FOR

WEST BAY CLUB

BOAT & RV STORAGE

UTILITIES PROVIDING SERVICE

WATER AND SEWER
LEE COUNTY UTILITIES
1500 MONROE STREET
FORT MYERS, FLORIDA 33902
PHONE: (239) 479-8163

TELEPHONE
UNITED TELEPHONE SYSTEM
P.O. BOX 2477
NAPLES, FLORIDA 33939
PHONE: (239) 263-6221

ELECTRIC
FLORIDA POWER & LIGHT COMPANY
P.O. BOX 413013
NAPLES, FLORIDA 33941
PHONE: (239) 334-7754

CABLE TELEVISION
COMCAST
301 TOWER ROAD
NAPLES, FLORIDA 34113
PHONE: (239) 793-9600

GARBAGE COLLECTION
SUPERIOR SERVICES
1112 SE 9TH LN
CAPE CORAL, FLORIDA 33990
PHONE: (239) 995-4475

FIRE CONTROL DISTRICT
ESTERO FIRE PROTECTION
AND RESCUE DISTRICT
20241 SOUTH TAMAMI TRAIL
ESTERO, FLORIDA 33928
PHONE: (239) 947-3473

OWNER/ AGENT/ DEVELOPER

WEST BAY CLUB DEVELOPMENT CORPORATION
4610 WEST BAY BOULEVARD
ESTERO, FLORIDA 33928
PHONE: (239) 498-7770

STRAP NUMBER

32-46-25-07-00MF2.0000

SIZE OF PARCEL

TOTAL = ACRES

ZONING

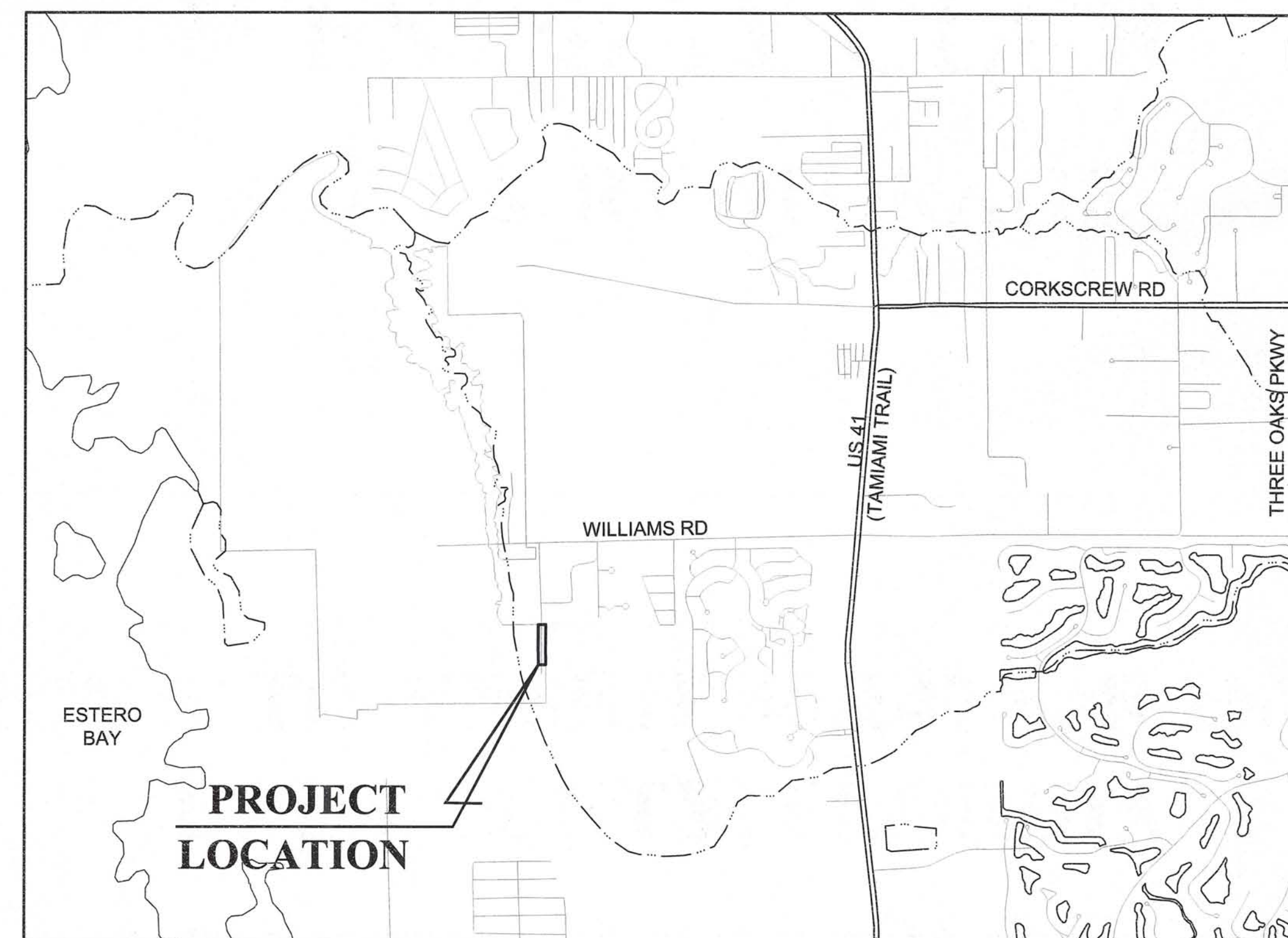
RPD (RESOLUTION # Z-96-005)

SECTION 5, TOWNSHIP 46&47 S, RANGE 29 E

LEE COUNTY, FLORIDA

INDEX OF PLANS

SHEET NO.	DESCRIPTION
C01	COVER
C02	ABBREVIATIONS, LEGEND, NOTES AND AERIAL MAP
C03	EROSION CONTROL PLAN
C04	SITE, PAVING AND GRADING PLAN
C05	FLUCFCS AND PROTECTED SPECIES MAP
L01-L02	LANDSCAPE PLAN



LOCATION MAP

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SCALE IN FEET

OCTOBER, 2011

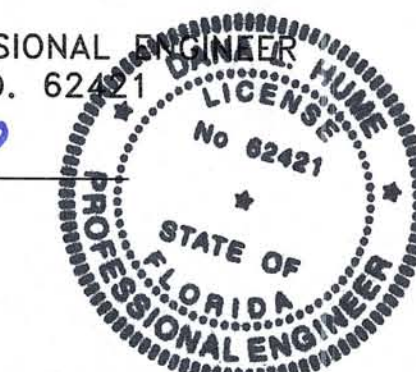
JOHNSON
ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

REGISTERED PROFESSIONAL
FLORIDA LICENSE NO. 62481

DANA L. HUME, PE

DATE



ADD 2011-00087

RECEIVED
NOV 03 2011
COMMUNITY DEVELOPMENT

ABBREVIATIONS

AC	ALTERNATE
ALT	ALTERNATE
APPROX.	APPROXIMATE
ASB	ASBESTOS
BM	BENCH MARK
BLDG	BUILDING
BTM	BOTTOM
CB	CATCH BASIN
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CI	CAST IRON
CIP	CONSTRUCTION JOINT
CJP	CORRUGATED METAL PIPE
CMP	CLEANOUT
CO	CHECK VALVE
CV	CUBIC FOOT
CY	CUBIC YARD
CL	CENTER LINE
CLKG	CHAIN LINK FENCE
CLF	COLUMN, COLOR
COL	CONCRETE
CONC	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CTRS	CENTERS
CU	COPPER
CU. IN.	CUBIC INCH
DIA., Ø	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIST.	DISTANCE
DIP	DUCTILE IRON PIPE
DE	DRAINAGE EASEMENT
DWG	DRAWING
E	EAST
EL/ELEV	ELEVATION
EQUIP	EQUIPMENT
ERCP	ELLIPITICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
EX	EXISTING
FF	FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
FM	FORCE MAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FIN	FINISH
FRP	FIBERGLASS REINFORCED PLASTIC
FT	FEET
G	NATURAL GAS
GC	GENERAL CONTRACTOR
GI	GALVANIZED IRON
GPM	GALLONS PER MINUTE
GV	GATE VALVE
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GR	GRADE
HDPE	HIGH DENSITY POLYETHYLENE
HOR	HORIZONTAL
HYD	HYDRANT
ID	INSIDE DIAMETER
IDD	IONA DRAINAGE DISTRICT
INV	INVERT
IRRS	IRRIGATION
LAE	LAKE ACCESS EASEMENT
LCU	LEE COUNTY UTILITY EASEMENT
LF	LINEAL FEET
LME	LAKE MAINTENANCE EASEMENT
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MJ	MECHANICAL JOINT
MAX	MAXIMUM
MECH	MECHANICAL
MES	MITERED END SECTION
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
NE	NORTHEAST
NW	NORTHWEST
NPW	NON POTABLE WATER
NTS	NOT TO SCALE
NUM/#	NUMBER
NOM	NOMINAL
NG	NATURAL GAS
OC	ON CENTERS
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PV	PLUG VALVE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
POLY. PE.	POLYETHYLENE
PAVT	PAVEMENT
PC	POINT OF CURVATURE
PGL	PROPOSED GRADE LINE
PLBG	PROPERTY LINE
PLWD	PLYWOOD
PW	POTABLE WATER
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVI	POINT OF VERTICAL INTERSECTION
QUAN	QUANTITY
R	RADIUS
RD	ROAD
RCP	REINFORCED CONCRETE PIPE
REQ'D	REQUIRED
ROW	RIGHT OF WAY
RU	REUSE LINE
R/W	RIGHT OF WAY
S	SOUTH
SE	SOUTHEAST
SW	SOUTHWEST
SS	SANITARY SEWER
SAN	SANITARY
SCH	SCHEDULE
SECT	SECTION
SEW	SEWER
SH	SHEET
SPEC	SPECIFICATION
SO	SQUARE
ST	STREET
STA	STATION
STL	STEEL
STD	STANDARD
SUR	SURFACE
SYM	SYMMETRICAL
TOE	TOE OF SLOPE
TOB	TOP OF BANK
THK	THICK
TEL	TELEPHONE
TEMP	TEMPERATURE
TRANS	TRANSFORMER
TYP	TYPICAL
UE	UTILITY EASEMENT
VERT	VERTICAL
W	WATER
WM	WATER MAIN
W/	WITH
W/O	WITHOUT
WD	WOOD
WT	WEIGHT
WV	WATER VALVE
WH	WALL HYDRANT

