



GIS Tracking Sheet

Case No.:

ADD2006-00043

Intake Date:

3-1-06

Project Name:

West Bay Club - Orchid Bay

STRAP Number(s):

See attached list

Planner Name:

Josh O.

Ext.

8790

LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING

Date: 08 MARCH

INTAKE: n/a

LEGAL SUFFICIENT☒ YES☐ NO

Initials:

If not, give brief explanation:

MAP UPDATE following FINAL ACTION

Date: 25 APRIL 06

☐ Hearing Examiner Decision☐ Board of County Commissioner's Resolution☒ Administrative Approval (FPA)☐ Blue Sheet

Zoning Notes: ADD2006-00043, 21 APRIL 06, FINAL PLAN APPROVAL,
WEST BAY CLUB - ORCHID BAY, 232 MULTI-FAMILY
RESIDENTIAL UNITS IN TWO 20-STORY TOWERS; CONDS

MAP UPDATED☒ YES☐ NO

Initials:

If not, give brief explanation:

NOTE TO RPD: 002316

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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 Amg OBMA206

THIS IS NOT A SURVEY


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

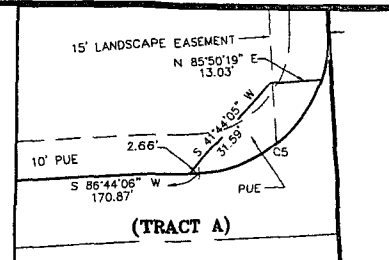
JOHNSON
ENGINEERING

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 TABLE					
CURVE	RADIUS	DELTA	DIRECTION	CHORD	LENGTH
C1	327.00	10°01'25"	S 88°15'12" E	57.13	57.21
C2	292.00	10°01'25"	S 88°15'12" E	51.02	51.08
C3	25.00	90°53'46"	N 41°17'12" E	35.63	39.66
C4	25.00	90°53'46"	S 48°42'48" E	35.08	38.88
C5	35.00	90°53'46"	N 41°17'12" E	49.88	55.53
C6	35.00	90°53'46"	N 48°42'48" E	49.11	54.43
C7	217.50	07°27'31"	S 01°36'50" W	28.29	28.31
C8	217.50	02°02'46"	S 03°08'18" E	7.77	7.77
C9	20.00	61°28'25"	S 58°43'45" E	20.45	21.46
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	62.00	72°28'40"	S 04°59'46" W	73.30	78.43
C13	65.00	84°11'52"	N 00°51'50" W	87.15	95.52
C14	200.00	16°00'15"	N 03°50'26" E	55.68	55.87



DETAIL - NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N21°33'40"W	16.36
L2	N18°27'53"E	40.52
L3	N43°41'36"E	41.29
L4	N00°46'54"W	35.58
L5	N35°18'11"W	41.11
L6	S89°23'58"W	28.66
L7	N42°24'34"W	20.58
L8	N26°14'31"W	36.29
L9	N63°45'29"E	45.22
L10	S27°58'02"E	12.39
L11	S89°28'27"E	27.49
L12	N75°20'42"E	24.92
L13	N65°38'19"E	29.60
L14	N62°43'24"E	29.27
L15	N41°14'06"E	42.41

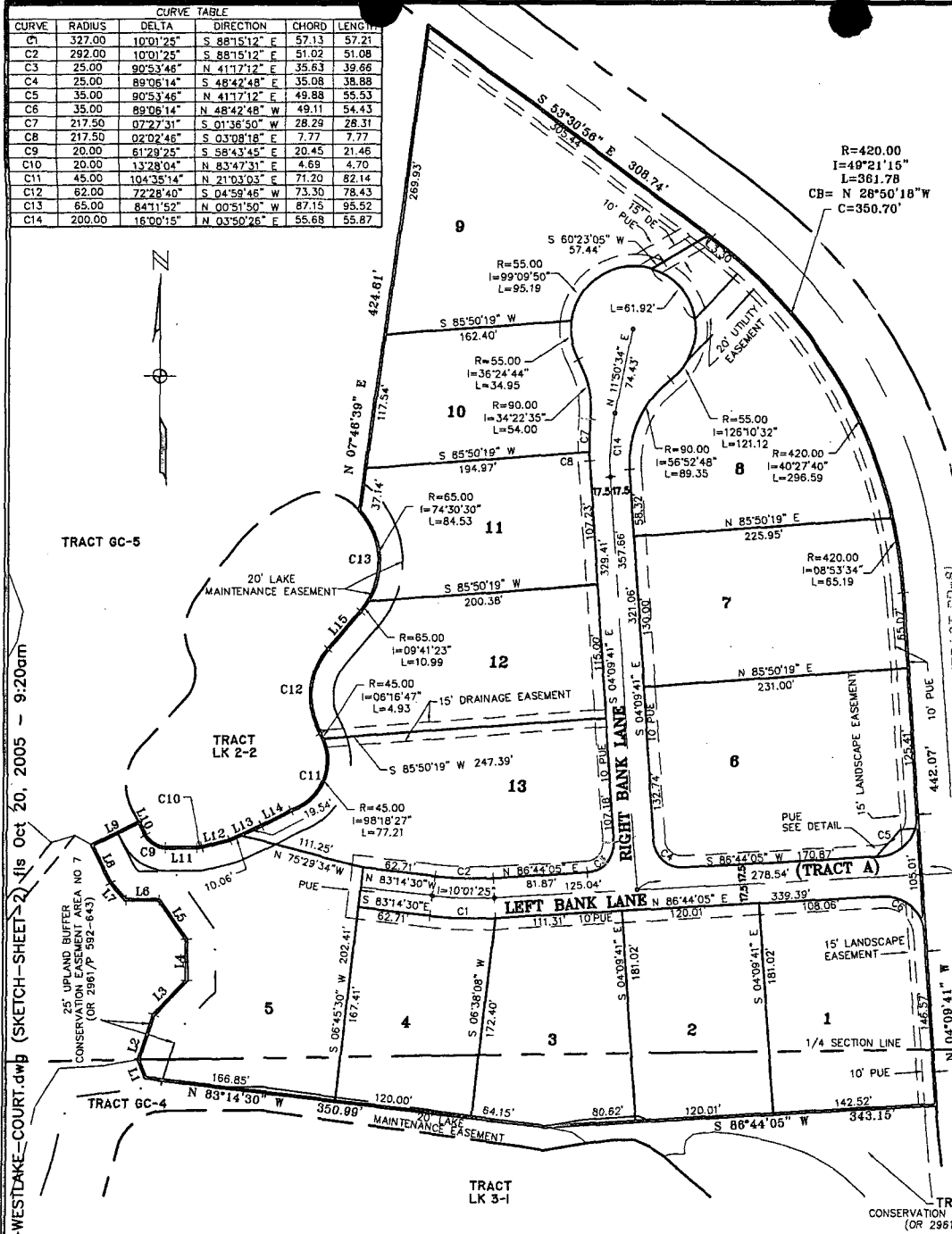
LEGEND

- 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 62, PAGE 79-81

CURVE LEGEND

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



ADD 2006-00043

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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 *[Signature]* 08/20/06

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
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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

LIST OF CURRENT PROJECT STRAP NUMBERS

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

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ADD 2006-00043

ADMINISTRATIVE AMENDMENT (FPA) ADD2006-00043

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

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Applicant's Legal Checked
by Amj 08 MAR 06

THIS IS NOT A SURVEY

Frances L. Summerall
FRANCES L. SUMMERALL (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 25652

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 12

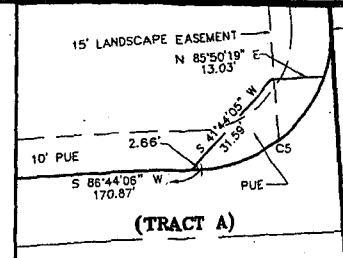
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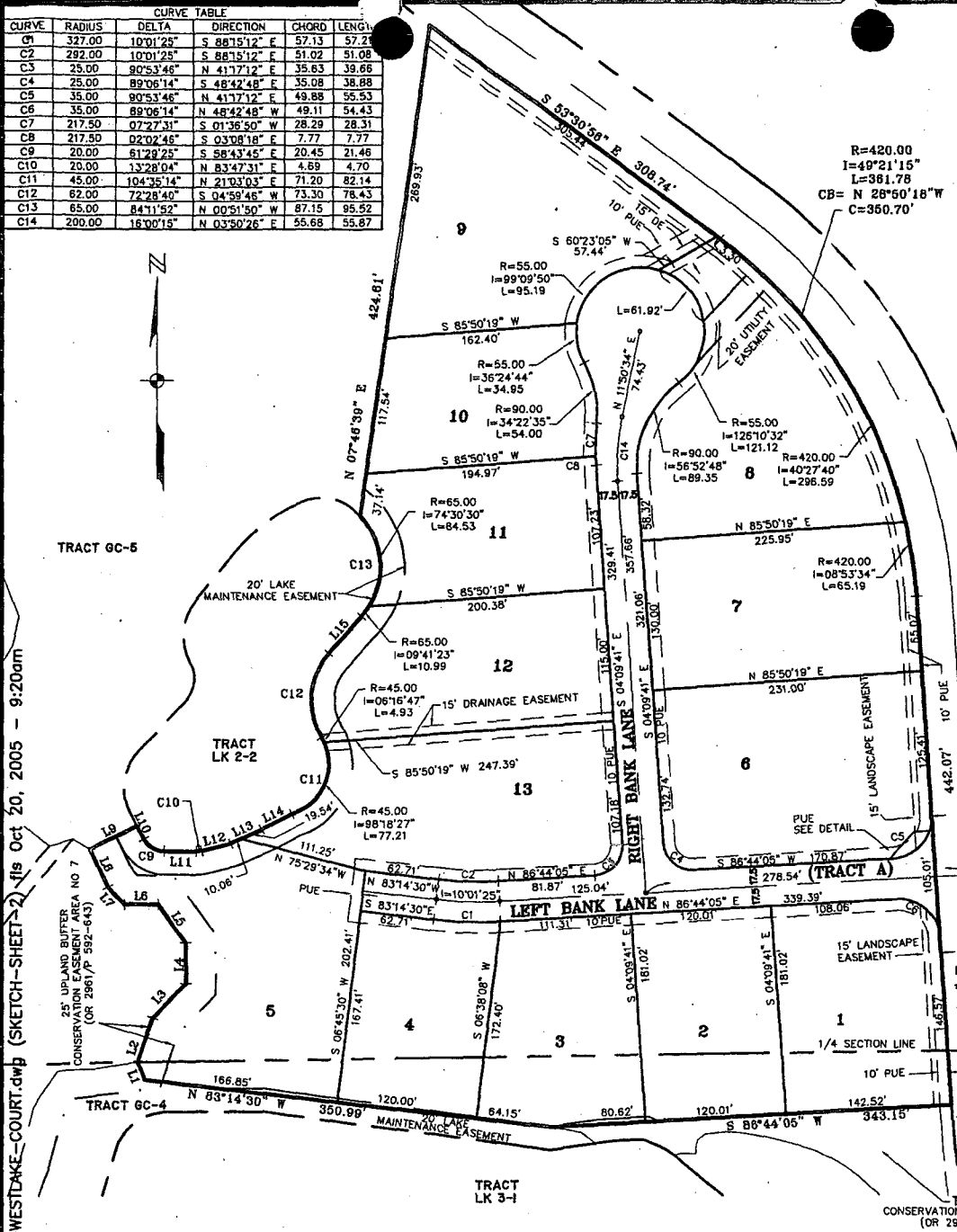
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WEST BAY CLUB
PLAT BOOK 62, PAGE 79-III

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NOTES:

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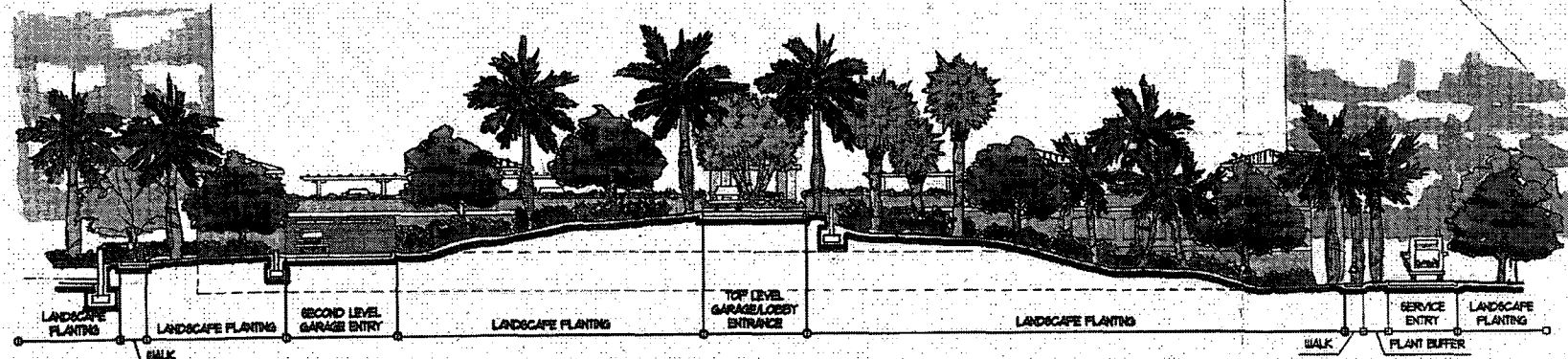
PERMIT COUNTER
Applicant's Legal Checked
by *[Signature]* 08MAR06

JOHNSON ENGINEERING

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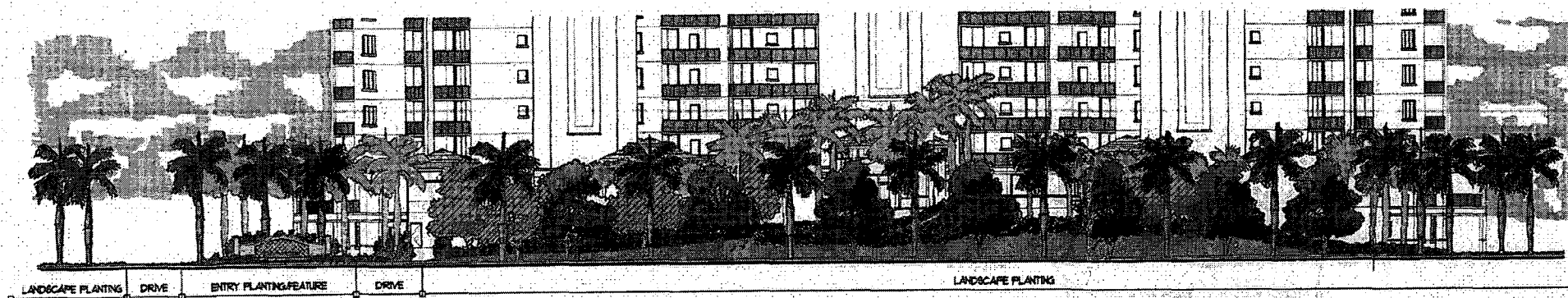
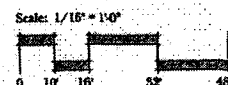
EXHIBIT "B"
SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
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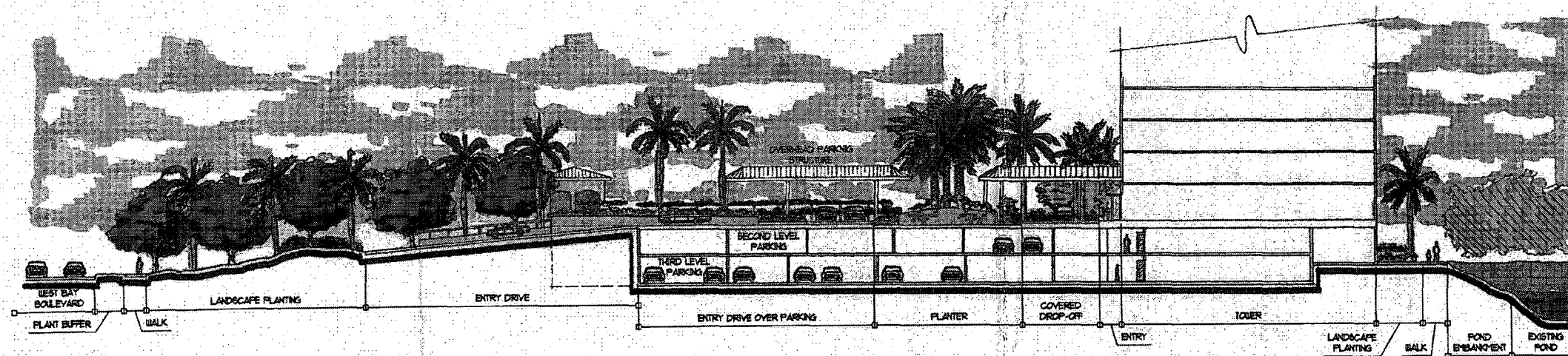
A-A' Parking Entrances

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



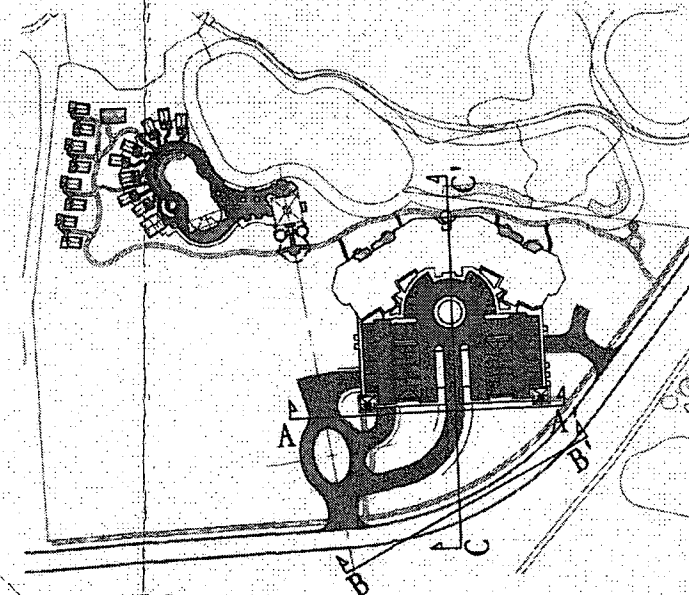
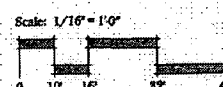
B-B' Front Elevation

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



C-C' East/West
Section

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



Key Map

n.t.s.



WEST BAY CLUB
The beauty never fades.

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

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MAR 8 1 2006

PERMIT COUNTER

ADD 2006-00043

EDSA

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

landscape architects graphic designers

Fort Lauderdale
estero
sunny beaches

Handwritten signature: JMD 2/8/06



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



SCALE: 1" = 80'-0"



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FERRIT COUNTER

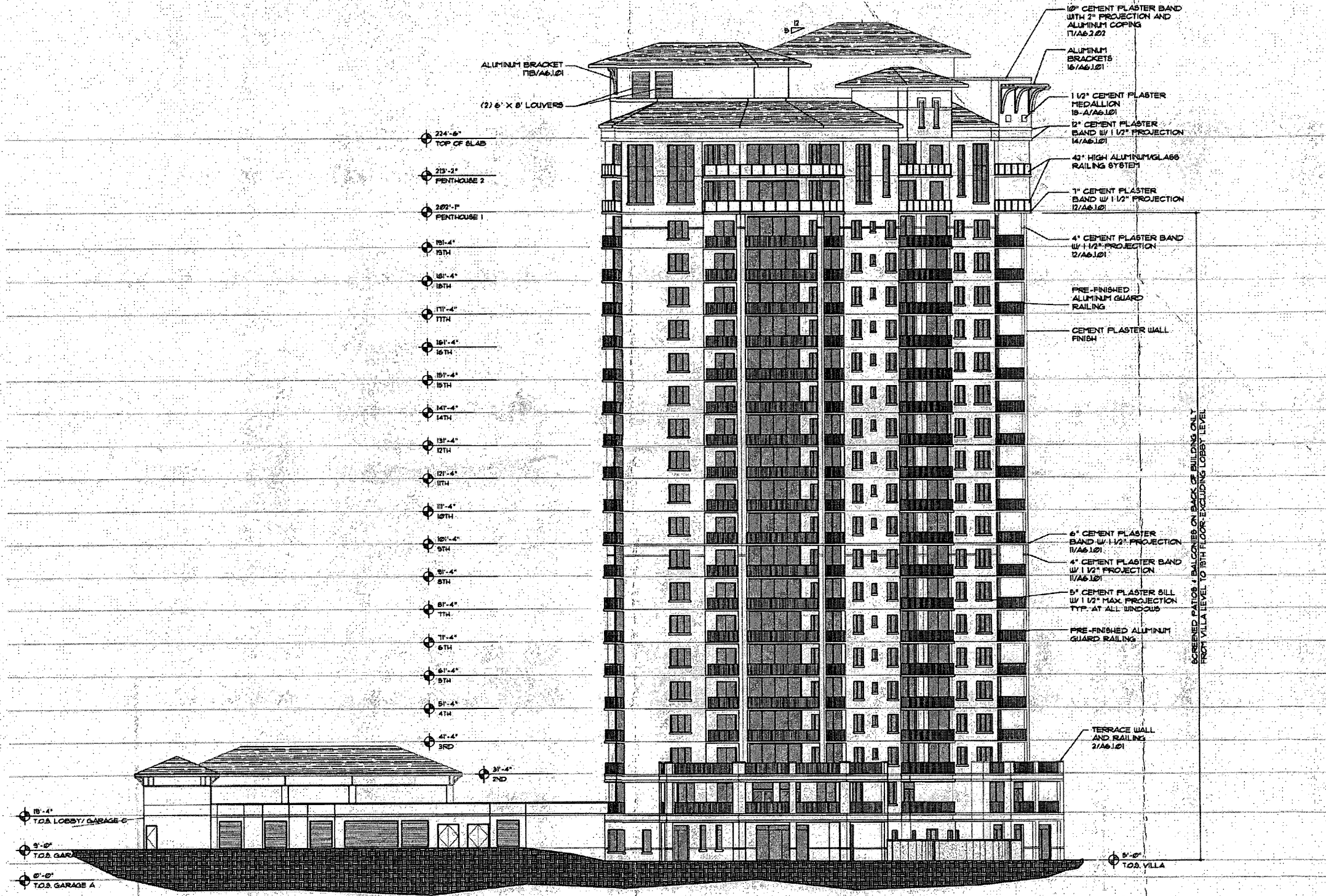
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EDSA

1512 E. Broward Blvd., Suite 110
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planners landscape architects graphic designers

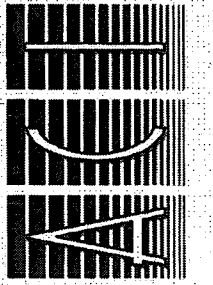
Handwritten signature: J. H. Hinkle



NORTH ELEVATION

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

Side Elevation - North



ACI Architectural Group, Inc.
 315 NORTH FLAGLER DRIVE SUITE 1400
 WEST PALM BEACH, FLORIDA 33401-4339
 Tel: (561) 832-3599
 Fax: (561) 635-4828



Orchid Bay
 North Tower
 West Bay Club
 Estero, Florida

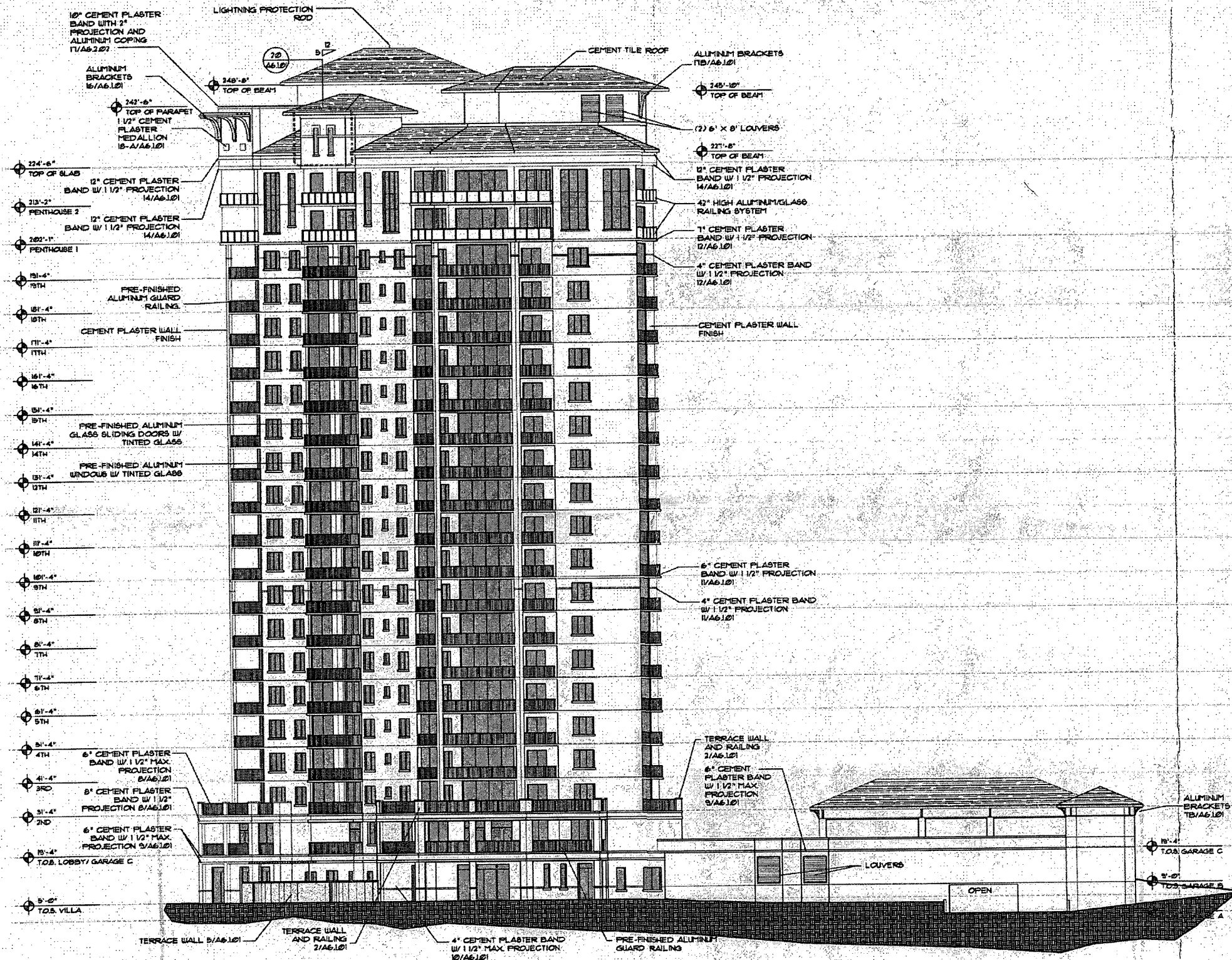
PAUL M. TWITTY
 02/24/06

DATE: 02/24/06	ISSUE DATE: 02/24/06
PLAT DATE: 02/24/06	PLAT NO.: 0478
DESIGN BY: SW	
REVISIONS:	

A3.104

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ADD 2008-00043



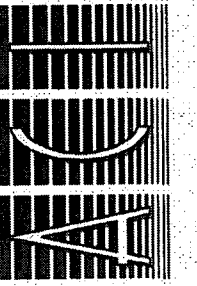
SOUTH ELEVATION

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PERMIT COUNTER

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Side Elevations - South

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



ACI Architectural Group, Inc.
DAVID JACOBSON
315 NORTH FLAGLER DRIVE, SUITE 1400
WEST PALM BEACH, FLORIDA 33401-4359
Voice: (561) 852-5599
Fax: (561) 655-4628



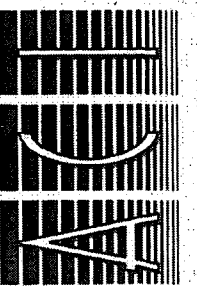
Orchid Bay
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Estero, Florida

PAUL M. TWITTY
02/24/06

CONTRACT NO.: 04781
DATE: 02/24/06
PLAT DATE: 2/27/06
FILE NO.: 04781
DRAWN BY: MW
REVISIONS:

A3.103

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



ACI Architectural Group, Inc.
505 NORTH FLAGLER DRIVE SUITE 1400
WEST PALM BEACH, FLORIDA 33401-4559
Voice: (561) 832-5599
Fax: (561) 655-4828



Orchid Bay
North Tower
West Bay Club
Estero, Florida

PAUL M. TWITTY
02/24/06

CONTRACT NO.	0578
ISSUE DATE	02/24/06
PLT. DATE	02/24/06
REV. NO.	01/01
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CHECKED BY	
DATE	
REVISIONS	

A3.1.02

Back Elevation

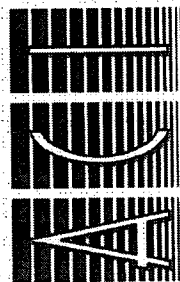
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WEST ELEVATION



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



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 515 NORTH FLAGLER DRIVE SUITE 1400
 WEST PALM BEACH, FLORIDA 33401-4559
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Orchid Bay
 North Tower
 West Bay Club
 Estero, Florida

PAUL M. TWITTY
 02/24/06

CONV. NO. 04038
ISSUE DATE 02/24/06
PLAT DATE 3/21/06
FILE NO. 0478
DRAWN BY: MY
REVISION:

A3.1.01

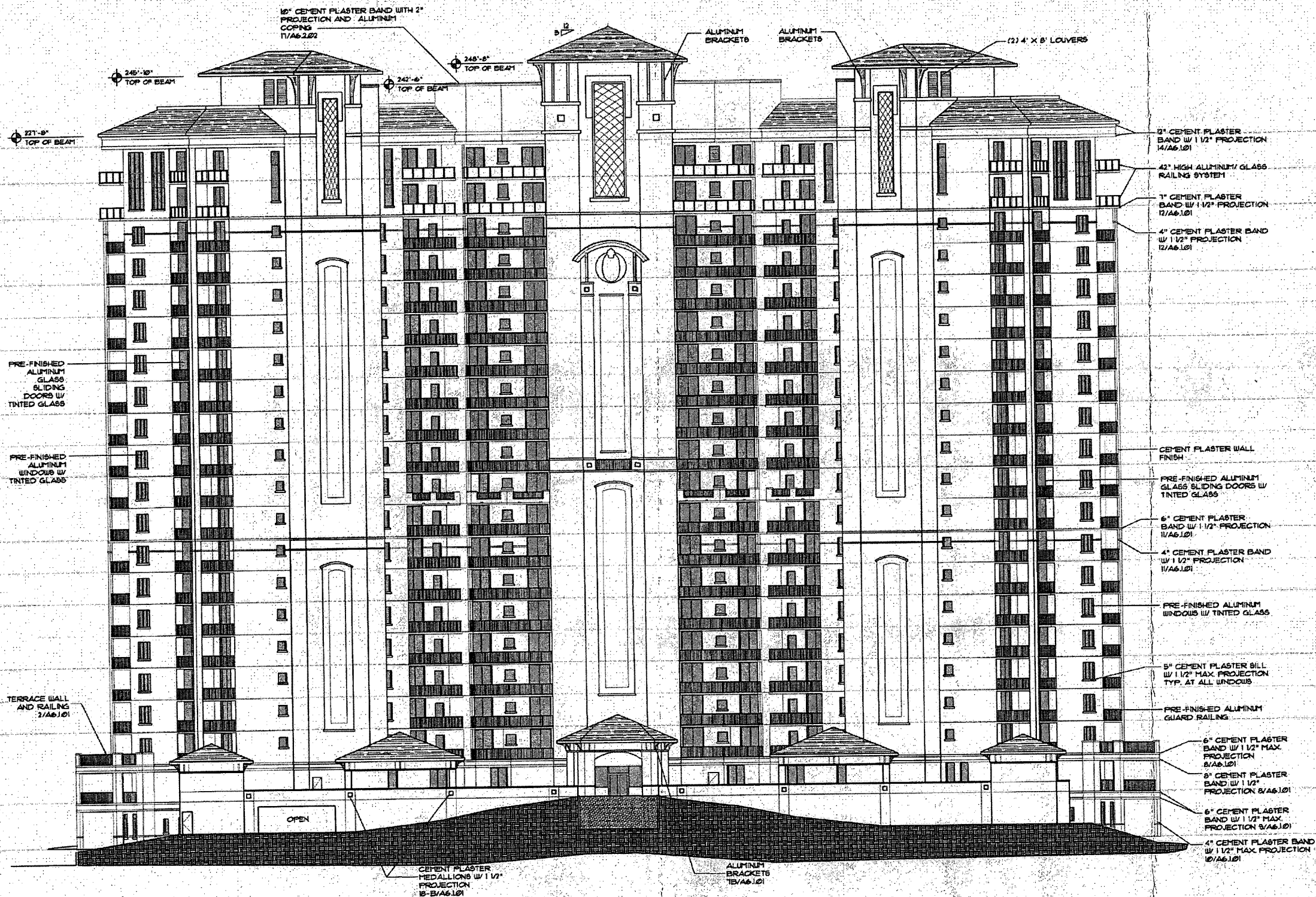
Front Elevation

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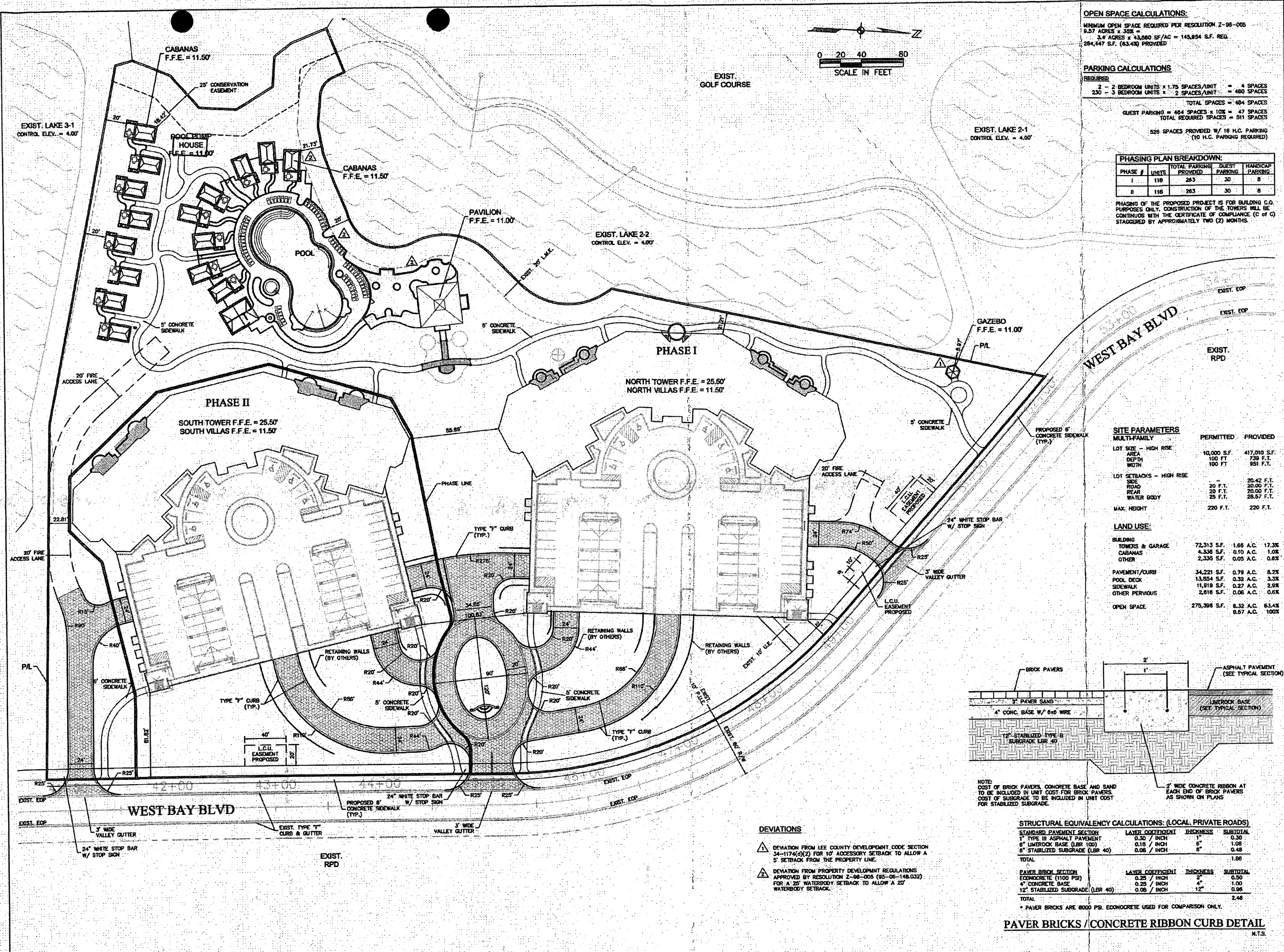
PERMIT NUMBER

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EAST ELEVATION



OPEN SPACE CALCULATIONS:
MINIMUM OPEN SPACE REQUIRED PER RESOLUTION Z-98-005
0.57 ACRES x 30% = 0.171 ACRES
3.4 ACRES x 43,000 SF/AC = 146,200 S.F. REQ.
284,447 S.F. (63.4%) PROVIDED

PARKING CALCULATIONS
REQUIRED:
2 - 2 BEDROOM UNITS x 1.75 SPACES/UNIT = 4 SPACES
230 - 3 BEDROOM UNITS x 2 SPACES/UNIT = 460 SPACES
TOTAL SPACES = 464 SPACES
GUEST PARKING = 464 SPACES x 10% = 47 SPACES
TOTAL REQUIRED SPACES = 511 SPACES
529 SPACES PROVIDED W/ 18 H.C. PARKING
(10 H.C. PARKING REQUIRED)

PHASING PLAN BREAKDOWN:

PHASE	UNITS	TOTAL PARKING PROVIDED	GUEST PARKING	HANDICAP PARKING
I	116	263	30	8
II	116	263	30	8

PHASING OF THE PROPOSED PROJECT IS FOR BUILDING C.O. PURPOSES ONLY. CONSTRUCTION OF THE TOWERS WILL BE CONTINUOUS WITH THE CERTIFICATE OF COMPLIANCE (C.O.C.) STAGGERED BY APPROXIMATELY TWO (2) MONTHS.

SITE PARAMETERS

MULTI-FAMILY	PERMITTED	PROVIDED
LOT SIZE - HIGH RISE	10,000 S.F.	417,010 S.F.
AREA	100 FT	739 F.T.
DEPTH	100 FT	951 F.T.
WIDTH	100 FT	951 F.T.
LOT SETBACKS - HIGH RISE		
SIDE	20 F.T.	20.42 F.T.
ROAD	20 F.T.	20.00 F.T.
REAR	20 F.T.	20.00 F.T.
WATER BODY	25 F.T.	28.57 F.T.
MAX. HEIGHT	220 F.T.	220 F.T.

LAND USE:

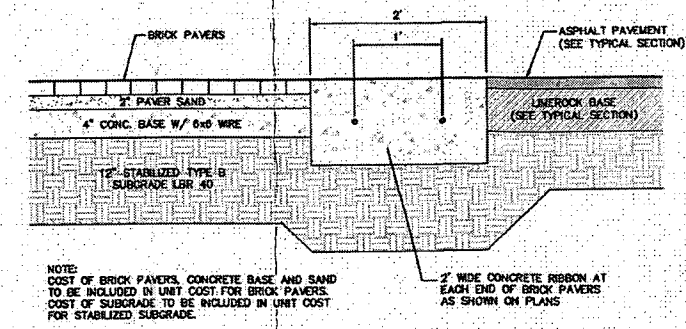
BUILDING	TOWERS & GARAGE	CABANAS	OTHER
72,513 S.F.	1.66 A.C.	17.3%	
4,336 S.F.	0.10 A.C.	1.0%	
2,335 S.F.	0.05 A.C.	0.6%	

PAYEMENT/CURB

PAVEMENT/CURB	PAVEMENT	CURB
34,221 S.F.	0.79 A.C.	8.2%
13,854 S.F.	0.32 A.C.	3.3%
11,019 S.F.	0.27 A.C.	2.9%
2,618 S.F.	0.06 A.C.	0.6%

OPEN SPACE

OPEN SPACE	PAVEMENT	CURB
275,396 S.F.	6.32 A.C.	63.4%
	0.57 A.C.	100%



- DEVIATIONS**
- DEVIATION FROM LEE COUNTY DEVELOPMENT CODE SECTION 34-1174(02) FOR 10' ACCESSORY SETBACK TO ALLOW A 5' SETBACK FROM THE PROPERTY LINE.
 - DEVIATION FROM PROPERTY DEVELOPMENT REGULATIONS APPROVED BY RESOLUTION Z-98-005 (93-06-148.032) FOR A 25' WATERBODY SETBACK TO ALLOW A 20' WATERBODY SETBACK.

STRUCTURAL EQUIVALENCY CALCULATIONS: (LOCAL PRIVATE ROADS)			
STANDARD PAVEMENT SECTION	LAYER COEFFICIENT	THICKNESS	SUBTOTAL
1" TYPE II ASPHALT PAVEMENT	0.30 / INCH	1"	0.30
6" UNIFORM BASE (LBR 100)	0.15 / INCH	6"	0.90
6" STABILIZED SUBGRADE (LBR 40)	0.08 / INCH	6"	0.48
TOTAL			1.68

PAVER BRICK SECTION	LAYER COEFFICIENT	THICKNESS	SUBTOTAL
ECONCRETE (1100 PSI)	0.25 / INCH	2"	0.50
4" CONCRETE BASE	0.25 / INCH	4"	1.00
12" STABILIZED SUBGRADE (LBR 40)	0.08 / INCH	12"	0.96
TOTAL			2.46

* PAVER BRICKS ARE 8000 PSI. ECONCRETE USED FOR COMPARISON ONLY.

PAVER BRICKS / CONCRETE RIBBON CURB DETAIL
N.T.S.

JOHNSON ENGINEERING
2168 JOHNSON STREET
P.O. BOX 1580
FORT MYERS, FLORIDA 33902-1580
PHONE (239) 334-0040
FAX (239) 334-3991
E.B. #042 & L.B. #042

DAWA L. HALL, P.E.
FL License No. 65421

WEST BAY CLUB

ORCHID BAY

LEE COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED	MAR 01 2006

DATE: SEPTEMBER 2005
PROJECT NO. 20055546
FILE NO. 31-469-25E
SCALE: 1" = 40'

SITE PLAN

SHEET NUMBER

02

FINAL PLAN APPROVAL FOR ORCHID 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) 263-6221

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) 793-9600

GARBAGE COLLECTION

SUPERIOR SERVICES
1112 S.E. 9TH LANE
CAPE CORAL, FLORIDA 33990
PHONE (239) 995-4475

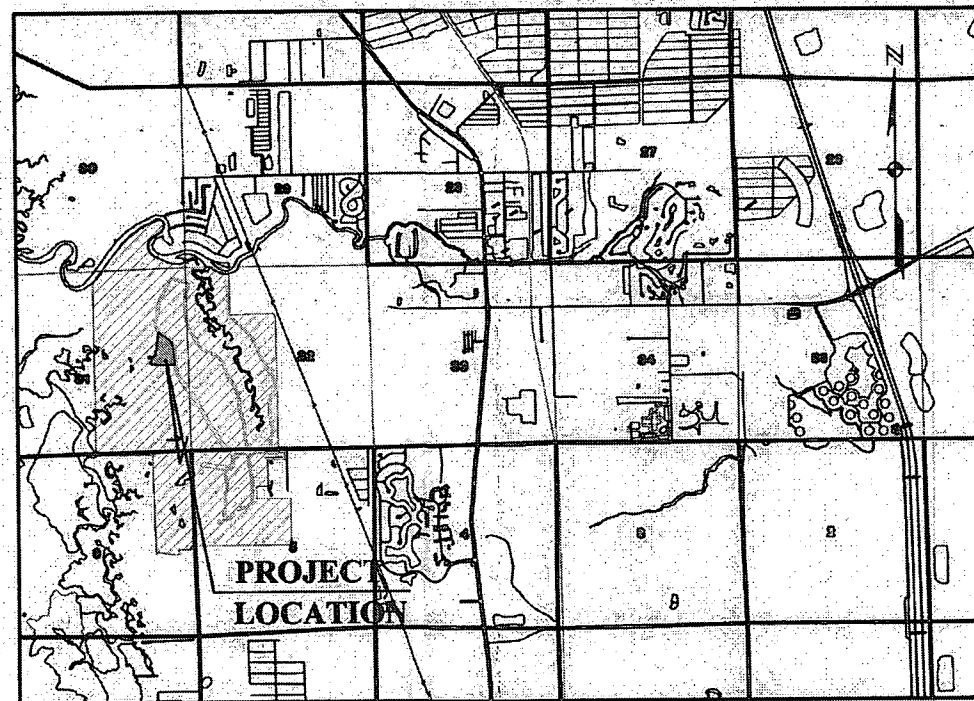
FIRE CONTROL DISTRICT

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

INDEX OF PLANS

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

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



LOCATION MAP

0 2500 5000
SCALE: IN FEET
FEBRUARY, 2006

ATTACHMENT A

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

APPROVED

Final Plan Approval
for Residential Planned Development
Subject to Case # ADD 2006-00043
Date 4/21/2006

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0048
FAX (239) 334-3661
E.B. #642 & L.B. #642

REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. #62421

DANA L. HUME, P.E.

DATE

RECEIVED
MAR 01 2006
PERMIT COUNTER

ADD 2006-00043

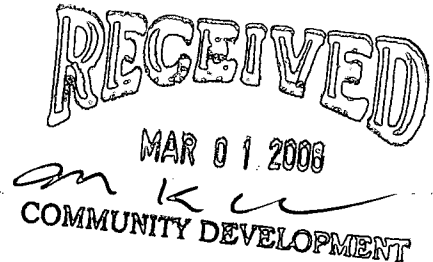
SHEET
1



APPLICATION FOR ADMINISTRATIVE ACTION

APPLICATION FOR:

- ☐ Administrative Variance (attach Supplement A)
- ☐ Commercial Lot Split (attach Supplement B)
- ☐ Consumption On Premises (attach Supplement C)
- ☐ Minimum Use Determination (attach Supplement D)
- ☐ Ordinance Interpretation (attach Supplement E)
- ☐ Relief for Designation Historic Resources (attach Supplement F)
- ☐ Relief for Easement Encroachment (attach Supplement G)
- ☐ Administrative Amendment PUD or PD (attach Supplement H)
- ☒ Final plan approval per Resolution: Z-96-005 (attach Supplement H)
- ☐ Administrative Deviation from Chapter 10 (attach Supplement I)
- ☐ Placement of Model Home/Unit or Model Display Center (attach Supplement J)
- ☐ Dock & Shoreline Structures (attach Supplement K)
- ☐ Wireless Communication Facility (attach Supplement M and Shared Use Plan Agreement)



Applicant's Name: West Bay Club Development Corporation **Phone #:** (239) 498-7770
Project Name: West Bay Club – Orchid Bay
STRAP Number: 31-46-25-12-00000.0010 (see attached list for additional strap numbers)

STAFF USE ONLY

Case Number: ADD 2006-00043 Commission District: _____
Current Zoning: _____ Fee Amount: _____
Land Use Classification: _____ Intake by: m.k.w.
Planning Community: _____

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 479-8585

PART I - GENERAL INFORMATION

1. APPLICANT'S NAME: West Bay Development Corporation
Mailing Address:
Street: 4600 West Bay Boulevard
City: Estero State: Florida Zip: 33928
Phone Number: Area Code: 239 Number: 498-7770 Ext. _____
Fax Number: Area Code: 239 Number: 498-7771
E-mail address: N/A

2. Relationship of applicant to property*:

☒ Owner ☐ Trustee
☐ Option holder ☐ Contract Purchaser
☐ Lessee ☐ Other (indicate) _____

Applicant must submit an Affidavit that he is the authorized representative of the owner [see Part I (attached) and please complete the appropriate Affidavit form (A1 or A2) to the type of applicant].

3. AGENT'S NAME(S): (Use additional sheets if necessary): Johnson Engineering, Inc,
Mailing Address:
Street: 2158 Johnson Street
City: Fort Myers State: Florida Zip: 33901
Contact Person: Debi Pendlebury
Phone Number: Area Code: 239 Number: 334-0046 Ext. _____
Fax Number: Area Code: 239 Number: 334-3661
E-mail address: N/A

4. 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)
- ☐ Ordinance Interpretation (requires supplement E)
- ☐ Relief for Designated Historic Resources (requires supplement F)
- ☐ Easement Encroachment (requires supplement G)
- ☐ Administrative Amendment to a PUD or Planned Development (requires supplement H)
- ☐ Administrative Deviation from Chapter 10 of the LDC (requires supplement I)
- ☐ Placement of Model Home/Unit or Model Display Center (requires supplement J)
- ☐ Dock & Shoreline Structure (requires supplement K)
- ☐ Wireless Communication Facility (requires supplement M and Shared Use Plan Agreement)
- ☒ Final Plan Approval (no supplement)

5. NATURE OF REQUEST (please print): This Amended Final Plan Approval is being filed as required by Zoning Resolution Z-96-005 to ensure compliance with the approved zoning and Land Development Code. This allows a detailed review of the deviations conceptually approved and gives the developer flexibility to respond to changing conditions and allow for minor revisions. See cover letter for a detailed explanation.

Is this request specific to a particular tract of land? _____ NO X YES. If the answer is yes, please complete the following:

1. Is this action being requested as a result of a violation notice? X NO YES.

1. If yes, date of notice:

2. Specific nature of violation: _____

2. Name of owner of property: West Bay Development Corporation

Mailing Address: Street: 4600 West Bay Boulevard

City: Estero State: Florida Zip: 33928

Phone Number: Area Code: 239 Number: 498-7770 Ext.