SYMBOLS

	GATE VALVE		IRRIGATION SERVICE (DOUBLE)
	TEE ASSEMBLY		IRRIGATION SERVICE (SINGLE)
	REDUCER		SEWER SERVICE (DOUBLE)
	BLOW OFF		SEWER SERVICE (SINGLE)
	FIRE HYDRANT		WATER SERVICE (DOUBLE)
	FIRE HYDRANT ASSEMBLY W/ GATE VALVE		WATER SERVICE (SINGLE)
	MITERED END SECTION		HEADWALL
	MANHOLE W/ NUMBER		DRAINAGE INLET (SEE PLAN FOR TYPES)
	PLUG VALVE		THROAT INLET
			FLARED END SECTION

HATCH PATTERNS

	WETLAND		EXISTING LAKE TO BE FILLED
	UPLAND BUFFER		PROPOSED LAKE
	UPLAND PRESERVE		LITTORAL SHELF AREA
	INDIGENOUS AREA		COMPENSATING LITTORAL PLANTING AREA
	NATURAL AREA		RIPRAP / GRAVEL
	FILTER MARSH		BRICK PAVERS
	EXISTING LAKE		

NOTE:
HATCH PATTERNS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL HATCH PATTERNS ON DRAWING MAY VARY IN SCALE & ANGLE

LINETYPES

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE	---	---
CENTER LINE	---	---
LAKE MAINTENANCE EASEMENT	---	---
PUBLIC UTILITY EASEMENT	---	---
DRAINAGE EASEMENT	---	---
WETLAND BOUNDARY	---	---
FORCE MAIN	FM	FM
SANITARY SEWER	SS	SS
WATER MAIN	WM	WM
IRRIGATION MAIN	IRR	IRR
RE-USE MAIN	RU	RU
PERIMETER BERM	---	---
FENCE LINE	X	X
SILT FENCE	---	---
BULKHEAD	---	---
STRUCTURAL BUFFER	---	---

GENERAL NOTES:

- ELEVATIONS ARE REFERENCED TO NGVD 29.
- THE LOCATION OF EXISTING UTILITIES, PAVEMENT, VEGETATION, AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
- ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE OWNER/ENGINEER WITHOUT DELAY.
- EXISTING FACILITIES SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, ROADWAY AND TRAFFIC DESIGN STANDARDS, (LATEST EDITION), LEE COUNTY DEVELOPMENT STANDARDS AND SPECIFICATIONS AND LEE COUNTY UTILITIES REQUIREMENTS.
- LOCATIONS OF INLETS AND STORM DRAINS MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION.
- THE CONTRACTOR IS REQUIRED TO ADJUST ALL VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS NECESSARY TO MATCH PROPOSED GRADES.
- CONTRACTOR SHALL NOTIFY THE LEE COUNTY DIVISION OF DEVELOPMENT REVIEW A MINIMUM OF 72 HOURS PRIOR TO ALL REQUIRED INSPECTIONS.
- CONTRACTOR TO PROVIDE SILT FENCE, STAKED HAY BALES AND OTHER APPROPRIATE MEASURES TO EFFECT THE FILTRATION OF SURFACE WATER FLOWS AND TO PROVIDE EROSION PROTECTION DURING CONSTRUCTION ACTIVITIES. PROTECTION IS TO BE MAINTAINED DURING THE CONSTRUCTION PERIOD UNTIL DISTURBED SOILS HAVE BEEN STABILIZED WITH GRASS OR SUITABLE EROSION PROTECTION TREATMENT.
- PROPOSED ROADWAYS SHOWN ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED.
- ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS NOTED OTHERWISE.
- EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.
- CONTRACTOR SHALL RETAIN, ON THE WORK SITE, COPIES OF ANY PERMITS NECESSARY FOR CONSTRUCTION.
- CONTRACTOR SHALL PROMPTLY REPORT ALL FIELD CHANGES TO THE ENGINEER.
- CONTRACTOR SHALL CLEAR ALL EXCAVATION AND FILL AREAS; ACTUAL LIMITS OF CLEARING SHALL BE DETERMINED IN THE FIELD BY OWNER OR ENGINEER.
- CONTRACTOR SHALL REMOVE ALL MUCK AND OTHER UNSUITABLE MATERIAL FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL MUCK AND OTHER UNSUITABLE MATERIAL EXCAVATED FROM LAKES OR REMOVED FROM FILL AREAS SHALL BE STOCKPILED AT THE PROPOSED PROJECT AS DETERMINED BY THE OWNER.
- SITE GRADES MAY BE ADJUSTED IN FIELD BY ENGINEER.
- CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES FOR EMPLOYEES AND DELIVERY OF MATERIALS.
- THE LOCATIONS OF EXISTING UTILITIES AND STORM SEWERS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM RECORD DRAWINGS AND FIELD INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXACT LOCATION PRIOR TO CONSTRUCTION AND PROVIDE IN WRITING ANY DISCREPANCIES TO THE ENGINEER.
- DURING CONSTRUCTION, GRATE INLET AND JUNCTION BOX OPENINGS SHALL BE COVERED WITH FILTER FABRIC (MIRAF 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
- THE CONTRACTOR SHALL ACCURATELY PLOT THE LOCATIONS AND DEPTHS OF ALL IMPROVEMENTS INSTALLED ON A FINAL SET OF RECORDED DRAWINGS WHICH SHALL BE DELIVERED TO THE ENGINEER.
- CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER AND OWNER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH THE FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED DEWATERING PERMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED TREE REMOVAL PERMITS.
- ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH APPLICABLE REGULATION

PAVING, GRADING AND DRAINAGE NOTES:

- THIS SITE CAN BE UTILIZED SAFELY FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOODING OR ADVERSE SOIL CONDITIONS.
- LENGTH OF STORM DRAIN PIPES ARE APPROXIMATE AND ARE MEASURED FROM CENTER OF STRUCTURE.
- CONTRACTOR SHALL NOTIFY THE LEE COUNTY DIVISION OF DEVELOPMENT SERVICES A MINIMUM OF 72 HOURS PRIOR TO ALL REQUIRED INSPECTIONS.
- CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MIN.) PRIOR TO COMMENCING CONSTRUCTION.
- PLACE 200 S.F. OF SOD AROUND ALL INLETS, HEADWALLS, AND CONTROL STRUCTURES. USE ARGENTINE BAHIA AND CONFORM TO FDOT SECTION 575.
- PLACE 18" OF SOD CONTINUOUS ALONG EDGES OF PAVEMENT OF ALL ROADS AND/OR CURB LAYING PARALLEL WITH THE ROAD MAINTAINING 1" BELOW FINISHED PAVEMENT GRADE.
- THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECTED TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
- THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE INSPECTED BY THE OWNER'S ENGINEER PRIOR TO FINAL ACCEPTANCE.



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WEST BAY CLUB

BOAT & RV STORAGE
LEE COUNTY, FLORIDA

REVISIONS	DATE
DESCRIPTION	11-00087
NO.	
DATE:	OCTOBER, 2011
PROJECT NO.	20118871-000
FILE NO.	5-46847-29
SCALE:	As Shown