Fax Number: Area Code: 239 Number: 498-7771

3. Legal Description: Is property one or more undivided platted lots within a subdivision recorded in the official Plat Books of Lee County?

_____ NO. Attach a legible copy of the metes and bounds property description and boundary survey (10 acres or more) or certified sketch of description (less than 10 acres) meeting the minimum technical standards set out in chapter 61G 17-6.006, Florida Administrative Code.

X YES. Property is identified as:

Subdivision Name: West Bay Club

Plat Book	67	Page	91-92	Unit	Block	Lot
-----------	----	------	-------	------	-------	-----

4. STRAP NUMBER: 31-46-25-12-00000.0010 (see attached list for additional strap numbers)

- ### 5. Property Dimensions:

Area: square feet or 9.57 acres.

Width along roadway: 751 +/- feet.

Depth: 693 +/- feet.

6. **Property Street Address:** 22200 Left Bank Boulevard Estero, Florida 33928

7. General Location Of Property: West Bay Club – US 41 south to Williams Road

PART I AFFIDAVIT A2

AFFIDAVIT FOR ADMINISTRATIVE ACTION

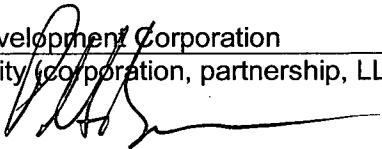
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, * Paul Benson as Vice President of Development
of West Bay Development Corporation, 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 am hereby authorizing 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 Development Corporation

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



Signature

Paul Benson

(Type or printed name)

Vice President of Development

(title of signatory)



STATE OF FLORIDA

PERMIT COUNTER

COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 1/5/06
(date) by Paul Benson (name of person providing oath or
affirmation), who is personally known to me or who has produced _____ (type of
identification) as identification.



Signature of person taking oath or affirmation



Name typed, printed or stamped

Notary Public State of Florida

Title or rank

 Regina B. Burk
Serial number, if any _____ My Commission DD248688
Expires December 07 2007

*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.

**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 31-46-25-12-00000.0010 (see attached list for additional straps) and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate Johnson Engineering, Inc. as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

WEST BAY DEVELOPMENT CORPORATION



Owner* (signature)

Paul Benson, Vice President of Development
Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 5th day of January, 2006, by Paul Benson, who is personally known to me ~~or who has produced~~ ~~as identification~~ and who did (did not) take an oath.

(SEAL)  Regina B. Burk
My Commission DD248968
Expires December 07 2007



Notary Public

Regina B. Burk

(Name typed, printed or stamped)

ADD 2006-00043

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MAR 01 2006

PERMIT COUNTER



ADMINISTRATIVE ACTION REQUEST SUPPLEMENT H

ADMINISTRATIVE AMENDMENT TO A PUD OR PLANNED DEVELOPMENT

If the request is for an administrative amendment to a PUD or to a Planned Development please submit the "Application for Administrative Action" form and the following:

1. Original Project Name: Estero Pointe
2. Current Project Name: West Bay Club
3. Original Rezoning Case Number: 95-06-148.03Z (Z-96-005)
4. Subsequent Zoning Action Case Numbers (if any):
Z-05-010 (DCI2004-00046)
ADD2000-00016
ADD1999-00056
PD-98-003
5. Development Order Project Numbers (if any):
DOS9912002.00D
6. Date property was acquired by present owner(s): 9/11/97

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MAR 01 2006

PERMIT COUNTER

ADD 2006-00043

REQUESTED ACTION AND JUSTIFICATION

1. Please provide a written statement explaining exactly what is proposed. Include references to any sections of the Land Development Code from which relief is sought including why the relief is necessary and how it will affect the project.
2. Explain what conditions currently exist which warrant this request for relief from the regulations. Explain how approval of the relief will affect the project.

ADDITIONAL SUBMITTAL REQUIREMENTS: Please submit the following:

1. Area Location Map
2. Previous Zoning and Administrative Action approvals/denials
3. Four (4) sets of the APPROVED MASTER CONCEPT PLAN and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED.
4. One (1) copy of the Master Concept Plan REDUCED to a maximum size of 11 inches by 17 inches.

February 28, 2006

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MAR 01 2006

PERMIT COUNTER

Mr. Alvin (Chip) Block, AICP
Lee County Community Development
Development Services Division
Post Office Box 398
Fort Myers, Florida 33902

Re: West Bay Club – 95-06-148.03Z(Z96-005)
Amended Final Plan Approval
Orchid Bay

ADD 2006-00043

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). This development is an ongoing project currently in various stages of construction and planning. There have been a number of neighborhoods established within West Bay Club, including Chapel Ridge single-family neighborhood, Laurel Oaks area, Nature's Cove, Sunset Trace, Jasmine Bay multi-family and Orchid Bay (formerly known as Westlake Court, Development Area 3). A copy of the Architect's rendering of the proposed Orchid Bay development is enclosed.

Development Area 3 was originally approved for multi-family 20-stories, or 220 feet high, as part of the original zoning request (Resolution Z-96-005, copy enclosed); density was approved for a maximum of 630 dwelling units within Development Areas 3, 4 and 5, 218 of these units are approved and under construction within Jasmine Bay. On February 23, 2000, an Administrative Amendment (ADD1999-00056) was approved for the conversion of the multi-family Development Area 3 to single-family residential. An Administrative Amendment (ADD2000-00016) was also approved for the Final Plan Approval for this project on August 29, 2000.

Due to market trends in residential living, West Bay Club Development Corporation decided to return to the original zoning for a multi-family residential tower to be constructed on the site now known as Orchid Bay. Enclosed for your reference is Zoning Resolution No. Z-05-010 approving the change in Area 3 from single-family residential to a multi-family residential as originally approved.

Mr. Alvin (Chip) Block, Senior Planner
Zoning Division
February 28, 2006
Page -2-

Please find this letter in request for an Amended Final Zoning Plan Approval for the above referenced project. 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.

Orchid Bay will consist of 232 multi-family units within the Outlying Suburban designation of West Bay Club.

2. ACCESS

See attached plans for access locations.

3. LOCATION AND DIMENSIONS OF INTERNAL ROADWAYS.

There are no internal roadways associated with this project.

4. LOCATION AND DIMENSIONS OF BUILDINGS/STRUCTURES.

See attached plans for dimensions of buildings/ structures.

5. BOUNDARY OF DEVELOPMENT TRACT.

See attached plans for boundary of development tract.

6. ADJACENT ZONING AND LAND USES.

The entire surrounding properties are part of West Bay Club, zoned RPD.

7. DETAILED DRAWINGS SHOWING THE APPLICATION OF DEVIATIONS.

- D-1 - N/A
- D-2 - Decorative Pavers; Proposed for the entrance to this development. A cross section for the pavers is shown on sheet 2 which confirms the compliance of the condition spoken to within the explanation of Deviation No. 2.
- D-3 - N/A
- D-4 - N/A
- D-5 - N/A
- D-6 - Open Space; Shown on the attached plans.
- D-7 - N/A
- D-9 - N/A
- D-11 - The property development regulations comply with the approved Property Development Table for Estero Pointe RPD Residential, as follows for multi-family Tract 3 **(except for the water body setback; deviation request below):**
- | | | |
|-----------------------|---|----------------------------|
| Minimum Lot Area | = | 10,000 square feet |
| Minimum Lot Width | = | 100 feet |
| Minimum Lot Depth | = | 100 feet |
| Rear Setback | = | 20 feet |
| Side Setback | = | N/A |
| Road Setback | = | 20 feet |
| Water body Setbacks | = | 20 feet (Deviation) |
| Maximum Height | = | 220 feet |
| # Of Habitable Floors | = | 20 |
| Min. Bldg. Separation | = | N/A |
- D-12 - N/A
- D-13 - N/A

Mr. Alvin (Chip) Block, Senior Planner
Zoning Division
February 28, 2006
Page -4-

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

See attached plans.

9. **OPEN SPACE.**

Tract 3 is required to have 35% open space per the open space table, approved under PD-96-005. The project coverage summary for this development provides 63% open space as shown on the attached plans.

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

Please see attached Cumulative Analysis Table

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

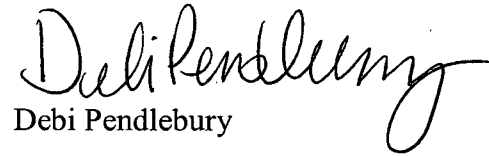
1. Deviation from Lee County Land Development Code Section 34-1174(d) (2), which requires a minimum ten foot (10') accessory structure setback from the property line **to allow five feet (5') accessory structure setback.** A gazebo will be constructed at the north end of the property allowing the residents to take full advantage of the natural surroundings. There will be no negative affect on the health, safety or welfare or the residents or adjacent properties.
2. Deviation from Property Development Regulations approved by Zoning Resolution Z-96-005 (95-06-148.03Z) for a twenty-five foot (25') water body setback **to allow a 20 foot (20') water body setback.** The subject property and the adjacent lake tract (2-2) are both under common ownership (West Bay Development Corporation). The owner has designed a swimming pool amenity facility, including cabanas that will be asctically pleasing to the residents of Orchid Bay, allowing the uniqueness of West Bay Club to continue through this development. By allowing this 20' water body setback there will be no adverse impacts or safety issues with any of the surrounding West Bay Club properties.

Mr. Alvin (Chip) Block, Senior Planner
Zoning Division
February 28, 2006
Page -5-

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

Very truly yours,

JOHNSON ENGINEERING, INC.


Debi Pendlebury

Enclosures

cc: Paul Benson

dlp
20055546

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ADD 2006-00043

CUMULATIVE ANALYSIS TABLE

Total units and commercial use square footage approved by Resolution No. Z-96-005 and amended by PD-98-003
(Maximum 1,121 Dwelling Units)

	Outlying Suburban	Suburban	Development Areas 3, 4 & 5 (Outlying Suburban)	Commercial Square Footage
APPROVED	1,075	46	630	17,500
Phase 2 D.O. No. 98-03-007.00D	260.5	21.5	---	---
Maintenance Site D.O. No. 97-12-237.00D (Residential Accessory)	---	---	---	---
Sports Club -- Phase 2 D.O. No. 98-10-204.00D (Residential Clubhouse Facility)	---	---	---	---
Phase 3 D.O. No. 98-11-227.00D	26	---	---	---
Indigo Shores (Pod 2) and Turtle Point (Pod 11/12) D.O. No. 98-11-226.00D	196	---	---	---
Clubhouse (Residential Clubhouse Facility)	---	---	---	---
Jasmine Bay D.O. No. DOS2005-00039	218	---	218	---
PROPOSED				
Orchid Bay	232		232	
TOTAL REMAINING	142.50	24.50	180	17,500



INSTR # 6252581
 OR BK 04280 Pgs 4575 - 4576; (2pgs)
 RECORDED 05/04/2004 03:42:13 PM
 CHARLIE GREEN, CLERK OF COURT
 LEE COUNTY, FLORIDA
 RECORDING FEE 10.50
 DEED DOC 5,950.00
 DEPUTY CLERK M Robinson

✓ Prepared by and return to:

F. Joseph McMackin III, Esq.
 Bond, Schoeneck & King, P.A.
 4001 Tamiami Trail North Suite 250
 Naples, FL 34103

File Number: 965783

Parcel Identification No. 31-46-25-07-00MF1.0000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 27th day of April, 2004 between Cy Burchell and Anne P. Burchell, husband and wife whose post office address is 3338 Mississauga Road, Mississauga, ON L5L 1J4 grantor*, and West Bay Club Development Corporation, a Florida corporation whose post office address is 745 7th Avenue, Lehman Brothers Holdings, New York, NY 10019 of the County of New York, State of New York, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

Lot 4, WESTLAKE COURT, according to the Plat thereof, recorded in Plat Book 67, Pages 91 and 92, of the Public Records of Lee County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2003.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

RECEIVED
 MAR 01 2006

ADD 2006-00043

PERMIT COUNTER

DoubleTime

Signed, sealed and delivered in our presence:

Witness Name: PETER TITAN

Witness Name: BARBARA PLANDIC

Cy Burchell

Anne P. Burchell

Country of Canada
Province of Ontario

The foregoing instrument was acknowledged before me this 27th day of April, 2004 by Cy Burchell and Anne P. Burchell, who ☐ are personally known or ☒ have produced driver's licences as identification.

[Notary Seal]

Notary Public

Printed Name: STAN ZIGELSTEIN

My Commission Expires: 2006-01-01

Barbora & Solicitor
South Common Law
2150 Burnhamthorpe Road West.
Mississauga, Ontario
L6L 3A2
FOR WIFE

RECEIVED
MAR 01 2006

PERMIT COUNTER

ADD 2006-00043

Return to
THIS INSTRUMENT PREPARED BY:
MIKO P. GUNDERSON
PENINSULA STATE TITLE
18401 Murdock Circle, Suite B
Port Charlotte, Florida 33948

15.00 Rec
4,319.40 Doc
1.00 Index

Property Appraiser's Identity No. 31-46-25-01-00001.0000
32-46-25-01-00007.0000

4240176

PST/404 p1

WARRANTY DEED

THIS WARRANTY DEED, made and entered this 11th day of September, 1997, by CURTIS ROBERT WHISLER, whose post office address is 1924 Central Avenue, Wilmette, Illinois 60091; WALTER WILLIAM WHISLER, JR., whose post office address is 1211 Chestnut Avenue, Wilmette, Illinois 60091, and BARBARA WHISLER and CURTIS ROBERT WHISLER, as Co-Trustees of the DR. KENNETH EUGENE WHISLER DECLARATION OF TRUST DATED OCTOBER 5, 1995, whose post office address is 877 Glenbard Road, Glen Ellyn, Illinois 60137, hereinafter collectively called the Grantor, to WEST BAY CLUB DEVELOPMENT CORPORATION, a Florida corporation, whose post office address is 2601 South Bayshore Drive, Miami, Florida 33133-5461, hereinafter called the Grantee.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in Lee County, Florida, vis:

Lot 1-A in Section 31 and Lots 41-A and 42-A in Section 32, all being in Township 46 South, Range 25 East, FLORIDA GULF LAND COMPANY SUBDIVISION, a Subdivision according to the plat thereof, as recorded in Plat Book 1, Page 59, Public Records of Lee County, Florida. LESS AND EXCEPT: That part of Lot 41-A, as described as follows: Beginning at the Northeast corner of said Lot 41-A run S 00°55'53" E along the East line of said Lot for 118.32 feet to an intersection with the Westerly line of a Florida Power & Light Company Transmission Line Easement (100' wide) as recorded in Deed Book 227, at Page 261, Lee County Records; thence run N 20°51'33" W along said Westerly line for 125.36 feet to an intersection with the North line of said Lot 41-A; thence run N 88°27'02" E along said North line for 42.73 feet to the Point of Beginning. Bearings above mentioned are based on the East line of Lot 41-A, Florida Gulf Land Company Subdivision as recorded in Plat Book 1, at Page 59, Lee County Records to bear S 00°55'53" E.

Together with all rights in all adjoining vacated road rights-of-way, said lots and road right-of-way having been vacated by Resolution recorded in Official Records Book 2720, Page 1807, and re-recorded in Official Records Book 2731, Page 254, Public Records of Lee County, Florida.

Subject to restrictions and easements of record without reimposing the same and taxes for the year 1997 and subsequent years,

Grantor covenants that the above described property does not constitute the homestead or residence of the Grantors nor is it adjacent to any homestead or residence of the Grantors and that the Grantors reside at the above referenced addresses.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, THE SAME IN FEE SIMPLE FOREVER.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

RECORD VERIFIED CHARLIE GREEN, CLERK
R. VERA

Documentary Tax Pd. \$ 639.40
Intangible Tax Pd.
By CHARLIE GREEN, CLERK, LEE COUNTY
R. VERA Deputy Clerk

DR2867 PG2693

RECEIVED
MAR 01 2006

ADD 2006-00043

PERMIT COUNTER

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

0R2867 PG2694

Signed, Sealed and Delivered
In the Presence of:

Mary Evans
Mary Evans
Zaika Tuly
Zaika Tuly
Mary Evans
Mary Evans
Zaika Tuly
Zaika Tuly
Mary Evans
Mary Evans
Zaika Tuly
Zaika Tuly
Mary Evans
Mary Evans
Zaika Tuly
Zaika Tuly

Curtis Robert Whisler
CURTIS ROBERT WHISLER
1924 Central Ave., Wilmette, IL 60091

Walter William Whisler, Jr.
WALTER WILLIAM WHISLER, JR.
1211 Chestnut Ave., Wilmette, IL 60091

Barbara M. Whisler
BARBARA WHISLER, Co-Trustee of the
DR. KENNETH EUGENE WHISLER
DECLARATION OF TRUST DATED
OCTOBER 5, 1995
877 Glenbard Road, Glen Ellyn, IL 60137

Curtis Robert Whisler
CURTIS ROBERT WHISLER, Co-Trustee
of the DR. KENNETH EUGENE WHISLER
DECLARATION OF TRUST DATED
OCTOBER 5, 1995
1924 Central Ave., Wilmette, IL 60091

STATE OF ILLINOIS
COUNTY OF Cook

The foregoing instrument was acknowledged before me this 11th day of
September, 1997 by WALTER WILLIAM WHISLER, JR. who is personally known to me
or who has produced Drivers Lic as
identification.