ABBREVIATIONS,
LEGEND, NOTES
AND AERIAL MAP

SHEET NUMBER

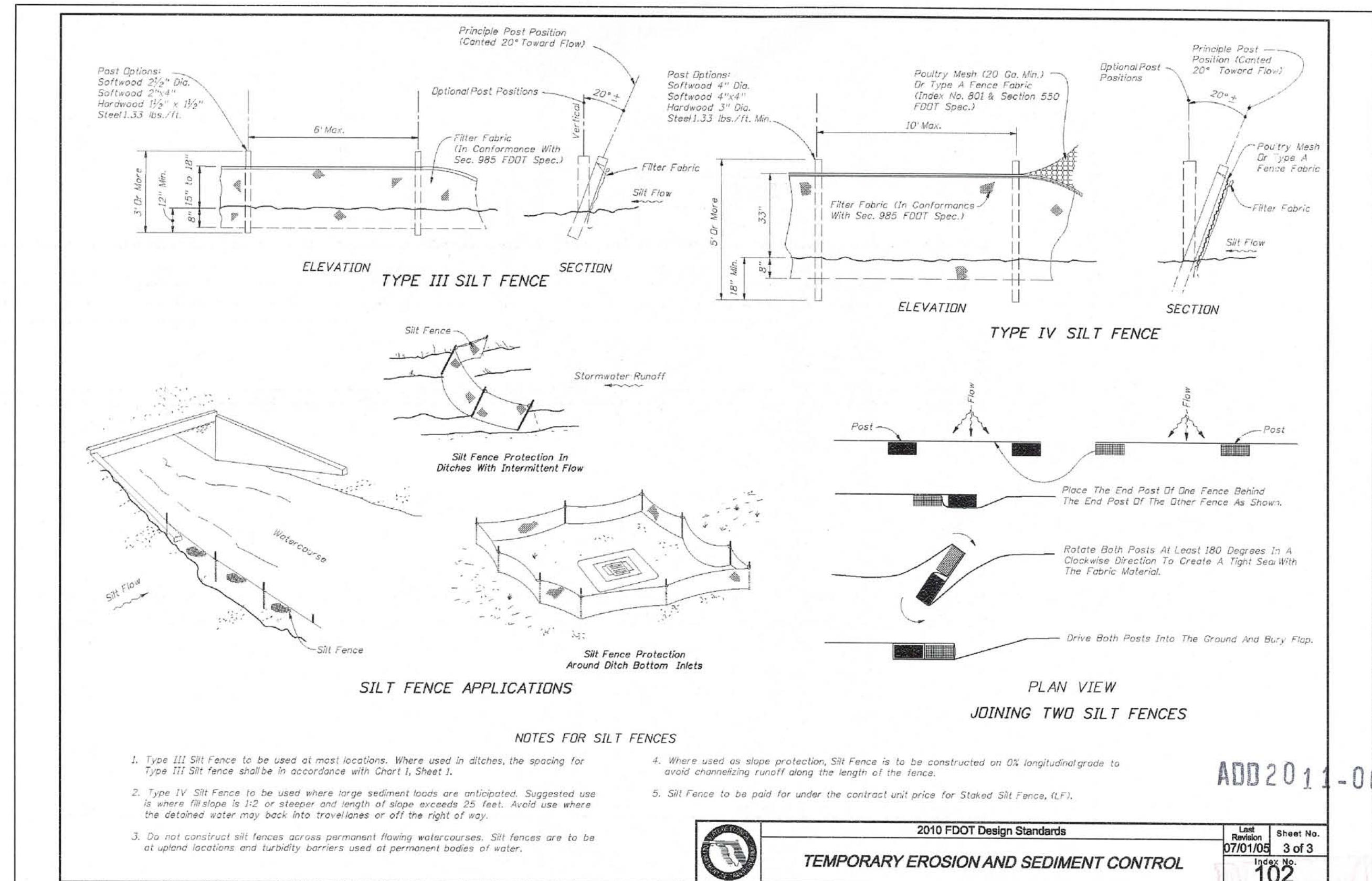
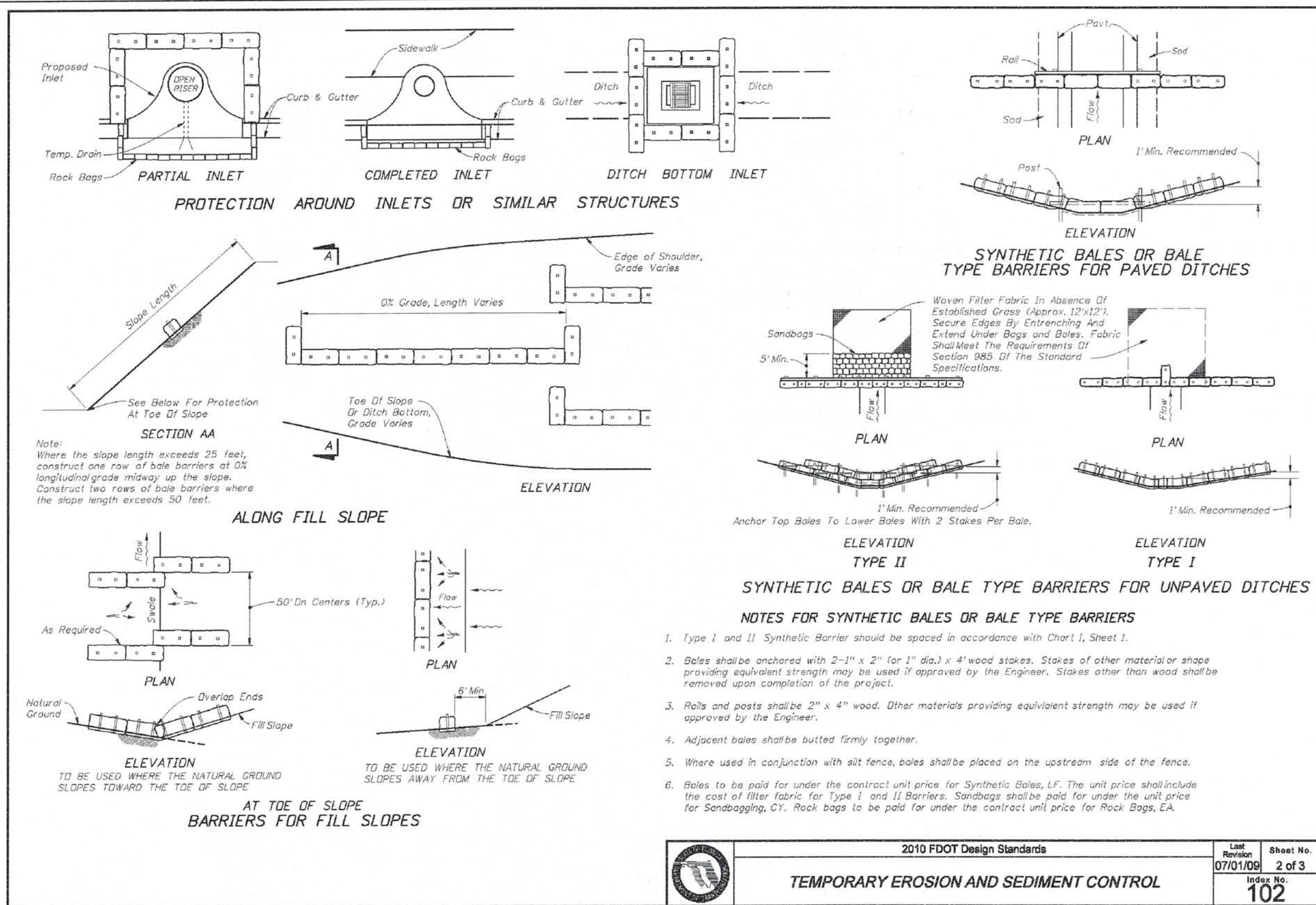
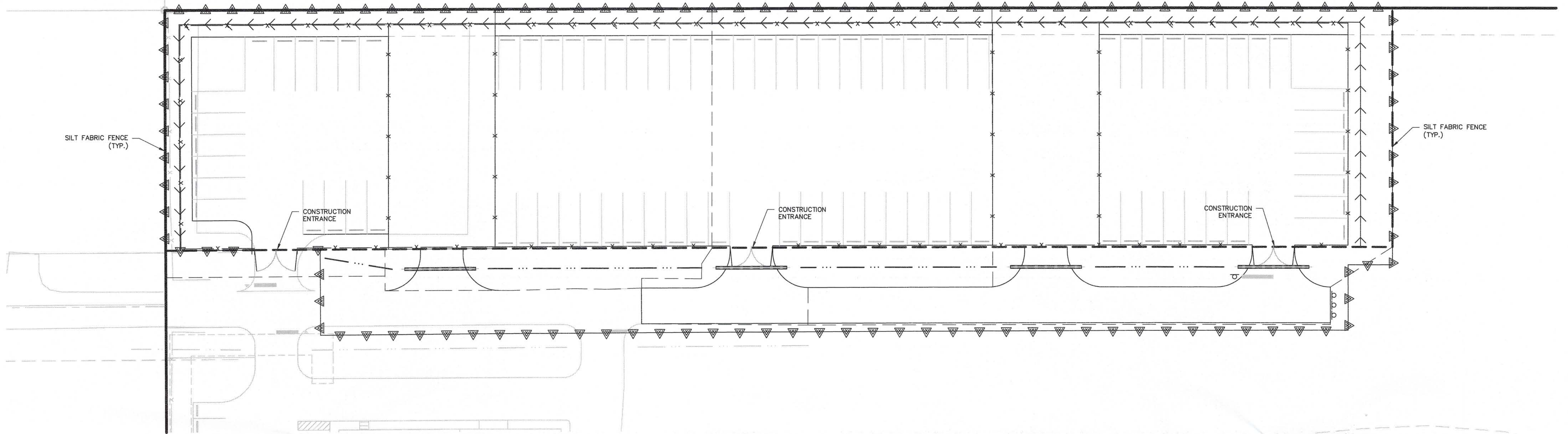
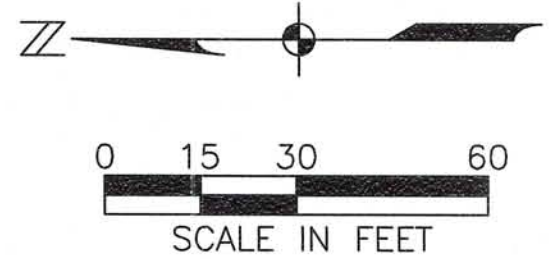
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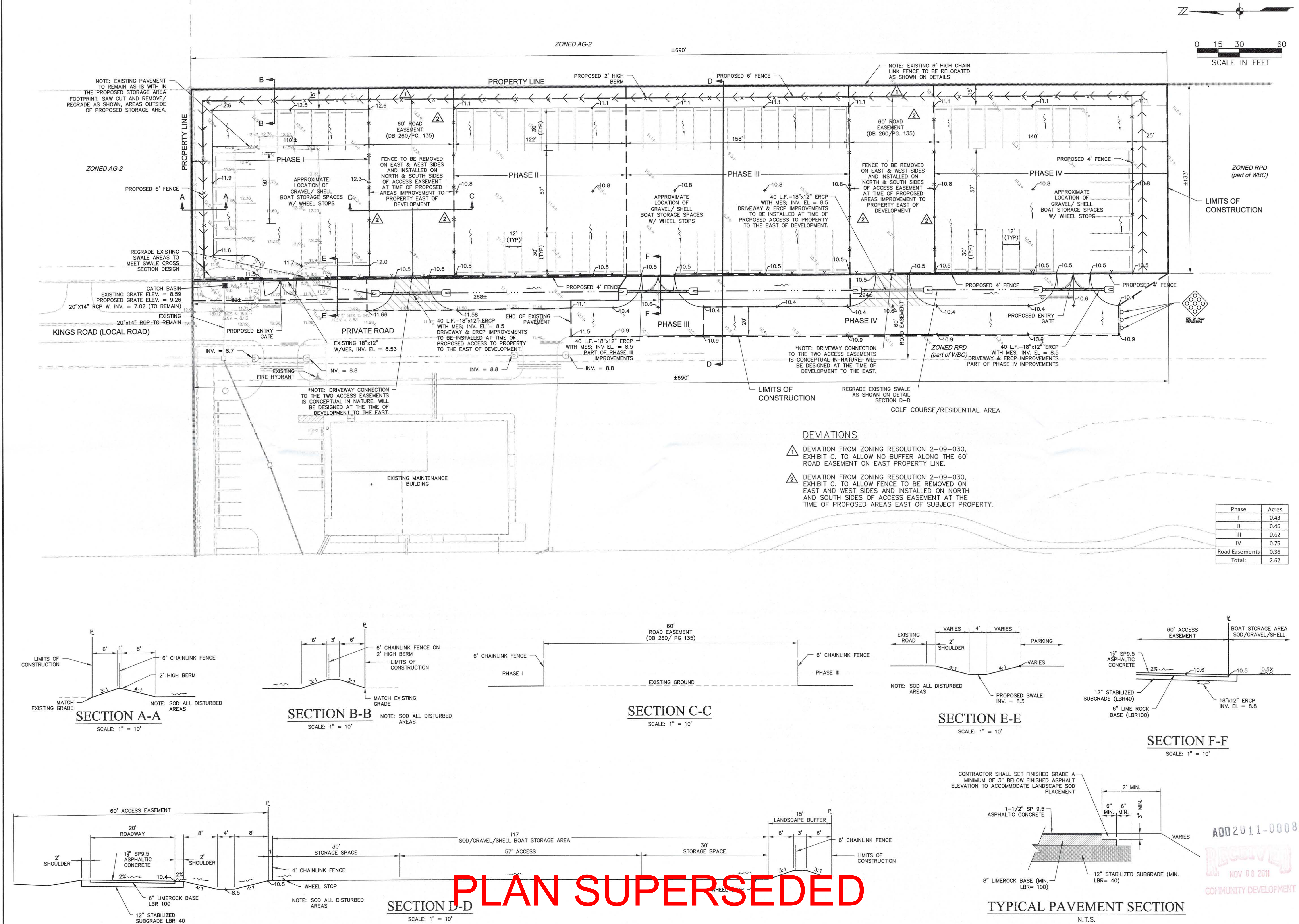
REVISIONS	DATE
DESCRIPTION	
NO.	
DATE:	OCTOBER, 2011
PROJECT NO.	20118871-000
FILE NO.	5-46&47-29
SCALE:	As Shown