Mary Evans
NOTARY PUBLIC

MY COMMISSION EXPIRES:

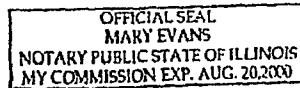
OFFICIAL SEAL
MARY EVANS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. AUG. 20, 2000

STATE OF ILLINOIS
COUNTY OF Cook

The foregoing instrument was acknowledged before me this 11TH day of September, 1997 by BARBARA WHISLER, Co-Trustee of the DR. KENNETH EUGENE WHISLER DECLARATION OF TRUST DATED OCTOBER 5, 1995, who is personally known to me or who has produced DRIVERS LIC as identification.

Mary Evans
NOTARY PUBLIC

MY COMMISSION EXPIRES:

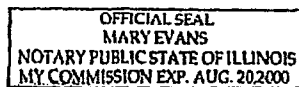


STATE OF ILLINOIS
COUNTY OF Cook

The foregoing instrument was acknowledged before me this 11TH day of September, 1997 by CURTIS ROBERT WHISLER, individually and as Co-Trustee of the DR. KENNETH EUGENE WHISLER DECLARATION OF TRUST DATED OCTOBER 5, 1995, who is personally known to me or who has produced DRIVERS LIC as identification.

Mary Evans
NOTARY PUBLIC

MY COMMISSION EXPIRES:



DR2867 PG2695

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 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.

CASE NO: DCI2004-00046

COPY

ADD 2006-00043

RECEIVED
MAR 01 2006

Z-05-010
Page 1 of 5

PERMIT COUNTER

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: Isa 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

Received
AUG 27 2004
DCI 2004 00046

PERMIT COUNTER

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 82 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' 18" EAST FOR 30.00 FEET;
NORTH 89° 00' 18" EAST FOR 165.26 FEET;
SOUTH 00° 36' 28" EAST FOR 200.00 FEET;
SOUTH 89° 00' 18" WEST FOR 494.00 FEET;
SOUTH 00° 47' 08" EAST FOR 765.00 FEET;
SOUTH 89° 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 92.76 FEET;
SOUTH 89° 10' 55" WEST FOR 348.43 FEET;
SOUTH 00° 49' 50" WEST 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, NORTHEASTERLY AND NORTHEASTERLY ALONG SAID
WATERS FOR 9,030 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' 03" 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' 33" 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 1,257.38 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 868 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.



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

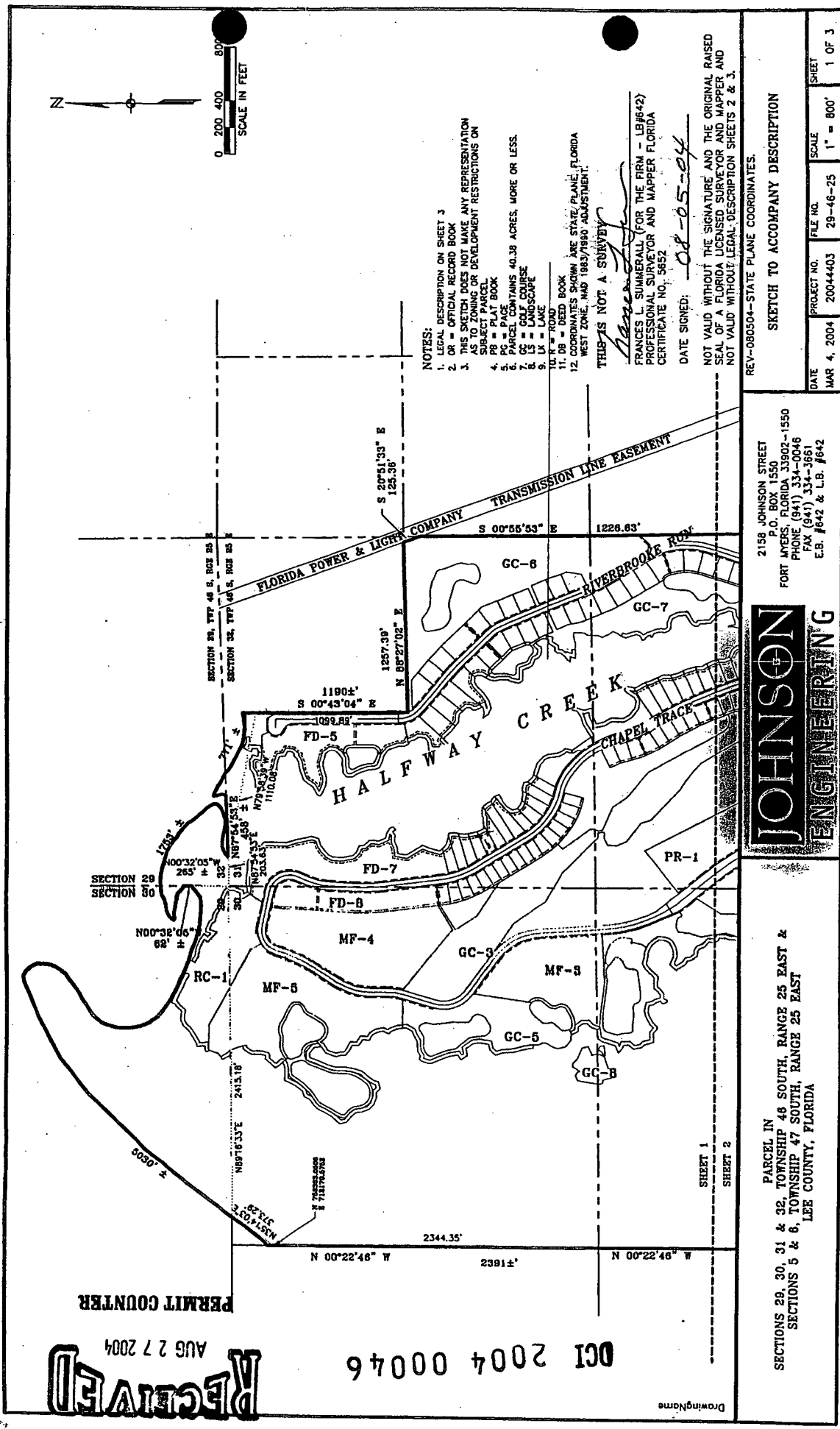
PARCEL IN
SECTIONS 29, 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST &
SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

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

001 2004 00046



NOTES:
1. LEGAL DESCRIPTION ON SHEET 3
2. OR = OFFICIAL RECORD BOOK
3. THIS SKETCH DOES NOT HAVE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL
4. PB = PLAT BOOK
5. PG = PAGE
6. PC = PARCEL CONTAINS 40.38 ACRES, MORE OR LESS.
7. GC = GOVT. COURSE
8. LS = LAND SCAPED
9. LK = LAKE
10. R = ROAD
11. DB = DEED BOOK
12. COORDINATES SHOWN ARE STATE PLANE, FLORIDA WEST ZONE, NAD 1983/1990 ADJUSTMENT.
THIS IS NOT A SURVEY

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.

REV-080504-STATE PLANE COORDINATES.

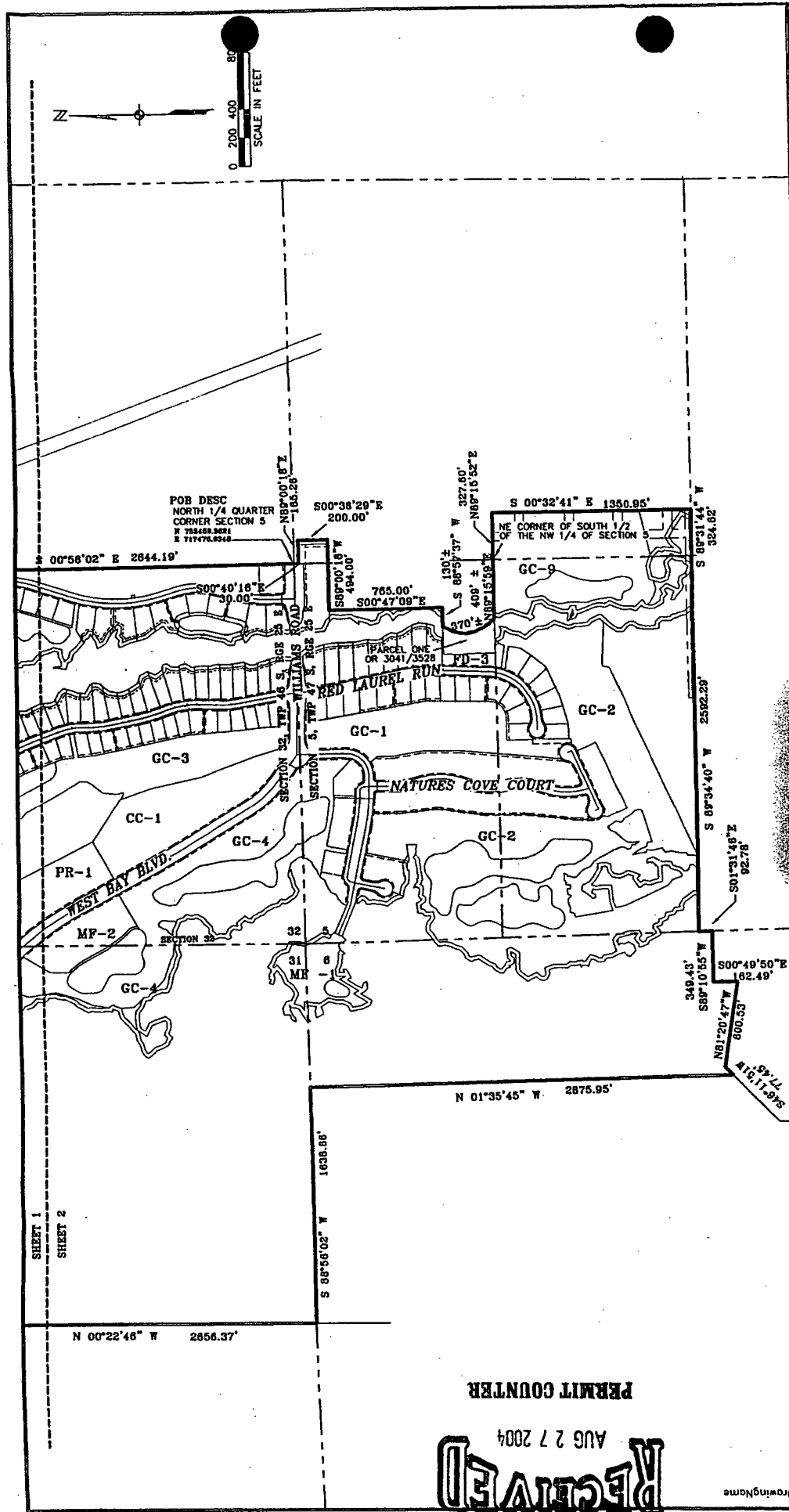
SKETCH TO ACCOMPANY DESCRIPTION

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

JOHNSON
ENGINEERING

PARCEL IN
SECTIONS 29, 30, 31 & 32, TOWNSHIP 48 SOUTH, RANGE 25 EAST &
SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
MAR 4, 2004	2004-4403	29-46-25	1" = 800'	1 OF 3



SKETCH TO ACCOMPANY DESCRIPTION			
DATE	PROJECT NO.	FILE NO.	SHEET
MAR 4, 2004	20044403	29-46-25	2 OF 3

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

JOHNSON
ENGINEERING

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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AUG 27 2004
PERMIT COUNTER

SHEET 1
SHEET 2

001 2004 00046

ZONING INTAKE MAP

1/4/2005

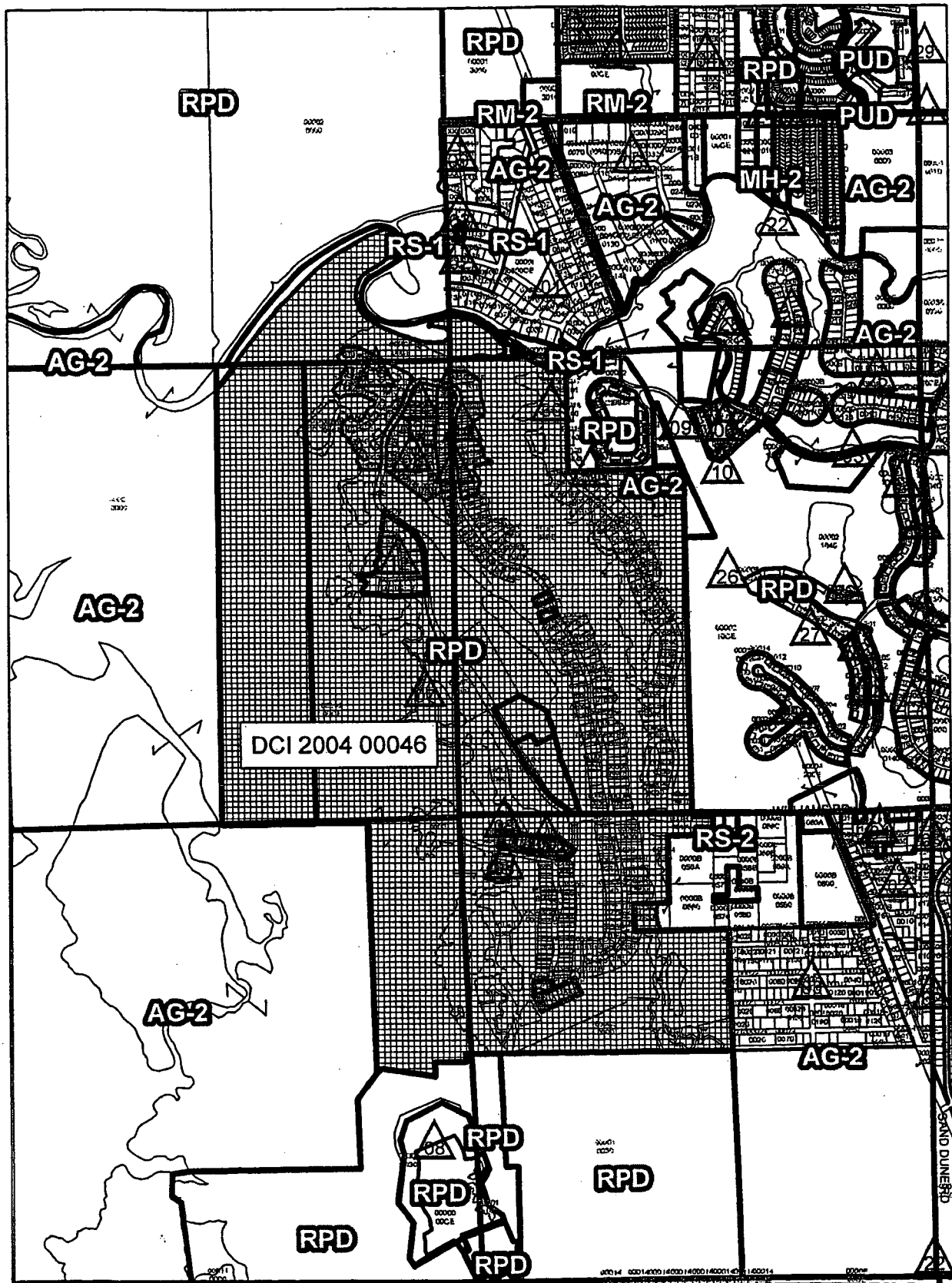
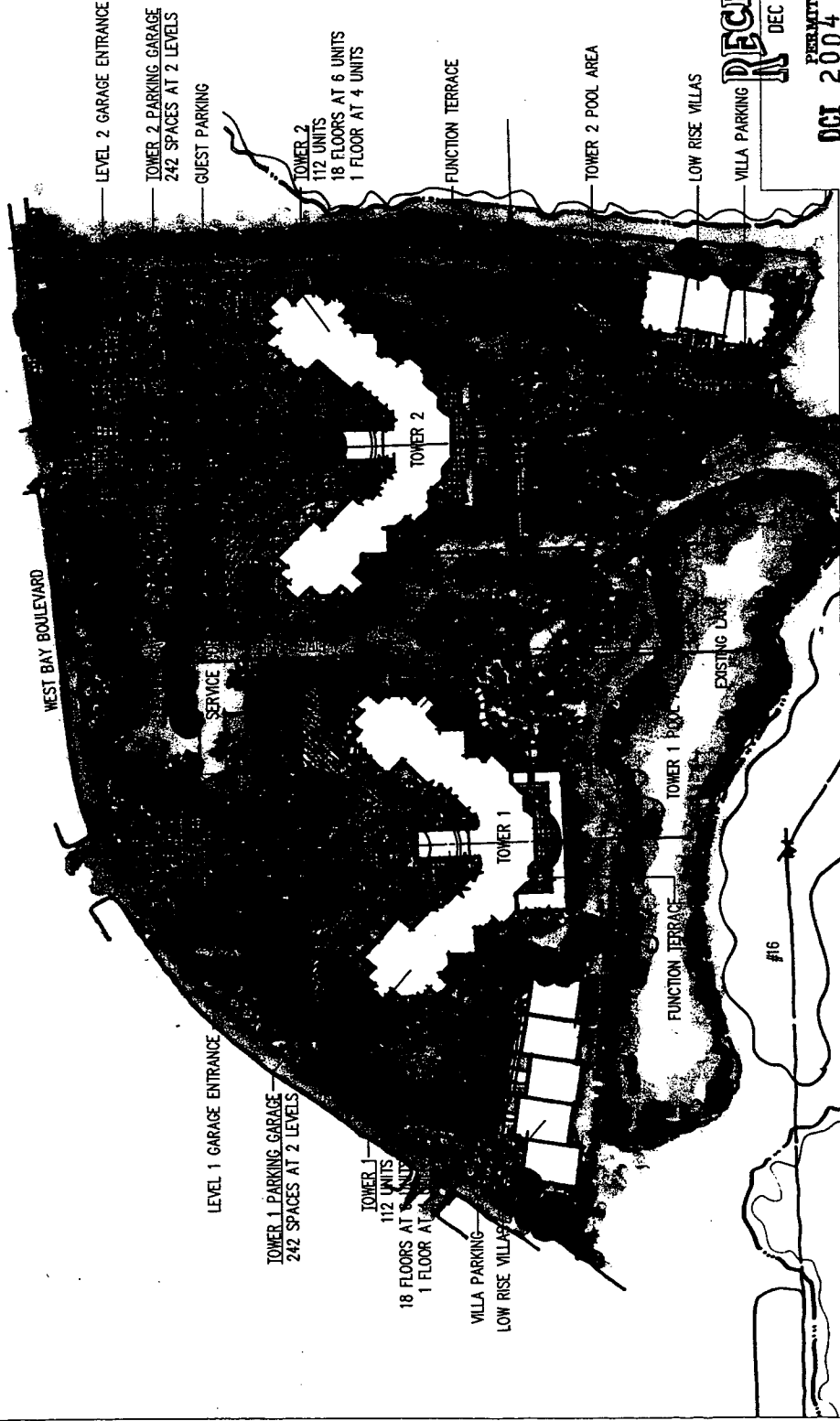


EXHIBIT B

1,800 900 0

1,800 Feet



RECEIVED
DEC 27 2004
PERMIT COUNTER
DCI 2004 0004

WEST BAY CLUB

Estero, Florida
WEST LAKE COURT

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

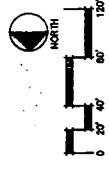


Exhibit C

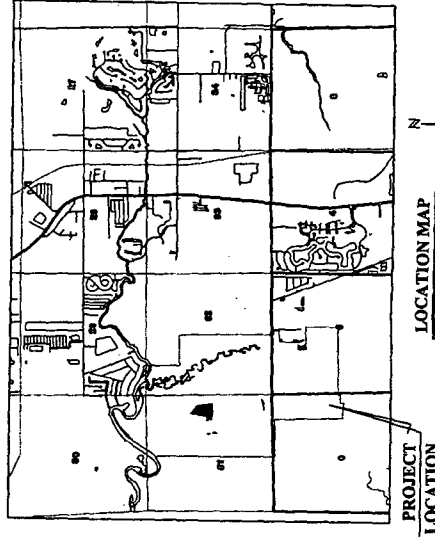
MASTER CONCEPT PLAN FOR

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 & FLOODS



LOCATION MAP

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

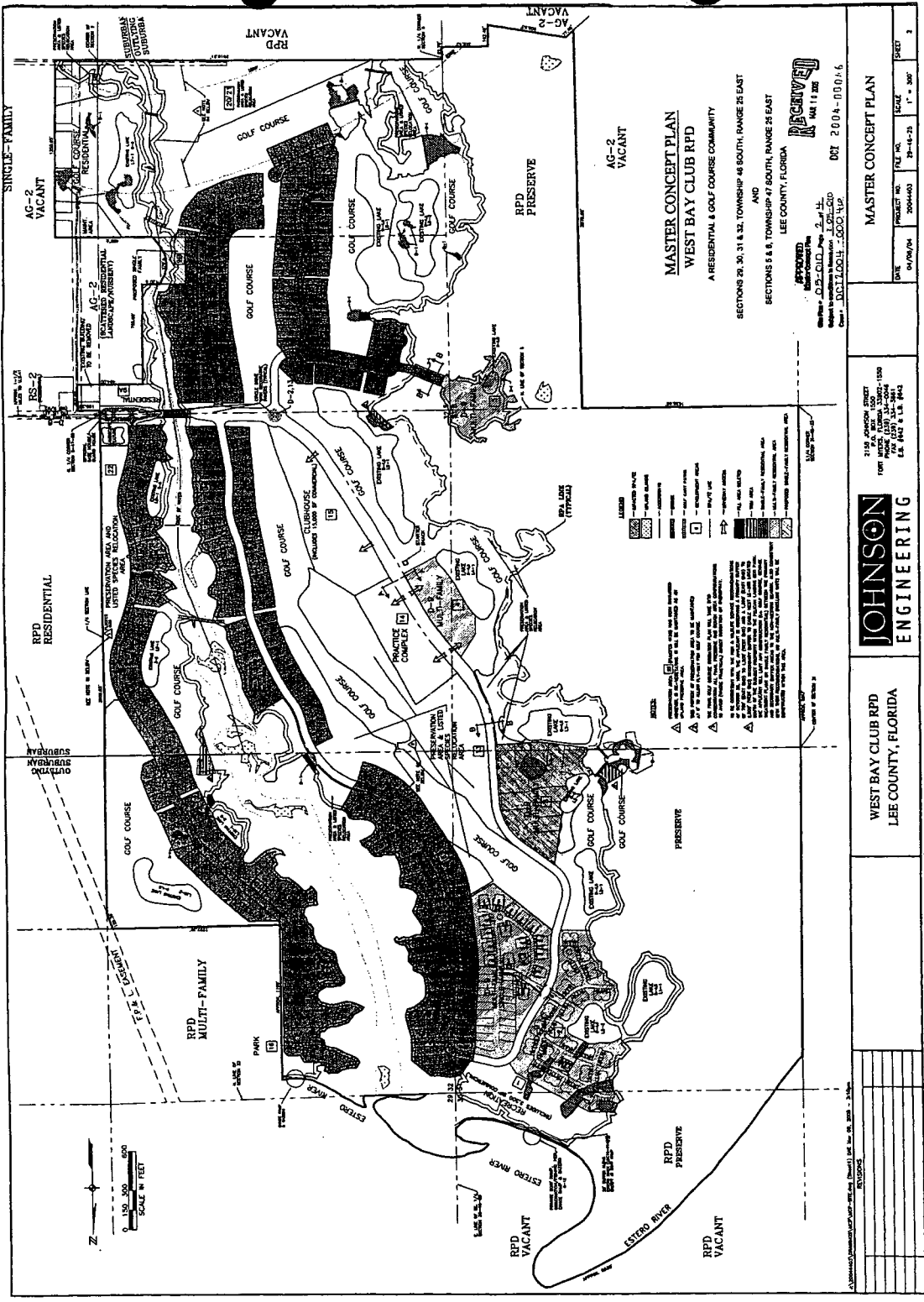
2110 JOHNSON STREET
SUITE 100
PORT CHARLOTTE, FLORIDA 33949
PHONE (239) 333-1000
FAX (239) 333-1001
WWW.JOHNSON-ENGINEERING.COM

APPROVED
DATE: 11/15/04

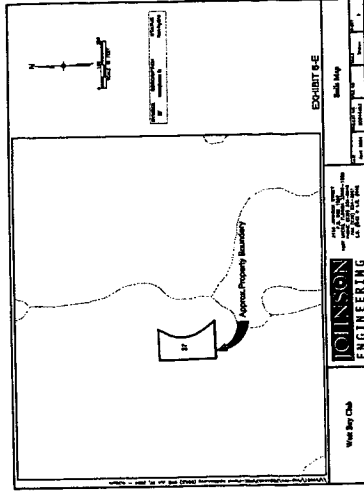
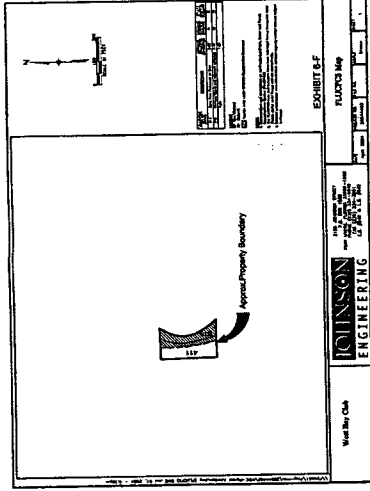
By: [Signature]
Title: [Title]
Date: 11/15/04

DOI 2004-00046

RECEIVED
MAR 11 2005



	Maximum 1st		Maximum 2nd				Water	Minimum 3rd		Number of Non-Abundant	Minimum Height (ft)	Minimum Bag Separation	Separation	Comp	Code
	Area (sq ft)	Depth (ft)	Width (ft)	Area (sq ft)	Depth (ft)	Width (ft)		Area (sq ft)	Depth (ft)						
RESIDENTIAL															
Single Family	5,000	100	50	55	5	10	20	20	45	3	14	Yes	Yes	Yes	Yes
2-4 Units	10,000	100	50	55	5	10	20	20	45	3	15	Yes	Yes	Yes	Yes
5-10 Units	2,000	100	50	50	0	15	20	20	45	3	15	Yes	Yes	Yes	Yes
10-20 Units	4,000	80	45	7.5	0	15	20	20	45	3	4	Yes	Yes	Yes	Yes
Zero Lot Line 1st Side	4,000	80	45	0	0	15	20	20	45	3	4	Yes	Yes	Yes	Yes
2nd Side	2,000	80	35	0	0	20	20	20	45	3	Maximum Separation #	Yes	Yes	Yes	Yes
10-20 Units 1st Side	2,000	80	35	0	0	10	10	10	45	3	20	Yes	Yes	Yes	Yes
2nd Side	2,000	80	35	0	0	10	10	10	45	3	20	Yes	Yes	Yes	Yes
MULTIFAMILY															
Ground Level	10,000	100	100	100	20	20	20	20	45	3	20	Yes	Yes	Yes	Yes
2nd Floor	10,000	100	100	100	20	20	20	20	45	3	20	Yes	Yes	Yes	Yes
3rd Floor	10,000	100	100	100	20	20	20	20	45	3	20	Yes	Yes	Yes	Yes
4th Floor	10,000	100	100	100	20	20	20	20	45	3	20	Yes	Yes	Yes	Yes
INDUSTRIAL															
PLANT/WAREHOUSE	40,000	100	200	200	15	20	20	20	45	2	15	Yes	Yes	Yes	Yes
FACTORY	40,000	100	200	200	15	20	20	20	45	2	15	Yes	Yes	Yes	Yes
PRACTICE COMPLEX	40,000	100	200	200	15	20	20	20	45	2	15	Yes	Yes	Yes	Yes
REMARKS:	100' Barrier over parking. All landscape over 45' tall ground over and tall subjects from 100' Barrier. Bay Club perimeter property line 10' away. limit of circulation are 45' tall An overall maximum of 10' (10' high) landscape may be included in this landscape. (over 2.1 and 2.2) Marked as ground level of adjacent area. (over 2.1 and 2.2) -- Maximum number of adjacent areas. (over 2.1 and 2.2)														

[illegible]

APPROVED
Master Computer File

Doc # 00-010 Page 2 of 11
Subject to conditions in Attachment 1.00-010

RECEIVED
MAR 11 2005

DOI 2004-00046

JOHNSON
ENGINEERING

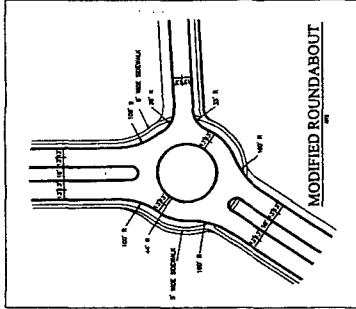
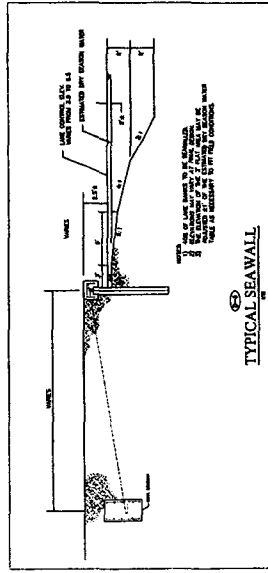
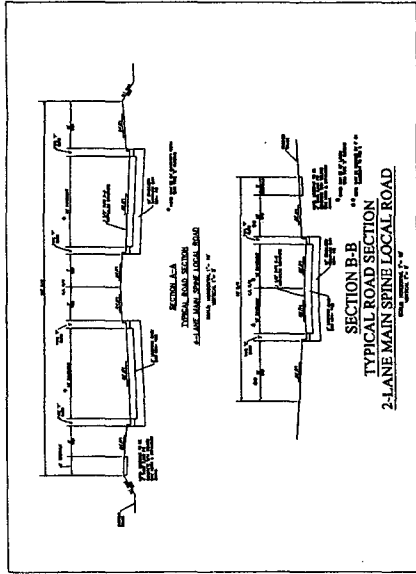
WEST BAY CLUB RPD
LEE COUNTY, FLORIDA

[illegible]

DOCUMENTATION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
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PHONE (238) 334-0046
FAX (238) 334-3661
C.B. 4843 & L.B. 6142



APPROVED
 DATE: 01/10/04
 PROJECT NO.: 2004-00046
 SHEET NO.: 4
 SCALE: AS SHOWN

RECEIVED
 DATE: 01/10/04
 PROJECT NO.: 2004-00046
 SHEET NO.: 4
 SCALE: AS SHOWN

JOHNSON
 ENGINEERING

WEST BAY CLUB
 LEE COUNTY, FLORIDA

11111 JOHNSON STREET
 SUITE 100
 TAMPA, FL 33604
 PHONE (813) 334-0046
 FAX (813) 334-0046
 E-MAIL: J.E. JOHNSON@JOHNSON-ENGINEERING.COM

DOCUMENTATION
 DATE: 01/10/04
 PROJECT NO.: 2004-00046
 SHEET NO.: 4
 SCALE: AS SHOWN



ADD 2006-00043

ADMINISTRATIVE AMENDMENT (FPA) - ADD2000-00016

PERMIT COUNTER

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.

3. The maximum number of model homes approved within this Final Plan Approval is two.
4. Each model home must be a unique design used solely for demonstration purposes or sales promotion and not available for sale or occupancy (see LDC Section 34-1952).
5. Development of this property must be in compliance with Resolution Z-96-005.

DULY SIGNED this 29th day of August, A.D., 2000.

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

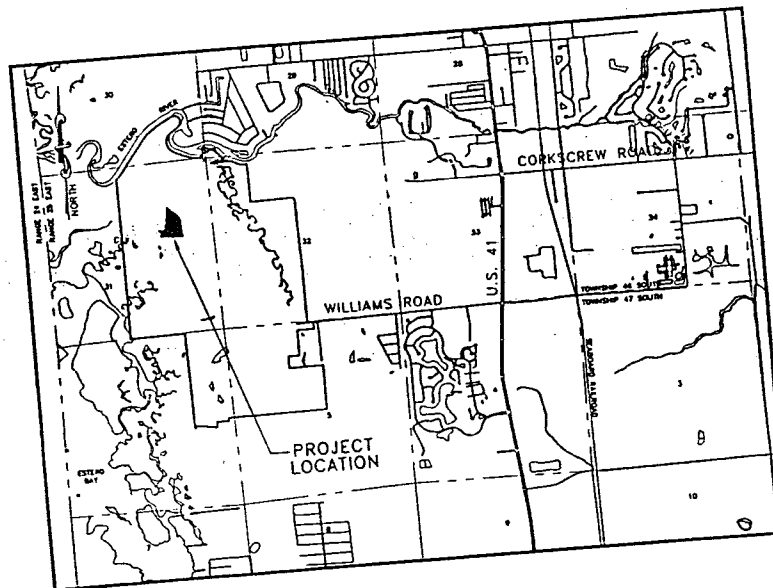
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MAR 01 2006

ADD 2006-00043

PERMIT COUNTER

FINAL ZONING PLAN APPROVAL
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) 334-0046
FAX (941) 334-3661

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 Plan Approval
for Residential Planned Development
Subject to Case # RPD 2000-0016
Date 3/21/06

RECEIVED
FEB 15 2006
PERMIT COUNTER

ADD 2000-00016

ZONING
RPD (RESOLUTION # Z-96-005)

REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 14154



FORREST H. BANKS P.E.