EROSION
CONTROL PLAN

SHEET NUMBER

C03



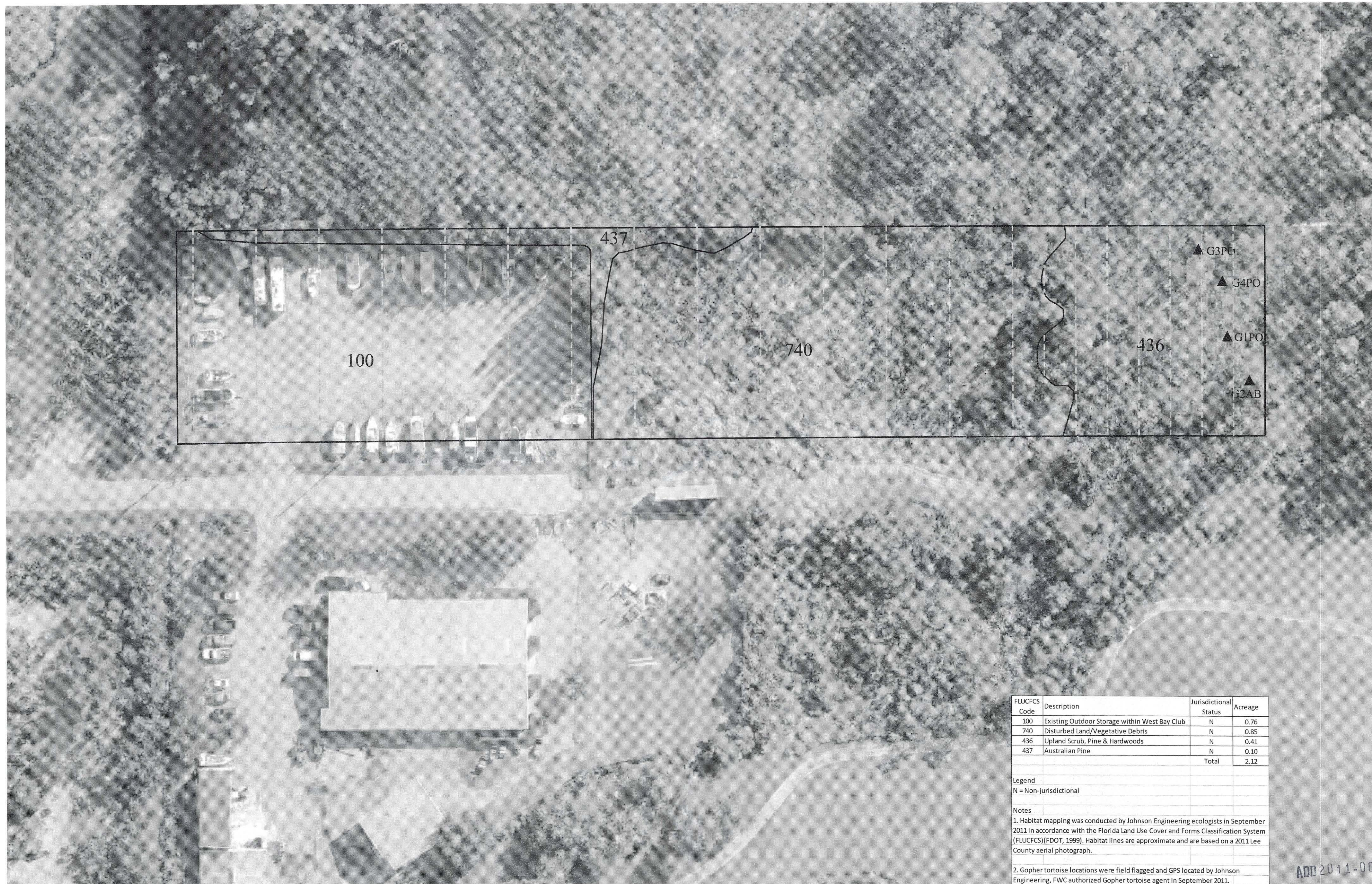
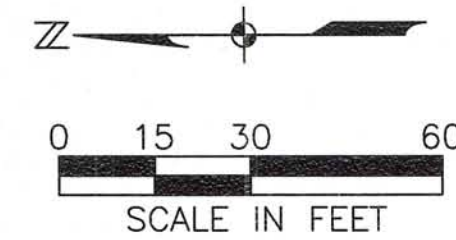


PLAN SUPERSEDED

NO.	DESCRIPTION	DATE

DATE: OCTOBER 2011
PROJECT NO. 20118871-000
FILE NO. 46-25-29
SCALE: As Shown

FLUCFCS and
Protected Species
Survey map



FLUCFCS Code	Description	Jurisdictional Status	Acreage
100	Existing Outdoor Storage within West Bay Club	N	0.76
740	Disturbed Land/Vegetative Debris	N	0.85
436	Upland Scrub, Pine & Hardwoods	N	0.41
437	Australian Pine	N	0.10
Total			2.12

Legend
N = Non-jurisdictional

Notes
1. Habitat mapping was conducted by Johnson Engineering ecologists in September 2011 in accordance with the Florida Land Use Cover and Forms Classification System (FLUCFCS)(FDOT, 1999). Habitat lines are approximate and are based on a 2011 Lee County aerial photograph.
2. Gopher tortoise locations were field flagged and GPS located by Johnson Engineering, FWC authorized Gopher tortoise agent in September 2011.

— Project boundary
— FLUCFCS polygons
▲ Gopher tortoise burrow
—PO = Potentially Occupied
—AB = Abandoned
— Approximate PSS transect location

ADD 2011-00087

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COMMUNITY DEVELOPMENT

DEVELOPMENT CALCULATIONS									
	DESCRIPTION	DEVELOPMENT STANDARD	AREA or LENGTH	REQUIRED TREES	PROVIDED TREES	REQUIRED PALMS	PROVIDED PALMS	REQUIRED SHRUBS	PROVIDED SHRUBS
ENHANCED BUFFER CALCULATIONS									
PHASE I	NORTH TYPE 'C' BUFFER	7 Trees, 2 Palms, & 33 Shrubs per 100LF	133 LF	10	10	3	3	44	44
	EAST TYPE 'C' BUFFER	7 Trees, 2 Palms, & 33 Shrubs per 100LF	110 LF	8	8	3	3	37	37
PHASE II	EAST TYPE 'C' BUFFER	7 Trees, 2 Palms, & 33 Shrubs per 100LF	122 LF	9	9	3	3	41	41
PHASE III	EAST TYPE 'C' BUFFER	7 Trees, 2 Palms, & 33 Shrubs per 100LF	158 LF	12	12	4	4	53	53
PHASE IV	EAST TYPE 'C' BUFFER	7 Trees, 2 Palms, & 33 Shrubs per 100LF	140 LF	10	10	3	3	47	47
NATIVE VARIETIES			75% of Trees & 50% of Shrubs must be Florida Native Species	TOTAL		NATIVE		% NATIVE	
			TREES/PALMS	65		65		100%	
			SHRUBS	222		222		100%	

NOTES:

- 1) ALL SIZES SPECIFIED ARE MINIMUMS.
- 2) LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIALS.
- 3) ALL TURF AREAS TO BE BAHIA SOD UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 4) HEALTHY SABAL PALMS WITH A MINIMUM EIGHT-FOOT CLEAR TRUNK MUST BE SALVAGED AND REUSED ON SITE.

OVERALL MATERIAL SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
16	SP	Palms	Palms		
		Sabal Palmetto	Sabal Palm	14', oa	YES
		Trees	Trees		
49	CT	Canopy Tree*	Canopy Tree*	10' x 4', 2" cal.	YES
		Shrubs	Shrubs		
222	SHR	Shrub*	Shrub*	7g, 36" ht.	YES
		Mulch	Mulch		
--	--	Pine Straw	Pine Straw	3" Depth	--

NOTES:

- 1) Any combination of the following native trees can be installed to meet the "Canopy Tree" specification:
Acer rubrum - Florida Flame - Florida Flame Red Maple
Ilex x attenuata - East Palatka - East Palatka Holly
Pinus elliptica - South Florida Slash Pine
Quercus virginiana - Live Oak
Quercus laurifolia - Laurel Oak
Taxodium distichum - Bald Cypress
- 2) Any combination of the following native shrubs can be installed to meet the "Shrub" specification:
Chrysobalanus icaco - Red Tip - Red Tip Cocoplum
Conocarpus erectus - Green Buttonwood
Conocarpus erectus sericeus - Silver Buttonwood
Hamelia patens - Firebush
Myrcianthes fragrans - Simpson's Stopper
Rapanea punctata - Myrsine

PHASE I MATERIAL SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
6	SP	Palms	Palms		
		Sabal Palmetto	Sabal Palm	14', oa	YES
		Trees	Trees		
18	CT	Canopy Tree*	Canopy Tree*	10' x 4', 2" cal.	YES
		Shrubs	Shrubs		
81	SHR	Shrub*	Shrub*	7g, 36" ht.	YES
		Mulch	Mulch		
--	--	Pine Straw	Pine Straw	3" Depth	--

PHASE II MATERIAL SCHEDULE

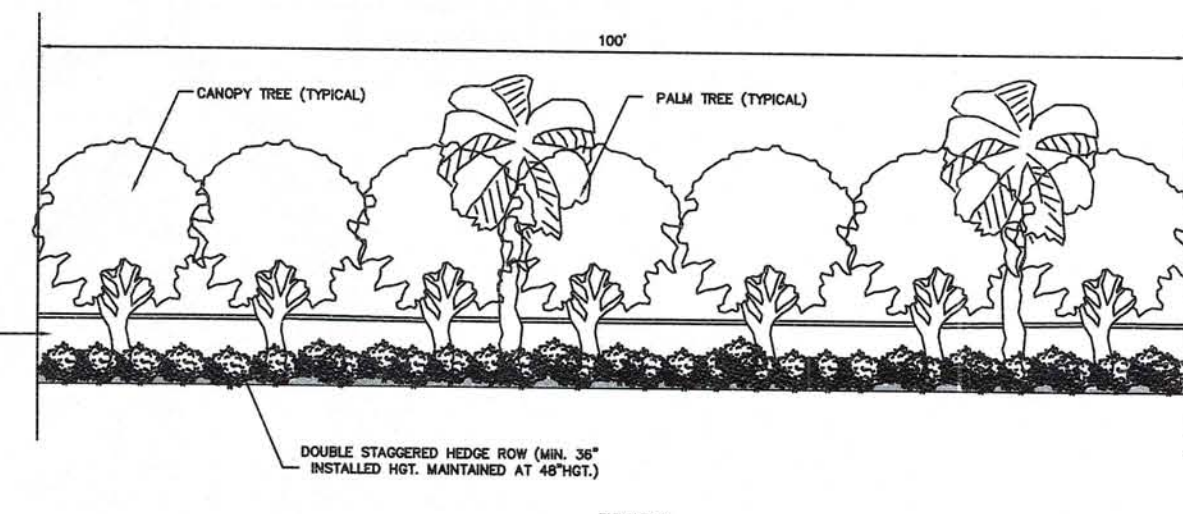
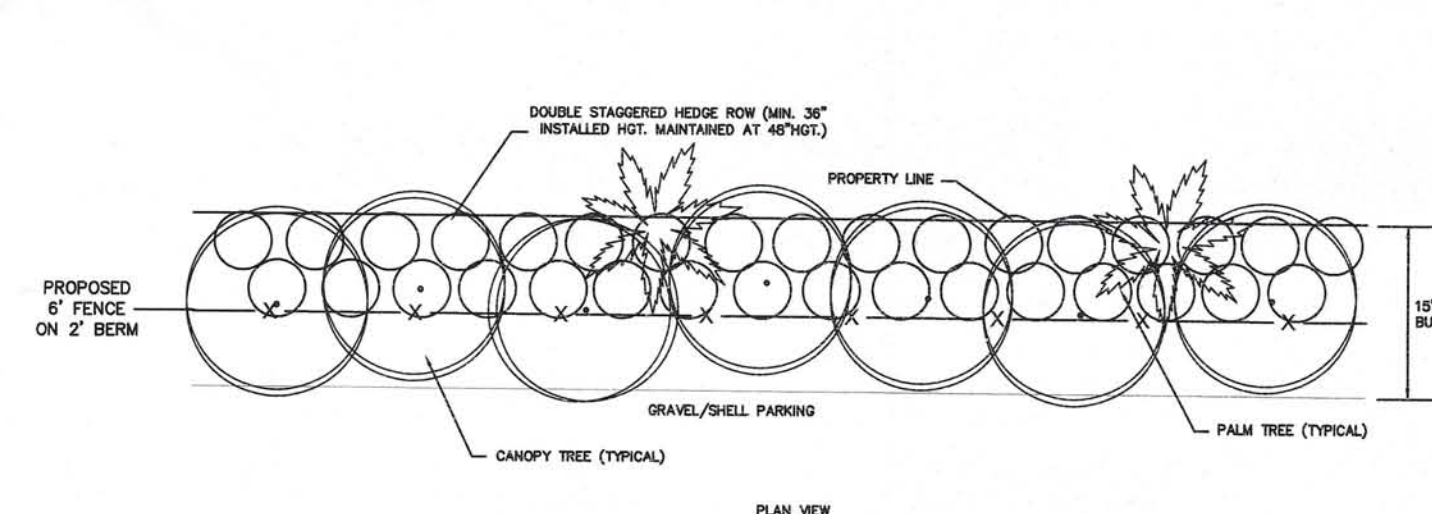
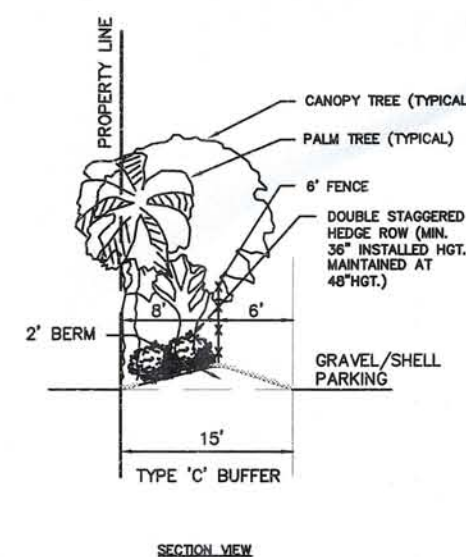
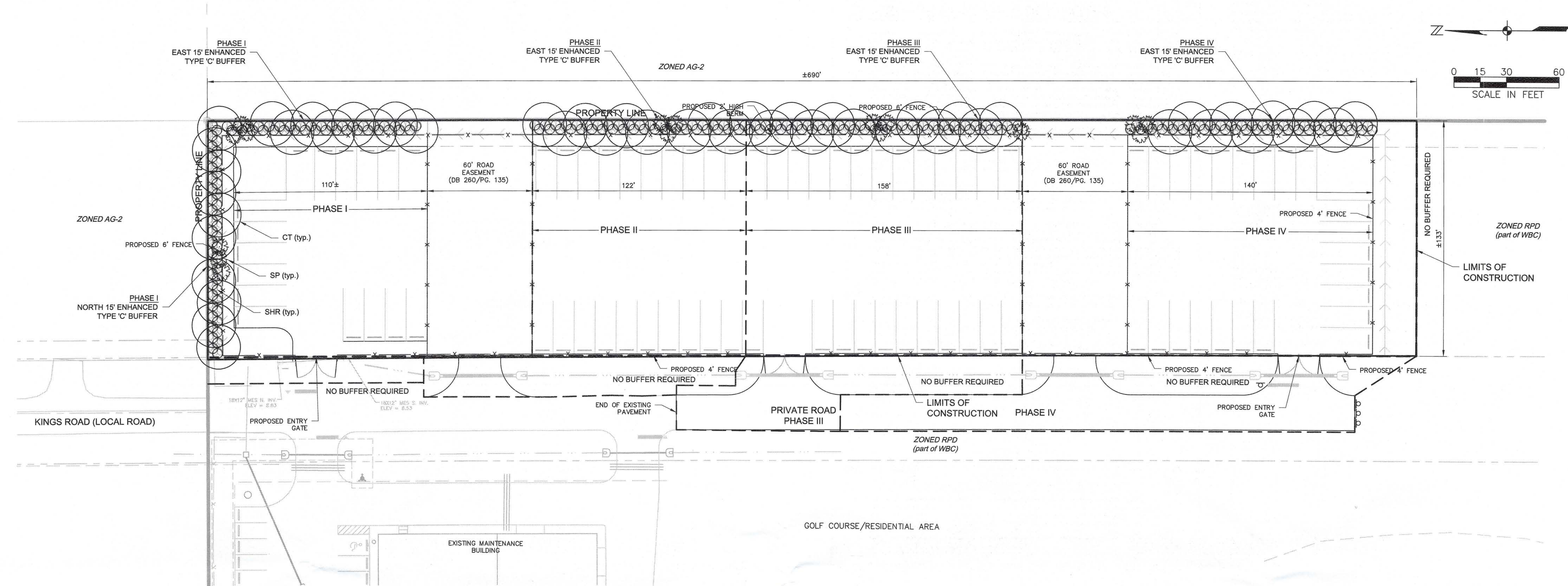
QTY	SYM	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
3	SP	Palms	Palms		
		Sabal Palmetto	Sabal Palm	14', oa	YES
		Trees	Trees		
9	CT	Canopy Tree*	Canopy Tree*	10' x 4', 2" cal.	YES
		Shrubs	Shrubs		
41	SHR	Shrub*	Shrub*	7g, 36" ht.	YES
		Mulch	Mulch		
--	--	Pine Straw	Pine Straw	3" Depth	--

PHASE III MATERIAL SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
4	SP	Palms	Palms		
		Sabal Palmetto	Sabal Palm	14', oa	YES
		Trees	Trees		
12	CT	Canopy Tree*	Canopy Tree*	10' x 4', 2" cal.	YES
		Shrubs	Shrubs		
53	SHR	Shrub*	Shrub*	7g, 36" ht.	YES
		Mulch	Mulch		
--	--	Pine Straw	Pine Straw	3" Depth	--

PHASE IV MATERIAL SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
3	SP	Palms	Palms		
		Sabal Palmetto	Sabal Palm	14', oa	YES
		Trees	Trees		
10	CT	Canopy Tree*	Canopy Tree*	10' x 4', 2" cal.	YES
		Shrubs	Shrubs		
47	SHR	Shrub*	Shrub*	7g, 36" ht.	YES
		Mulch	Mulch		
--	--	Pine Straw	Pine Straw	3" Depth	--



ENHANCED TYPE 'C' BUFFER - TYPICAL
7 TREES PER 100 LINEAR FEET
2 PALM TREES PER 100 LINEAR FEET
33 SHRUBS PER 100 LINEAR FEET

NO.	REVISIONS	DESCRIPTION	DATE	
			DATE	

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

ADD 2011-00087
LANDSCAPE PLAN

SHEET NUMBER

L01

RECEIVED
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COMMUNITY DEVELOPMENT

STATUTORY LANDSCAPE NOTES:

SEE ENGINEERING PLANS FOR ALL OTHER REQUIRED CALCULATIONS. THIS VEGETATION PLAN MEETS AND/OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE LANDSCAPING SECTION OF THE LEE COUNTY LANDSCAPING CODE.

SEVENTY-FIVE PERCENT (75%) OF THE TOTAL NUMBER OF REQUIRED TREES AND FIFTY PERCENT (50%) OF THE TOTAL NUMBER OF REQUIRED SHRUBS USED IN BUFFERS AND LANDSCAPE SHALL BE OF INDIGENOUS NATIVE VARIETIES.