DATE

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



ADD 2006-00043

HCCO

ADMINISTRATIVE AMENDMENT (PD) ADD1999-00056

PERMIT COUNTER

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

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°55'33E 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

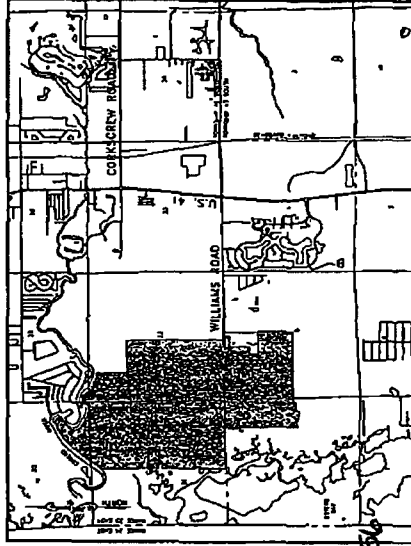
A P P R O V E D

Amendment to
Master Concept Plan
Subject to conditions in Resolution ADN1999-00056
Zoning Case # ADD1999-00056
Date 2/23/00

RECEIVED

DEC 08 1999

DEVELOPMENT SERVICES



PROJECT LOCATION

LOCATION MAP
0 1000 2000 4000
SCALE IN FEET

PREPARED BY

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS

2158 JOHNSON STREET
FORT MYERS, FLORIDA 33902
PHONE (813) 334-0046
FAX (813) 334-0961

J.E.L. PROJECT NO. 21764
DECEMBER 1995
REVISED: 11-24-99
REVISED: 2-10-98

APPLICANT

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

STRAP NUMBERS

29-4625-00-000000.0010
30-4625-00-000000.0010
31-4625-01-000000.0000
31-4625-01-000000.0010
31-4625-01-000000.0020
31-4625-01-000000.0030
31-4625-01-000000.0040
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31-4625-01-000000.0070
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31-4625-01-000000.0290
31-4625-01-000000.0300

ZONING

RPD

Amendment to

Master Concept Plan

Approved 10-10-86

Subject to conditions in Resolution

Zoning Case # 1999-00056

Date: 12/23/00



SCALE: 1" = 300'

AG-2 VACANT

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AG-2 VACANT

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RECEIVED
MAR 01 2006

ADD 2006-00043

PERMIT COUNTER

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;

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.

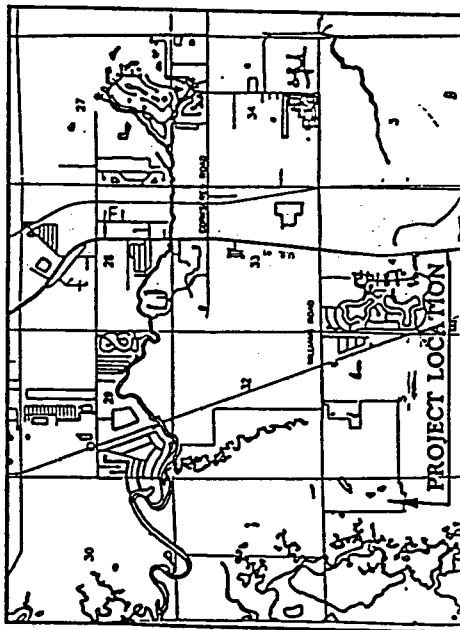
DULY SIGNED this 10th day of April, A.D., 1998.

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

WEST BAY CLUB RPD

INDEX OF PLANS

FIGURE NO.	DESCRIPTION
1	COVER SHEET
2	MASTER CONCEPT PLAN
3	MULTI-USE LOCATIONS & MANAGEMENT PLAN
4-5	DOCUMENTATION



LOCATION MAP



SCALE IN FEET
1000 2000 4000

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

JULI PROJECT NO. 20420

APPLICANT

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

STRAP NUMBERS

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PLANT POWER

ZONING

APD
FROM

APPROVED

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APPROVED

DESIGNED BY
CHECKED BY
DATE

PROJECT NO. 55-1-1-1

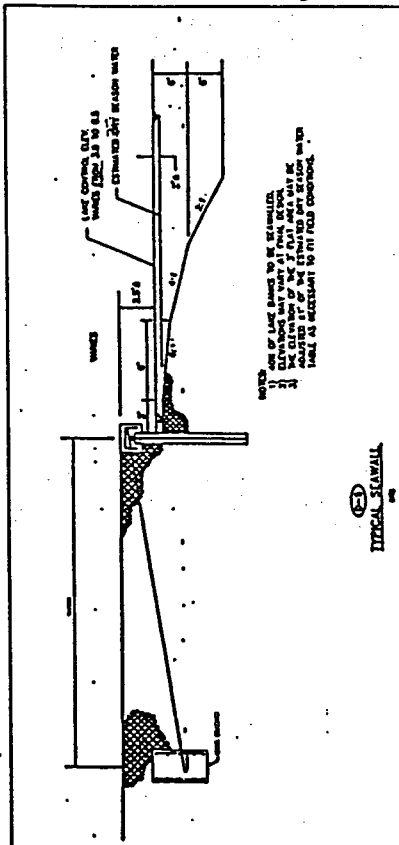
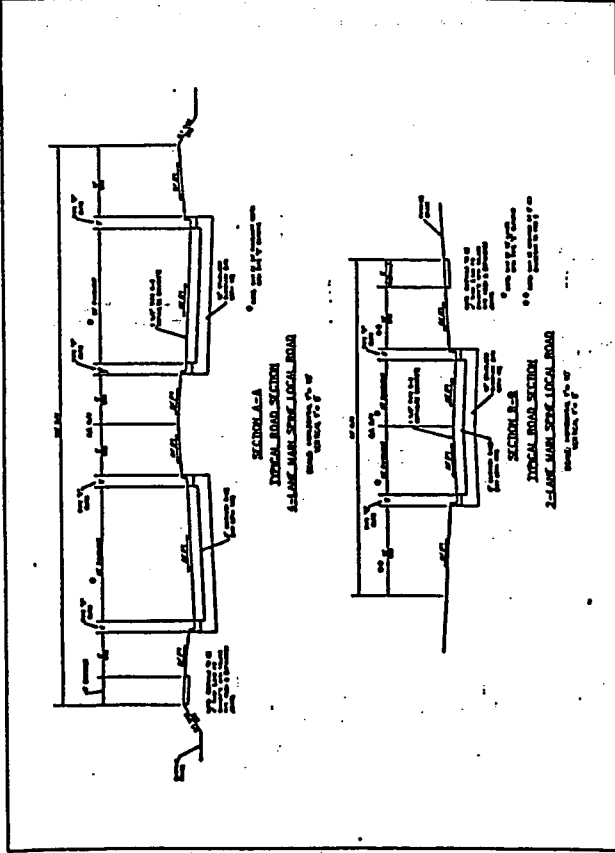
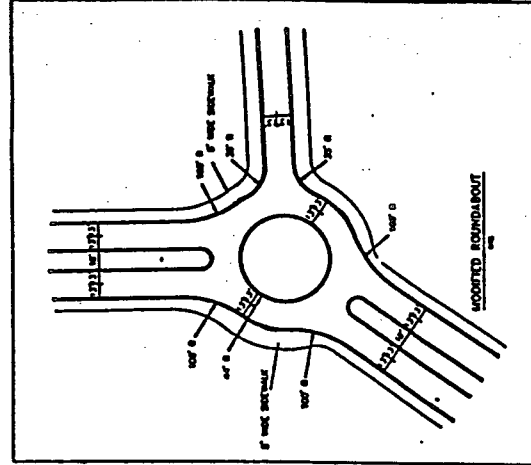
PROJECT TYPE

WEST

1971

1971

DOCUMENTATION WEST BAY CLUB



- 1) ALL OF LANE BANKS TO BE REGRADED.
- 2) THE ELEVATION OF THE 10' WIDE AREA MAY BE ADJUSTED 1" OF THE ESTIMATED 2" ELEVATION WATER LINE AS NECESSARY TO FIT FIELD CONDITIONS.

TYPICAL ROAD SECTION

RECEIVED
MAR 01 2006

ADD 2006-00043

PERMIT COUNTER

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, Starnes & 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 permittable 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 and 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 board-walks, 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: *Charlie Green*

Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *John E. Manning*

Chairman

Approved as to form by:

Annaliese Collins
County Attorney's Office

FILED

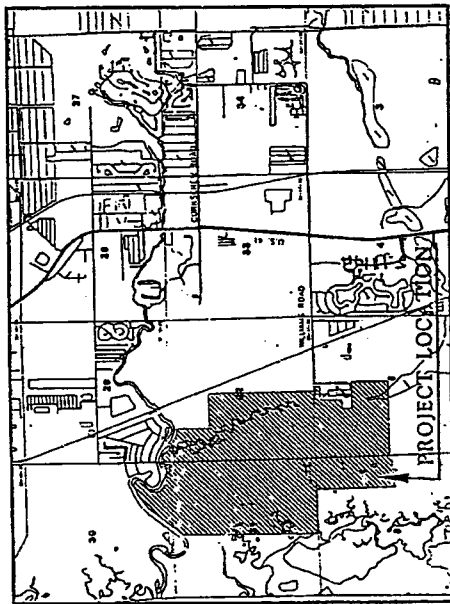
MAR 25 1996

CLERK CIRCUIT COURT
BY *JP* D.C.

ESTERO PONTE 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

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	MASTER CONCEPT PLAN
3	MILKFEED LOCATIONS & LIPNAW/WECHI PLAN
4-5	DOCUMENTATION



LOCATION MAP

1000 2000 4000
SCALE ON PPS

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.J. 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

[illegible]

0380VFN

WINTER CONCERT PLAN
1 2 3 4 5

File No. 96-0076 P.M.L. W.S.
Subject to conditions in Declaration 2, 3, 4-6-83

ZONING

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

PROJECT # 95-26-188.612 ZONING COUNTER
PROJECT TYPE 22

10/1/2014 1:29:44 PM

SINGLE-FAMILY

1996

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[illegible]

AG-2
VACANT
APPROVED
Master Concept Plus
Plus 9 Black, Page 4, 55.
in conditions in November 2, 1960's

MASTER CONCEPT PLAN
ESTERO POINTE RPD
A RESIDENTIAL & GOLF COURSE COMMUNITY

SECTIONS 29, 30, 31 & 32, TOWNSHIP 45 SOUTH, RANGE 25 EAST
AND
SECTIONS 3 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING, INC.

0681	06806	79-10-78	1° 30'	E
SHELL OIL CO. OFFICE BLDG.				

AG-2
VACANT

PRESERVE

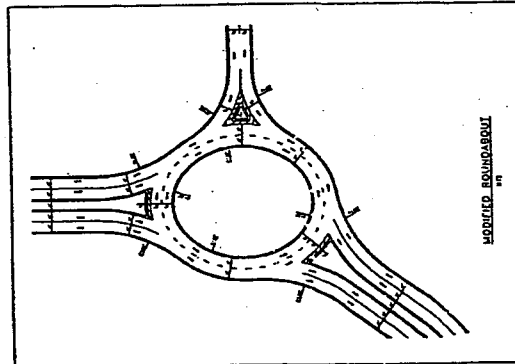
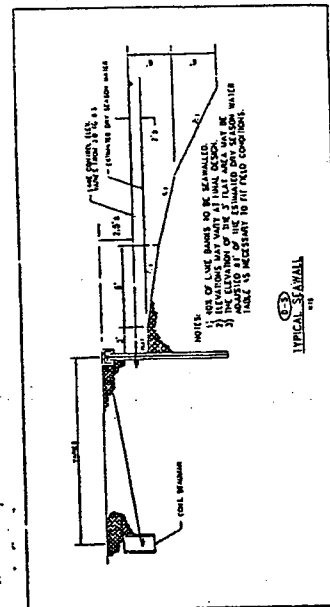
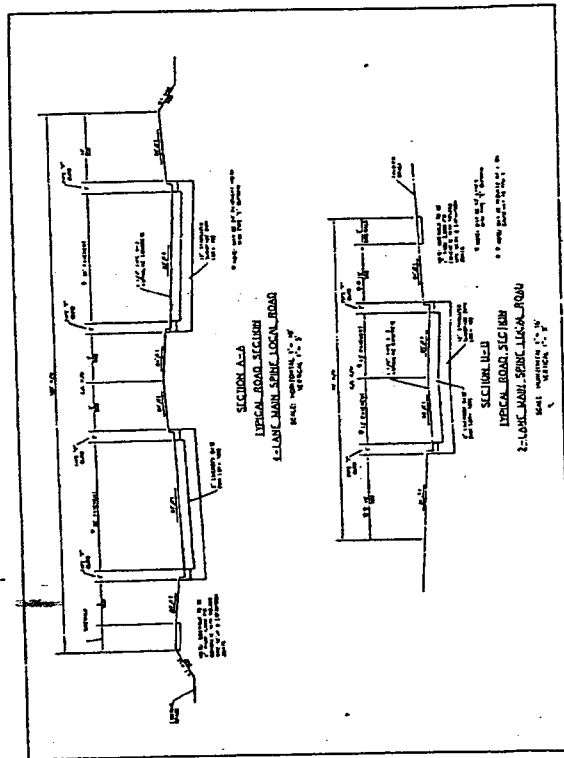
C-1A
VACANT

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	75	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

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ZONING COUNTY

APPROVED
ESTERO POINTE RPD
Site Plan - Sheet 1 of 2
Signed in accordance with Ordinance 2000-001
Issued Date 12/11/94

DOCUMENTATION ESTERO POINTE RPD

JOHNSON ENGINEERING, INC.

1100 UNIVERSITY AVENUE, SUITE 100, AUSTIN, TEXAS 78705-5099
TEL: (512) 476-1100 FAX: (512) 476-1101
WWW.JEINC.COM

December 1994

20000

30-10-35

HIS

5

NOTES: 1-10

REVISIONS	DATE
DESCRIPTION	
NO.	

DATE: SEPTEMBER 2005
PROJECT NO. 20065548
FILE NO. 31-489-26E
SCALE: 1" = 40'

SITE PLAN

SHEET NUMBER

02

OPEN SPACE CALCULATIONS:
MINIMUM OPEN SPACE REQUIRED PER RESOLUTION Z-98-005
9.57 ACRES = 395,000 S.F.
3.4 ACRES = 148,800 S.F./AC = 148,854 S.F. REQ.
284,447 S.F. (63.43) PROVIDED

PARKING CALCULATIONS
REQUIRED
2 - 2 BEDROOM UNITS = 1.75 SPACES/UNIT = 4 SPACES
230 - 3 BEDROOM UNITS = 1.2 SPACES/UNIT = 276 SPACES
TOTAL SPACES = 280 SPACES
GUEST PARKING = 464 SPACES = 10% = 47 SPACES
TOTAL REQUIRED SPACES = 327 SPACES
326 SPACES PROVIDED W/ 18 H.C. PARKING
(10 H.C. PARKING REQUIRED)

PHASING PLAN BREAKDOWN:

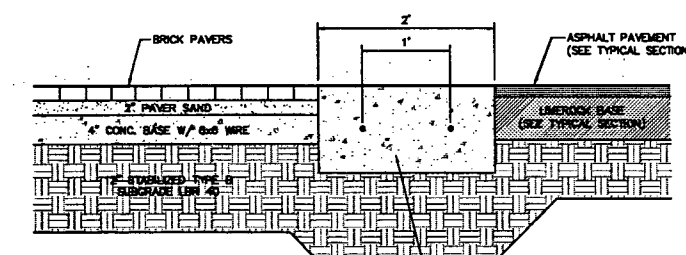
PHASE #	UNITS	TOTAL PARKING REQUIRED	GUEST PARKING	TOTAL PARKING PROVIDED
I	116	263	30	8
II	116	263	30	8

PHASING OF THE PROPOSED PROJECT IS FOR BUILDING C.O. PURPOSES ONLY. CONSTRUCTION OF THE TOWERS WILL BE CONTINUOUS WITH THE CERTIFICATE OF COMPLIANCE (C of C) STAGGERED BY APPROXIMATELY TWO (2) MONTHS.