ALL REQUIRED TREES AT THE TIME OF INSTALLATION MUST, UNLESS SPECIFIED LARGER ON THE PLANS:
1) BE A MINIMUM OF 10' IN HEIGHT.
2) HAVE A 2" CALIPER OF TRUNK DIAMETER (AT 12" ABOVE THE FINAL GRADE).
3) HAVE A 4' DIAMETER SPREAD OF CANOPY.

PALMS MUST HAVE A MINIMUM OF 10' OF CLEAR TRUNK AT THE TIME OF INSTALLATION.

- ALL TREES NOT HAVING A MATURE CANOPY OF A TWENTY FEET (20') MINIMUM SHALL BE MASSED TO CREATE AN EQUIVALENT TWENTY FEET (20') OF CANOPY.
- ALL TREES ADJACENT TO WALKS, BIKE PATHS, AND RIGHTS-OF-WAY MUST BE MAINTAINED WITH EIGHT FOOT OF CLEAR TRUNK.
- REQUIRED SHRUBS AND HEDGES MUST BE A MINIMUM OF 24" (48" FOR TYPE F BUFFERS) IN HEIGHT ABOVE THE ON-SITE ADJACENT PAVEMENT SURFACE REQUIRED TO BE BUFFERED AND/OR SCREENED WHEN MEASURED AT THE TIME OF PLANTING. THEY MUST BE A MINIMUM THREE (3) GALLON CONTAINER SIZE, AND SPACES 18" TO 36" ON CENTER. REQUIRED SHRUBS AND HEDGES MUST BE AT LEAST 36" (60" FOR TYPE F BUFFERS) IN HEIGHT WITHIN 12 MONTHS OF INSTALLATION, EXCEPT FOR VISIBILITY INTERSECTIONS AND WHERE PEDESTRIAN ACCESS IS PROVIDED. REQUIRED HEDGES MUST BE PLANTED IN DOUBLE STAGGERED ROWS AND MAINTAINED TO FORM A CONTINUOUS, UNBROKEN, VISUAL SCREEN WITHIN 12 MONTHS OF INSTALLATION.
- PLANT MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS", PARTS I AND II, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED).
- ALL TREES INSTALLED IN RESPONSE TO THE REQUIRED INTERNAL LANDSCAPE AREAS, ALSO KNOWN AS INTERNAL CANOPY TREES SHALL BE LOCATED WHERE AND AS SHOWN ON THE DRAWINGS. PALMS MAY BE SUBSTITUTED ON A 3:1 BASIS AND CLUSTERED WITH CONSENT OF LANDSCAPE ARCHITECT.
- PLANTINGS IN EASEMENTS: UTILITY, POWER, OR DRAINAGE EASEMENTS MAY OVERLAP REQUIRED BUFFERS; HOWEVER NO REQUIRED TREES OR SHRUBS MAY BE LOCATED IN ANY UTILITY, POWER, OR STREET EASEMENT OR RIGHT-OF-WAY.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THROUGH FINAL ACCEPTANCE (CERTIFICATE OF COMPLIANCE) A TREE PROTECTION BARRIER FOR ALL INDIVIDUAL OR MASSES OF INDIGENOUS PLANT MATERIALS BEING CREDITED AND/OR PRESERVED. ANY TREES USED FOR CREDIT THAT ARE DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED AT A 5:1 RATIO FOR TREES AND 3:1 RATIO FOR PALMS.
- PLANT MATERIAL PROVIDED IN COMPLIANCE TO THE LEE COUNTY LDC MAY ONLY BE PRUNED TO PROMOTE HEALTH, UNIFORM, AND NATURAL GROWTH OF THE SPECIFIC PLANT (EXCEPT WHERE NECESSARY TO PROMOTE PUBLIC HEALTH, SAFETY, AND WELFARE) PRUNING MUST BE IN ACCORDANCE TO AND ACCEPTABLE WITH THE "PRUNING STANDARDS" (LATEST EDITIONS) ISSUED BY THE NATIONAL ARBORIST ASSOCIATIONS. SEVERELY PRUNED AND/OR DAMAGED TREES MUST BE REPLACED "HAT-RACKING" PRACTICES ARE PROHIBITED.
- THE FOLLOWING EXOTIC SPECIES OF PLANTS AS LISTED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S 2007 INVASIVE PLANT LIST SHALL BE REMOVED AND MAINTAINED FROM OPEN SPACES IN PERPETUITY.
1. MELALEUCA SPP. (PUNK, CAJUPUT, PAPERBACK TREE) 2. CASUARINA SPP. (AUSTRALIAN PINE) 3. SCHINUS SPP. (BRAZILIAN PEPPER, FLORIDA HOLLY) 4. ACACIA AURICULIFORMIS (EARLEAF ACACIA) 5. RHODMYRTUS TOMENTOSUS (DOWNY ROSE MYRTLE) 6. SOLANUM VIBRUM (TROPICAL SODA APPLE) 7. ALBIZIA LEBBECK (WOMAN'S TOGUE) 8. BISCHOFIA JAVANICA (BISHOPWOOD) 9. CUPANIOPSIS ANACARDIOIDES (CARROTWOOD) 10. DALBERGIA SISSECO (ROSEWOOD) 11. DIOSCOREA ALATA (CIB POTATO) 12. EUCALYPTUS CAMALULENSIS (MURRAY RED GUM) 13. FICUS SPP. (WEEPING FIG, CAIR LAUREL FIG) 14. LYGODIUM (JAPANESE CLIMBING FERN, OLD WORLD CLIMBING FERN) 15. SAPLUM SEBIFERUM (CHINESE TALLOW) 16. SYZYGIUM (JAVA PLUM, ROSE APPLE) 17. THESPESIA OPULENA (CORK TREE) 18. WEDELIA TRILOBATA (WEDELIA) 19. ABRUS PRECATORIUS (ROSBAY PEA) 20. ARDISIA SPP. (CORAL ARDISIA, SHOE BUTTON ARDISIA) 21. ASPARAGUS AETHIOPICUS (ASPARAGUS FERN) 22. BAUHINIA VARIEGATA (ORCHID TRAIL PLANT, ANTHURUS (SANTA MARIA) 24. CINNAMOUM CAMPHORA CAMPHOR TREE) 25. COLCASSIA ESCULENTA (WILD TARO) 26. COLUBRINA ASIATICA (LEATHER LEAF) 27. DIOSCOREA ALATA (WINGED YAM) 28. EICHORNIA CRASSIPES (WATER-HYACINTH) 29. EUGENIA UNIFLORA (SURINAM CHERRY) 30. HYDRILLA VERTICILLATA (HYDRILLA) 31. HYGROPHILA POLYSPERMA (GREEN HYRO) 32. HYMENACHNE AMPLEXICAULIS (WEST INDIAN MARSH GRASS) 33. IMPERATA CYLINDRICA (COGN GRASS) 34. JASMINUM DICHOTOMUM (GOLD COAST JASMINE) 35. JASMINUM FLUMINENSE (BRAZILIAN JASMINE) 36. LANTANA CAMARA (LANTANA) 37. LIGULSTRUM SINENSE (CHINESE PRIVET) 38. LUDWIGIA PERUVIANA (PERUVIAN PRIMROSEWILLOW) 39. MACADAYENA UNGUIS-CATI (CAT'S CLAW VINE) 40. MANILKARA ZAPOTA (SAPODILLA) 41. MIOSOSA PIGRA (CATCLAW MIMOSA) 42. NEPHROLEPS CORDIFOLIA (SWORD FERN) 43. NEPHROLEPS MULTIFOLIA (ASIAN SWORD FERN) 44. NEYRAUDIA REYNAUDIANA (CANE GRASS) 45. PAEDERIA CRUDDASIANA (ONION VINE) 46. PAEDERIA FOETIDA (SKUNK VINE) 47. PANICUM REPENS (TORPEDO GRASS) 48. PENNISETUM PURPUREM (NAPIER GRASS) 49. PISTIA STRATIOTES (WATER LETTUCE) 50. PSIDIUM CATTLEIANUM (STRAWBERRY GUAVA) 51. PSIDIUM GUAYANA (GUAYAVA) 52. PUERARIA MONTANA VAR. LOBATA (KUDZU) 53. RHYNCHELTRUM REPENS (NATAL GRASS) 54. RUELLIA TWEEDIA (MEXICAN PETUNIA) 55. SCAEVOLA TACCADA (BEACH NAUPAKA) 56. SCHEFFLERA ACTINOPHYLLA (QUEENSLAND UMBRELLA TREE) 57. SENNA PENDULA VAR. GLABRATA (CLIMBING CASSIA, CHRISTMAS CASSIA) 58. SOLANUM TAMPICENSE (WETLAND NIGHTSHADE) 59. SYNGONIUM PODOPHYLLUM (ARROWHEAD VINE) 60. TECTARIA INCISA (INCISED HALBERD FERN) 61. UROCHLOA MUTICA (GRASS)
- AN AUTOMATIC IRRIGATION SYSTEM COMBINING DRIP, SPRAY HEADS AND ROTORS AS APPROPRIATE WILL BE INSTALLED TO PROVIDE 100% COVERAGE TO ALL LANDSCAPED AREAS. A MOISTURE RAIN SENSOR WILL BE INCLUDED IN THE IRRIGATION SYSTEM AND LOCATED ON THE SITE SO THAT IT WILL RECEIVE DIRECT RAINFALL NOT IMPEDED BY OTHER OBJECTS. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ELIMINATE THE APPLICATION OF WATER TO IMPERVIOUS AREAS, INCLUDING ROADS, DRIVES, AND OTHER VEHICLE USE AREAS. THE IRRIGATION SYSTEM WILL BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION THAT WILL BE RETAINED ON THE DEVELOPMENT SITE AND NEW VERTICAL ARCHITECTURAL FEATURES.
- A 3" MINIMUM LAYER OF MULCH, AFTER WATERING-IN, OR OTHER RECYCLED MATERIALS MUST BE PLACED AND MAINTAINED AROUND ALL NEWLY INSTALLED TREES, SHRUBS AND GROUND COVER PLANTINGS. EACH TREE MUST HAVE A RING OF MULCH NO LESS THAN 24" BEYOND ITS TRUNK IN ALL DIRECTIONS.
- THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN SAFE SIGHT DISTANCE TRIANGLES AT ALL INTERSECTIONS AND VEHICULAR CONNECTIONS SIGHT TRIANGLES MUST BE IN ACCORDANCE WITH THE ROADSIDE RECOVERY AREA PROVISIONS OF FDOT GREEN BOOK. ALL SIGHT TRIANGLES SHALL MAINTAIN A CLEAR ZONE BETWEEN THIRTY-SIX (36) INCHES AND EIGHT FEET (8'). CONTRACTOR TO VERIFY PRIOR TO FINAL ACCEPTANCE.
- VEGETATION REMOVAL PERMIT MUST BE OBTAINED FROM LEE COUNTY ENVIRONMENTAL SCIENCES DIVISION PRIOR TO THE COMMENCEMENT OF SITE WORK.
- ALL HEALTHY SABAL PALMS WITH MINIMUM EIGHT-FOOT CLEAR TRUNK MUST BE SALVAGED AND REUSED ON SITE.

LANDSCAPE IRRIGATION NOTES:

- SET DRAIN AND CHECK VALVES AS APPROPRIATE PER MANUFACTURER'S RECOMMENDATIONS.
- GROUP (WHEN PRACTICAL) AND LOCATE VALVES BOXES AND CONTROLLERS IN AN UNOBTUSIVE / ACCESSIBLE LOCATIONS APPROVED BY JOHNSON ENGINEERING, INC.
- HEAD SPACING, WORKING PRESSURE, AND PIPE SIZES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- USE BUBBLERS, DRIP, ROTORS, AND SPRAY HEADS WHEN APPROPRIATE. HEADS SHALL BE INSTALLED TO PROVIDE 100% HEAD-TO-HEAD COVERAGE TO ALL LANDSCAPED AREAS. A MOISTURE OR RAIN SENSOR SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- HEADS SHALL BE INSTALLED TO MINIMIZE OVERSPRAY TO ALL IMPERVIOUS AREAS INCLUDING: SIDEWALKS, ROADS, DRIVES AND OTHER VEHICLE USE AREAS. NO OVERSPRAY ON WALLS, COLUMNS OR OTHER VERTICAL ARCHITECTURAL FEATURES SHALL BE ALLOWED.
- ALL LITTORAL PLANTING AREAS SHALL HAVE INDEPENDENT ZONES TO ENSURE THE FLEXIBILITY OF REDUCING IRRIGATION APPLICATIONS DURING EXTENDED PERIODS OF RAINFALL. CUSTOMIZATION OF THE WATERING SCHEDULING SHALL INCLUDE DAILY, WEEKLY, AND MONTHLY OPTIONS.
- GROUP PLANT MATERIALS ACCORDING TO SFWMD XERISCAPE PRINCIPLES WHEN PRACTICAL.
- TURFGRASS AREAS AND PLANTING BEDS SHALL HAVE SEPARATE ZONES AND RUN INDEPENDENTLY FROM ONE ANOTHER WHEN PRACTICAL.
- THE IRRIGATION SYSTEM IS TO BE COMPUTERIZED SO IT MEASURES MOISTURE CONTENT IN THE SOIL.

SPECIFICATIONS

PLANT MATERIALS: ALL TREES, PALMS, SHRUBS, GROUNDCOVERS, LITTORALS, WATER PLANTS, SOD AND VINES SHALL CONFORM TO THOSE SPECIES AND SIZES INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS AS DETERMINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIES MEANS A PLANT THAT IS TRAINED IN ITS DEVELOPMENT TO POSSESS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR FORM, BRANCHING, COMPACTNESS AND SYMMETRY. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. SINGLE TRUNK TREES SHALL HAVE A STRAIGHT, CENTRAL LEADER. MULTI-TRUNK TREES ARE TO HAVE 3-5 EQUAL SIZED TRUNKS UNLESS OTHERWISE SPECIFIED. PLANTS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY IN ACCORDANCE WITH INTERNATIONAL SOCIETY OF ARBORIST GUIDELINES TO INSURE PROPER HEALTH AND VIGOROUS GROWTH. ALL MATERIALS SHALL BE SUBJECT TO JOHNSON ENGINEERING INC.'S APPROVAL.

BALLED & BURLAPPED: ALL BALLED & BURLAPPED STOCK SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED, FREE FROM DISEASE AND INSESTS, SECURE IN THE ROOTBALL, AND POSSESS ADEQUATE ROOT SYSTEMS. ALL BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE BALL TO PREVENT WICKING. ANY BURLAP THAT IS NOT BIODEGRADABLE SHALL BE CAREFULLY REMOVED TO PROTECT DAMAGE TO FEEDER ROOTS. GROW BAGS SHALL BE REMOVED IN THEIR ENTIRETY. ALL BALLED & BURLAPPED STOCK THAT IS NOT IMMEDIATELY PLANTED, SHALL BE HEALED IN AND THOROUGHLY WATERED UNTIL PLANTING. LIFTING, MOVING, OR ADJUSTING THE PLANT MATERIAL BY THE TRUNK IS PROHIBITED.

CONTAINER GROWN STOCK: ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED (NOT ROOT BOUND), AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE GOOD QUALITY AND BE IN FULL GROWTH. ALL CONTAINER GROWN STOCK THAT IS NOT IMMEDIATELY PLANTED, SHALL BE STORED IN A MANNER TO SHADE THE CONTAINERS FROM DIRECT SUNLIGHT TO MINIMIZE ROOT DAMAGE. ALL CONTAINER STOCK SHALL BE THOROUGHLY WATERED PRIOR TO PLANTING AND DURING STORAGE UNTIL PLANTING. LIFTING AND MOVING OF THE PLANT MATERIAL SHALL BE BY THE CONTAINER ONLY.

MEASUREMENTS: TREES' HEIGHTS SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS SHALL NOT INCLUDE ANY TERMINAL GROWTH. SHRUBS' HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT SHALL NOT INCLUDE ANY TERMINAL GROWTH. PALMS SHALL BE MEASURED BY THREE HEIGHT CLASSIFICATIONS: OVERALL HEIGHT, CLEAR WOOD, AND GRAY WOOD. OVERALL HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE FROND HEIGHT AT TIME OF INSTALLATION. CLEAR WOOD SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE BOTTOM OF THE FROND SHEATH. GRAY WOOD SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE TOP OF HARDENED WOOD.

PLANTING SOIL AND BACKFILL: PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE, NATIVE SOIL WITHOUT MIXTURE OF SUBSOIL MATERIALS. IT SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, NOXIOUS GRASSES OR WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. AMEND BEDS WITH 3" MINIMUM OF ORGANICS TO ACHIEVE OPTIMAL PH LEVELS AND SOIL AERATION. ROTOTILL TO A DEPTH OF 6" AND INCORPORATE A COMPLETE SLOW RELEASE FERTILIZER AT A 3-1-2 RATIO. THE RESULTS OF POST SOIL MODIFICATION TESTING, BASED ON LIKE PLANTING CONDITIONS AND AREA PROXIMITY, SHALL BE SUBMITTED TO JOHNSON ENGINEERING INC.'S FOR APPROVAL PRIOR TO PLANTING.

COMMERCIAL FERTILIZER: FERTILIZERS SHALL BE UNIFORM IN COMPOSITION, DRY, AND FREE FLOWING AND DELIVERED TO THE SITE IN ORIGINAL UNOPENED BAGS BEARING ALL THE MANUFACTURER'S LABELS. ALL FERTILIZER IS TO BE SLOW RELEASE AND COMPLETE WITH NECESSARY MICRO NUTRIENTS. AFTER INSTALLATION, FERTILIZER SHALL BE CLEANED FROM ALL HARDSCAPE SURFACES AND WATERED IN THOROUGHLY PER MANUFACTURER'S SPECIFICATIONS. TREES AND SHRUBS MIXTURE SHALL CONSIST OF A SLOW RELEASE THE FORMULATION OF 3 PARTS NITROGEN TO 1 PART PHOSPHOROUS TO 2 PARTS POTASSIUM (3-1-2 RATIO). ALL TREES AND SHRUBS SHALL BE FERTILIZED BY MONTHLY DURING THE GROWING SEASON AT A RATE OF 4-6 LBS. OF A PER 100 SQ. FT. OF BEDS' TREE CANOPY (3" FORM BASE TO DRILLING) OR PER MANUFACTURE'S RECOMMENDATION. SOD FERTILIZER SHALL BE TURF SPECIFIC FOR ESTABLISHING NEW LAWNS AND APPLIED PER MANUFACTURE'S RECOMMENDATION. UPON ESTABLISHMENT, THE TURF SHALL BE FERTILIZED AT A RATE OF 1 LB OF ACTUAL NITROGEN PER 1000 FT. SQ. OR PER MANUFACTURE'S RECOMMENDATION. (NOTE: BAHIA TURF SHALL RECEIVE FERTILIZATION AT A HALF RATE OF THE ABOVE TURF RECOMMENDATIONS) APPLY A 1/2 LBS. OF A PALM SPECIFIC (1 PART NITROGEN TO 1 PART POTASSIUM WITH 0.3 PARTS MAGNESIUM) FERTILIZER QUARTERLY FOR ALL ESTABLISHED PALMS PER 2' OF HEIGHT OR PER MANUFACTURE'S RECOMMENDATION. FERTILIZERS WITH A LOW LEACHING POTENTIAL (SLOW RELEASE) MUST BE USED, MUST NOT BE APPLIED AFTER ACTIVE GROWTH OF THE TURF/GRASS HAS CEASED, AND MUST BE KEPT OUT OF THE LOWEST REASONABLE LEVELS.

MULCH: MULCH MATERIAL SHALL BE GRADE A, NATURAL COLOR, SHREDDED MULCH, FREE FROM WEED SEEDS, AND APPLIED TO A MINIMUM 3" DEPTH. CYPRESS MULCH IS NOT ACCEPTABLE.

SOD: ALL SOD SHALL MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, INSECTS, AND DISEASES OF ANY KIND. JOINTS SHALL BE STAGGERED AND BUTT TIGHT TO MINIMIZE AIR GAPS. THE GRADE SHALL BE SMOOTH, FREE OF DEBRIS, POSITIVELY DRAINED, AND MOIST TO SOD INSTALLATION. THE SOD SHALL BE ROLLED IN TWO DIRECTIONS PERPENDICULAR FROM ONE ANOTHER AFTER INSTALLATION TO PREVENT CIRCULAR GROUND CONTACT. IN AREAS WHERE A ROLLER CANNOT BE USED, HAND TAMPING SHALL BE REQUIRED. SOD SHALL BE INSTALLED AND WATERED WITHIN 24 HOURS AFTER HARVESTING.

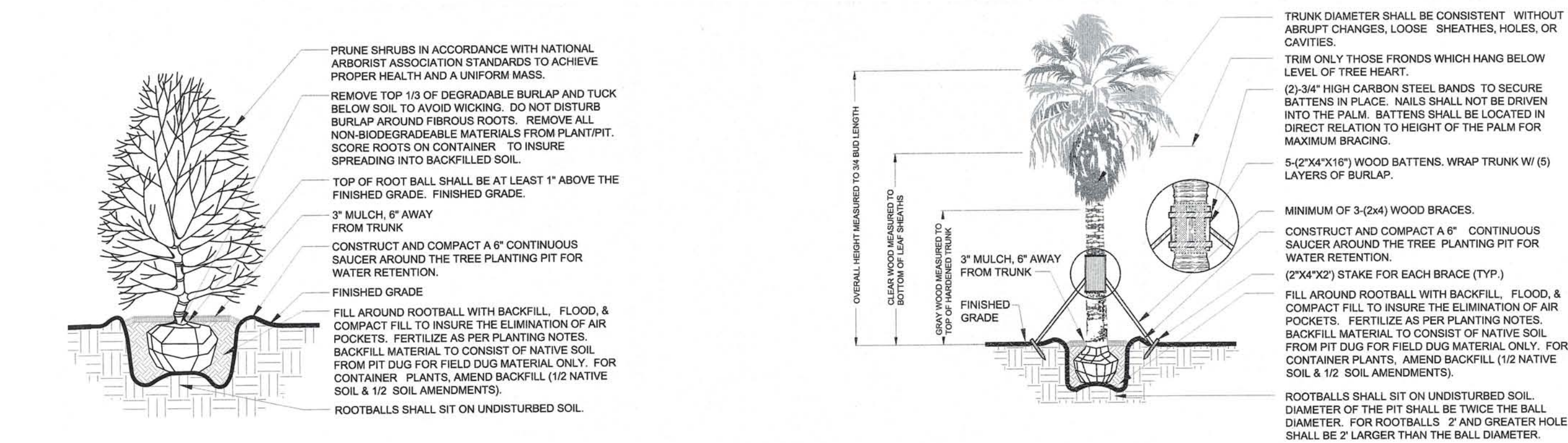
SUBSTITUTIONS: NO SUBSTITUTION OF ANY MATERIALS' VARIETIES, GRADES, OR SIZES SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM JOHNSON ENGINEERING, INC. ANY / ALL UNAUTHORIZED SUBSTITUTIONS MAY REQUIRE REPAIRING / REPLACING AT THE CONTRACTOR'S EXPENSE AT JOHNSON ENGINEERING, INC.'S DISCRETION.

WARRANTY: THE CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP FOR THE PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE FROM THE OWNER AND JOHNSON ENGINEERING, INC. ANY DEAD, UNHEALTHY OR NON-CONFORMING PLANT MATERIAL SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITHIN 7 DAYS OF NOTICE FROM THE OWNER OR JOHNSON ENGINEERING, INC. THE CONTRACTOR SHALL NOT BE LIABLE FOR "ACTS OF GOD" AND VANDALISM, NEGLIGENCE AND THEFT BY OTHERS.

QUALITY ASSURANCE: THE CONTRACTOR SHALL PROVIDE SUBSTANTIAL PROOF TO JOHNSON ENGINEERING, INC. THAT HE / SHE HAS A MINIMUM OF 5 YEARS EXPERIENCE IN THE FIELD OF LANDSCAPE CONTRACTING WITH PROJECTS OF SIMILAR SCOPE. THE CONTRACTOR MUST SUPPLY AT ALL TIMES ON SITE WHEN WORK IS BEING PERFORMED A QUALIFIED SUPERVISOR WITH A MINIMUM OF 18 MONTHS FIELD EXPERIENCE. ALC LANDSCAPE CERTIFICATIONS CAN SUBSTITUTE IN LIEU OF THE EXPERIENCE REQUIREMENT AT JOHNSON ENGINEERING, INC.'S DISCRETION.

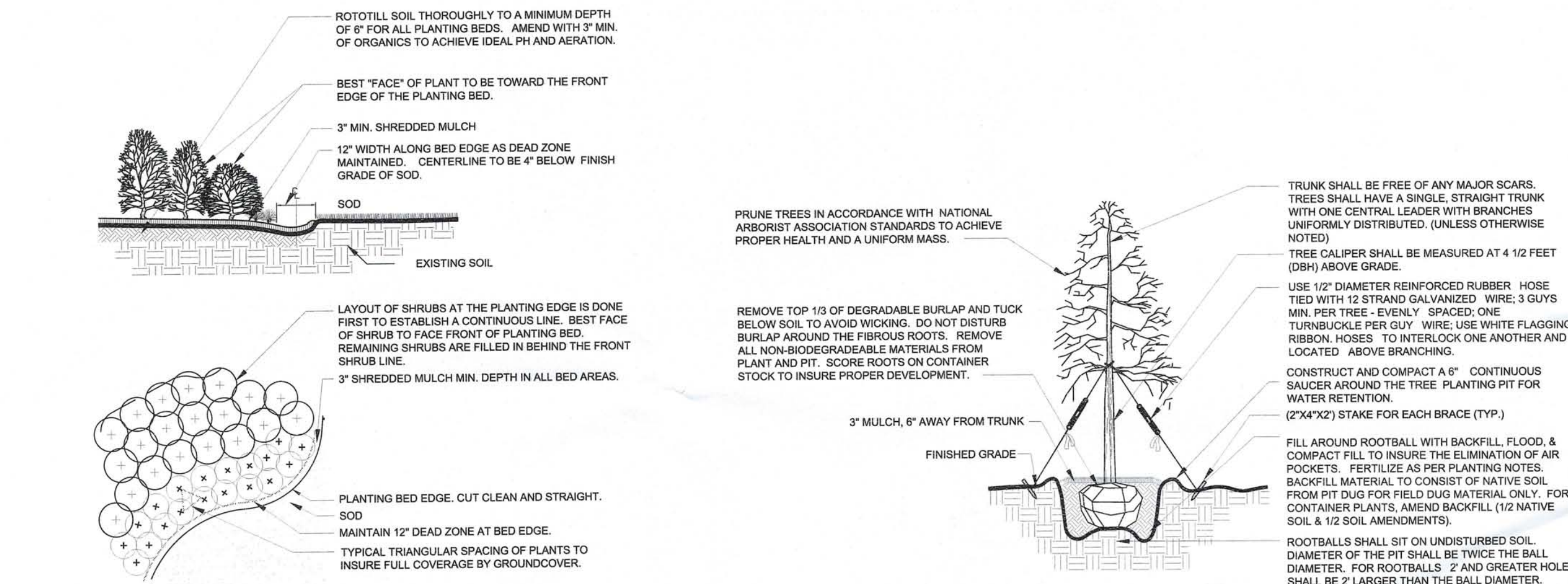
LANDSCAPE CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SERVICES BOTH UNDERGROUND AND OVERHEAD PRIOR TO THE COMMENCEMENT OF WORK. PROTECTION OF ALL UTILITIES AND SERVICES THROUGHOUT THE COURSE OF WORK IS EXPECTED.
- ALL LANDSCAPE AREAS (EXCEPT FOR PLANTING BEDS) SHALL BE SODDED UNLESS OTHERWISE INDICATED ON THE DRAWINGS. CONTRACTOR SHALL GET APPROVAL OF FINE GRADING FROM LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF TURF. GRADING FOR LANDSCAPE BERMING SHOWN ON PLANS AND DETAILS IS APPROXIMATE ONLY. CONTRACTOR SHALL CONFER WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING THIS WORK TO CONFIRM ACTUAL SHAPES AND ELEVATIONS OF THE LANDSCAPE BERMING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FINISH GRADE ALL LANDSCAPE AREAS ELIMINATING ALL BUMPS, DEPRESSIONS, ROCKS, STICK, OR OTHER DEBRIS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING POSITIVE SHEET FLOW DRAINAGE AWAY FROM ALL STRUCTURES AND TO ALL DRAINAGE WAYS SHOWN OR IMPLIES ON THE DRAWINGS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO RELOCATE / REPOSITION ANY PLANTS AS SITE CONDITIONS MAY DICTATE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL TRADES SO AS TO AVOID ANY CONFLICT WITH THE EXECUTION OF WORK BY OTHERS. OWNER SHALL NOT BE RESPONSIBLE FOR THE DAMAGE TO PLANT MATERIALS CAUSED BY OTHER TRADES OR SUBCONTRACTORS. THE CONDITION OF PLANT MATERIAL SHALL BE IN ACCORDANCE TO THE LANDSCAPE ARCHITECT.
- INSTALLATION OF INTERLOCKING PAVERS SHALL HAVE A BASE USING ROAD-BASE CRUSHED STONE OR ASTM D2940, COMPACTED TO 95% DENSITY FOR PEDESTRIAN & LIGHT VEHICULAR TRAFFIC, 98% FOR HEAVY VEHICULAR TRAFFIC. PROVIDE PITCH FOR DRAINAGE. ONE INCH PER TEN FEET OF PAVING SURFACE, TO BE DONE DURING SUB-GRADE PREPARATION. BEDDING SAND SHOULD BE 1" TO 1 1/2" THICK, USING CONCRETE SAND (ASTM C33). WHEN COMPACTING PAVERS A RUBBER PAD SHOULD BE ATTACHED TO THE PLATE BOTTOM OF THE MECHANICAL VIBRATING MACHINE. FOR BEST PAVE COMPACTATION USE A ROLLER COMPACTOR. FOR PRECISE CUTS, USE A DIAMOND BLADE SAW. A SOFT-BOND, MATRIX-BLADE IS RECOMMENDED.
- ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR ENCRoACHMENT BY WHEELSTOPS AND/OR CURBING WHERE IMMEDIATELY ADJACENT TO PAVEMENT.
- THE CONTRACTOR SHALL VERIFY ALL QUANTITIES ON THE DRAWINGS PRIOR TO BIDDING. ALL QUANTITIES ON THE DRAWINGS ARE PROVIDED FOR CONVENIENCE ONLY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS.



4. TYPICAL PALM TREE PLANTING

N.T.S.



5. TYPICAL SINGLE TRUNK TREE PLANTING

N.T.S.