SITE PARAMETERS	PERMITTED	PROVIDED
MULTI-FAMILY		
LOT SIZE - HIGH RISE	10,000 S.F.	417,010 S.F.
AREA	100 FT	738 F.T.
DEPTH	100 FT	651 F.T.
LOT SETBACKS - HIGH RISE		
FRONT	20 F.T.	20.42 F.T.
REAR	20 F.T.	20.00 F.T.
WATER BODY	20 F.T.	28.57 F.T.
MAX. HEIGHT	220 F.T.	220 F.T.

LAND USE:

	72,313 S.F.	1.68 A.C.	17.3%
BUILDING			
TOWERS & GARAGE	4,338 S.F.	0.10 A.C.	1.0%
CABANAS	2,335 S.F.	0.05 A.C.	0.6%
OTHER			
PAVEMENT/CURB	34,221 S.F.	0.79 A.C.	8.2%
POOL DECK	13,854 S.F.	0.32 A.C.	3.3%
SIDEWALK	11,919 S.F.	0.27 A.C.	2.9%
OTHER PERVIOUS	2,616 S.F.	0.06 A.C.	0.6%
OPEN SPACE	275,396 S.F.	6.32 A.C.	63.4%
		9.57 A.C.	100%



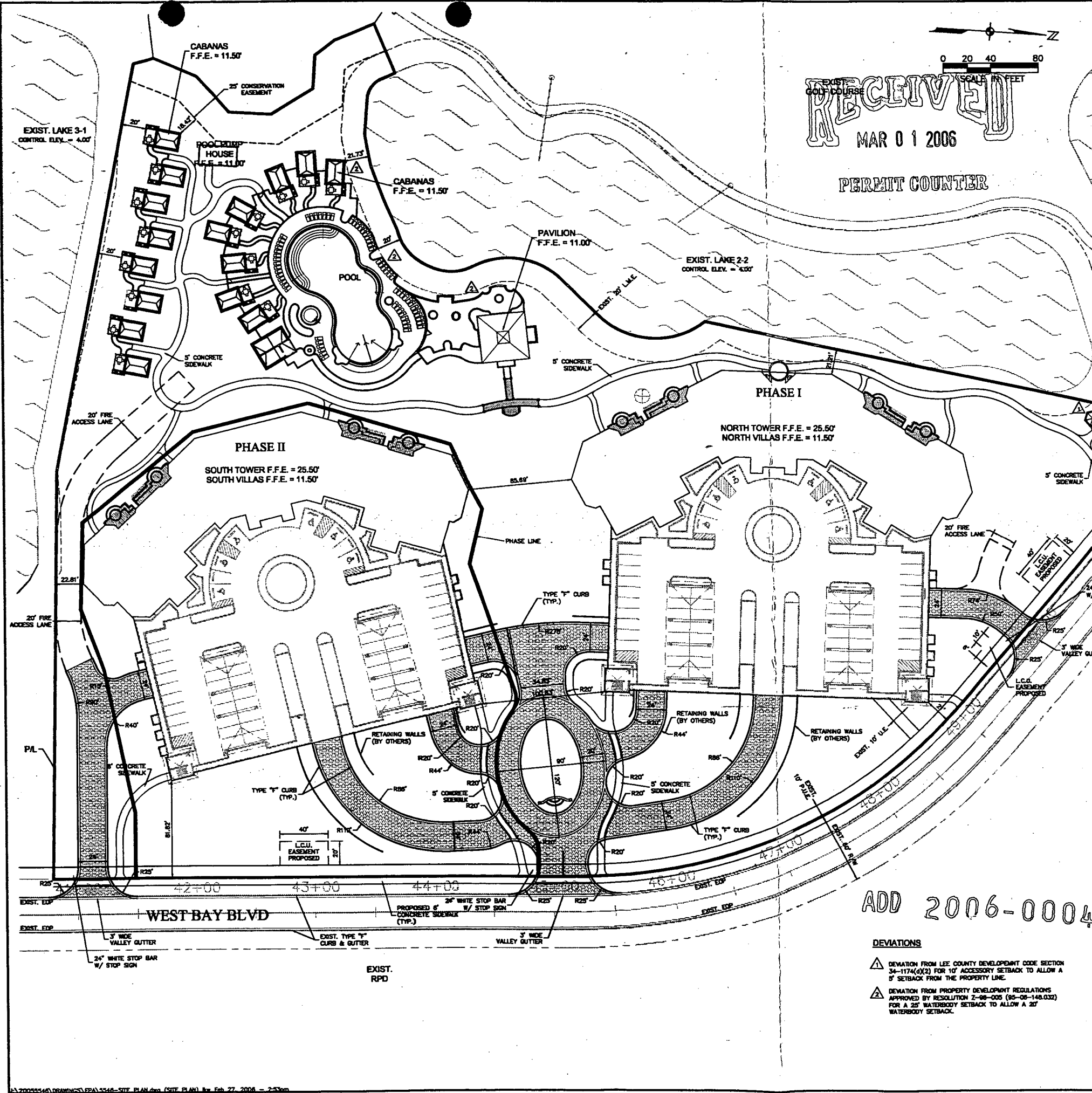
NOTE:
COST OF BRICK PAVERS, CONCRETE BASE AND SAND TO BE INCLUDED IN UNIT COST FOR BRICK PAVERS.
COST OF SUBGRADE TO BE INCLUDED IN UNIT COST FOR STABILIZED SUBGRADE.

STRUCTURAL EQUIVALENCY CALCULATIONS: (LOCAL, PRIVATE ROADS)				
STANDARD PAVEMENT SECTION	LAYER COEFFICIENT	THICKNESS	SUBTOTAL	
1" TYPE II ASPHALT PAVEMENT	0.30 / INCH	1"	0.30	
6" LIMELOCK BASE (LBR 100)	0.18 / INCH	6"	1.08	
6" STABILIZED SUBGRADE (LBR 40)	0.08 / INCH	6"	0.48	
TOTAL			1.86	

PAVER BRICK SECTION	LAYER COEFFICIENT	THICKNESS	SUBTOTAL	
ECONOCRETE (1100 PSI)	0.25 / INCH	2"	0.50	
4" CONCRETE BASE	0.25 / INCH	4"	1.00	
12" STABILIZED SUBGRADE (LBR 40)	0.08 / INCH	12"	0.96	
TOTAL			2.46	

PAVER BRICKS / CONCRETE RIBBON CURB DETAIL
N.T.S.

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- DEVIATIONS
- △ DEVIATION FROM LEE COUNTY DEVELOPMENT CODE SECTION 34-1174(A)(2) FOR 10' ACCESSORY SETBACK TO ALLOW A 5' SETBACK FROM THE PROPERTY LINE.
 - △ DEVIATION FROM PROPERTY DEVELOPMENT REGULATIONS APPROVED BY RESOLUTION Z-98-005 (95-06-148.032) FOR A 25' WATERBODY SETBACK TO ALLOW A 20' WATERBODY SETBACK.

FINAL PLAN APPROVAL
FOR
ORCHID 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) 263-6221

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) 793-9800

GARBAGE COLLECTION:

SUPERIOR SERVICES
1112 S.E. 9TH LANE
CAPE CORAL, FLORIDA 33990
PHONE (239) 995-4475

FIRE CONTROL DISTRICT:

ESTERO FIRE PROTECTION
AND RESCUE DISTRICT
20241 SOUTH TAMiami 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)

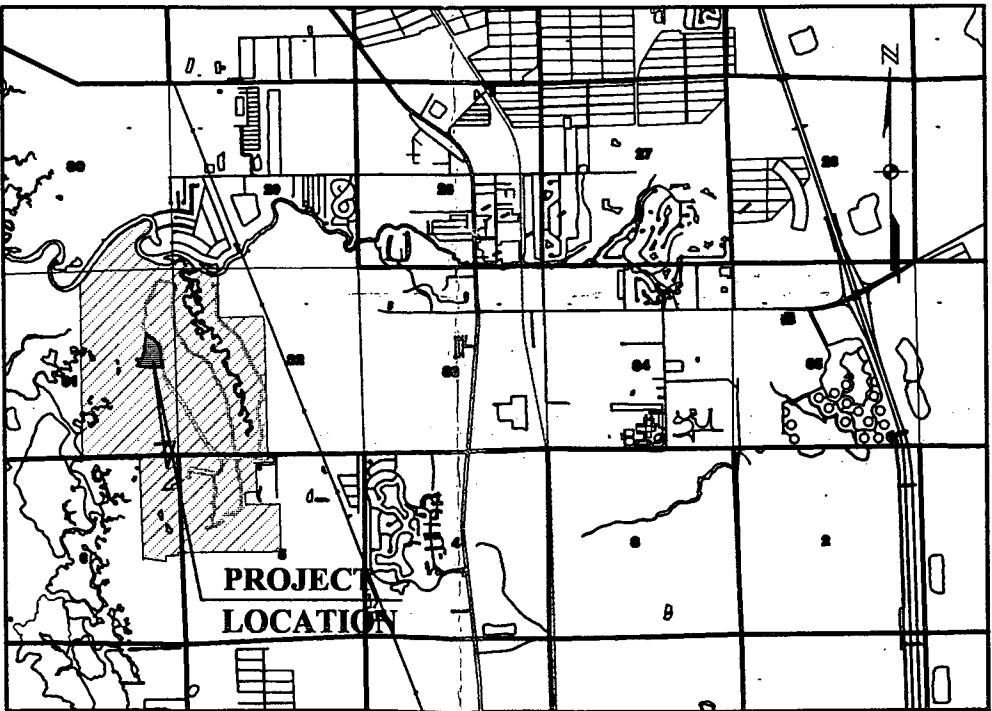
SIZE OF PARCEL

9.57 ACRES

STRAP NUMBER

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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



SCALE IN FEET

FEBRUARY, 2006

INDEX OF PLANS

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

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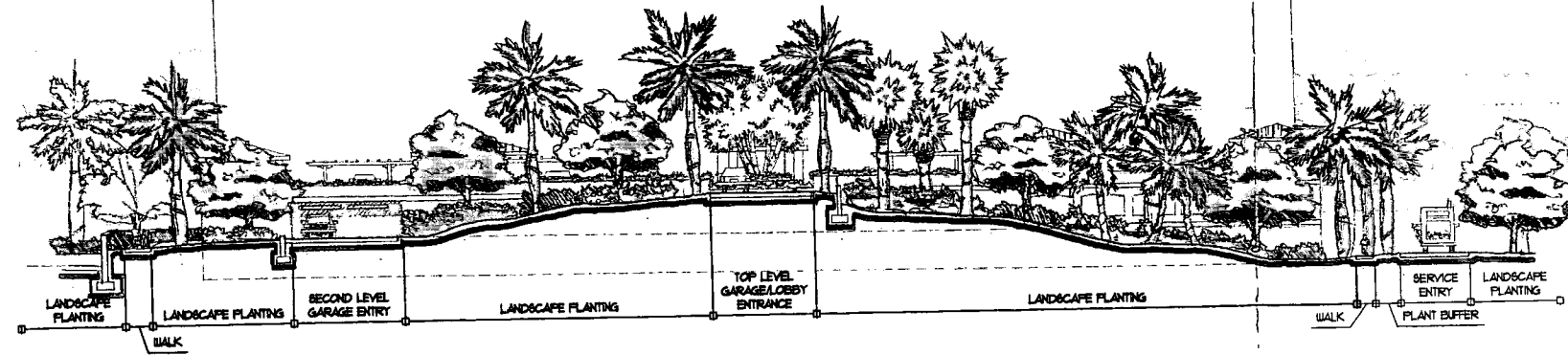
JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3861
E.B. #642 & L.B. #642

REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. #62421

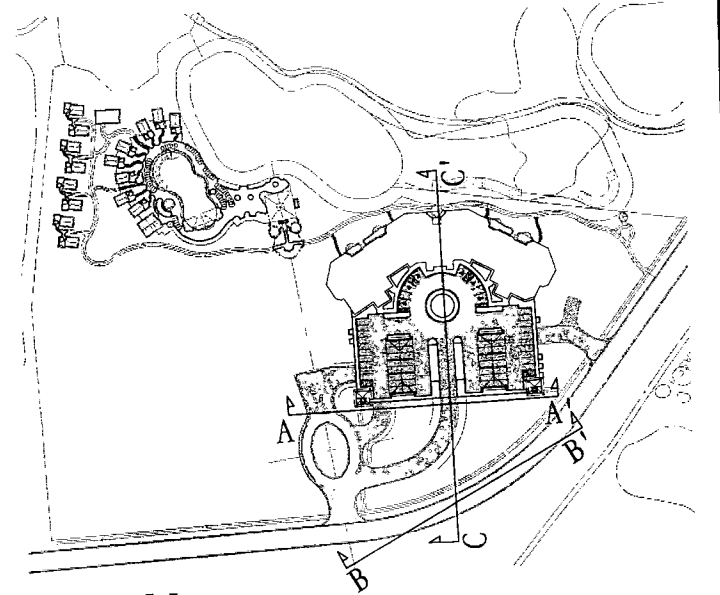
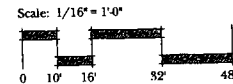
DANA L. HUME, P.E.

DATE



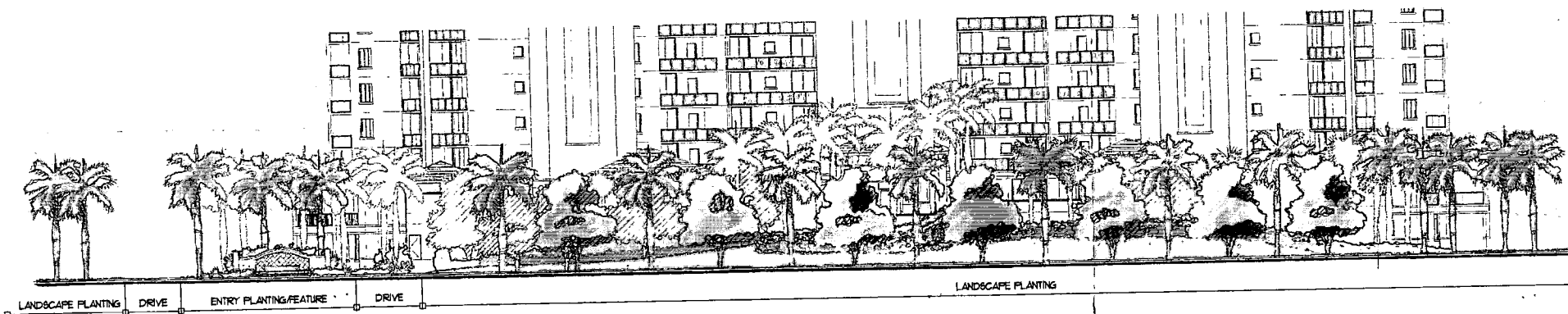
A-A' Parking Entrances

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



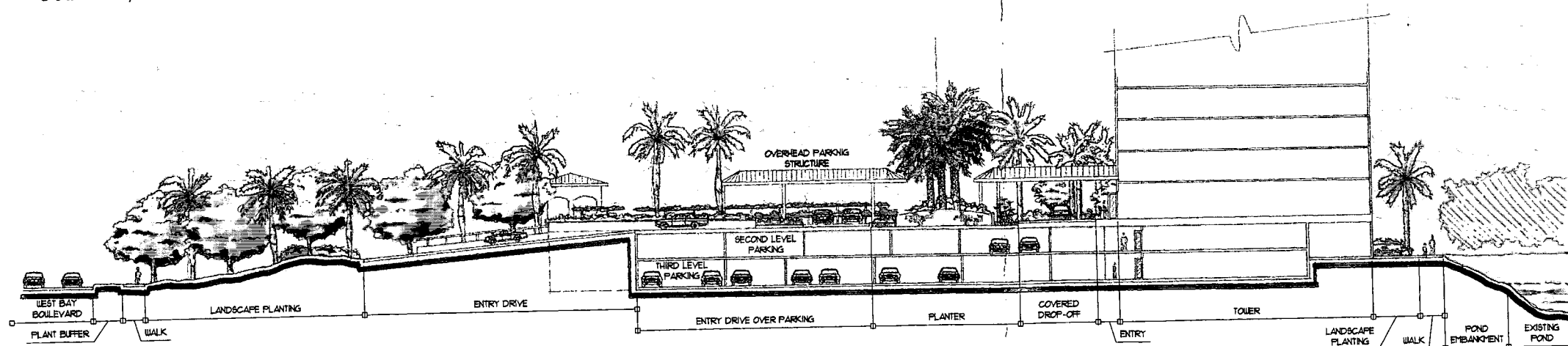
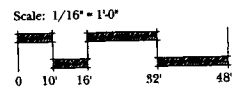
Key Map

n.t.s.



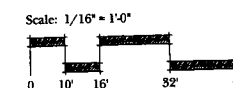
B-B' Front Elevation

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



C-C' East/West
Section

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



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WEST BAY CLUB
The beauty never fades.

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

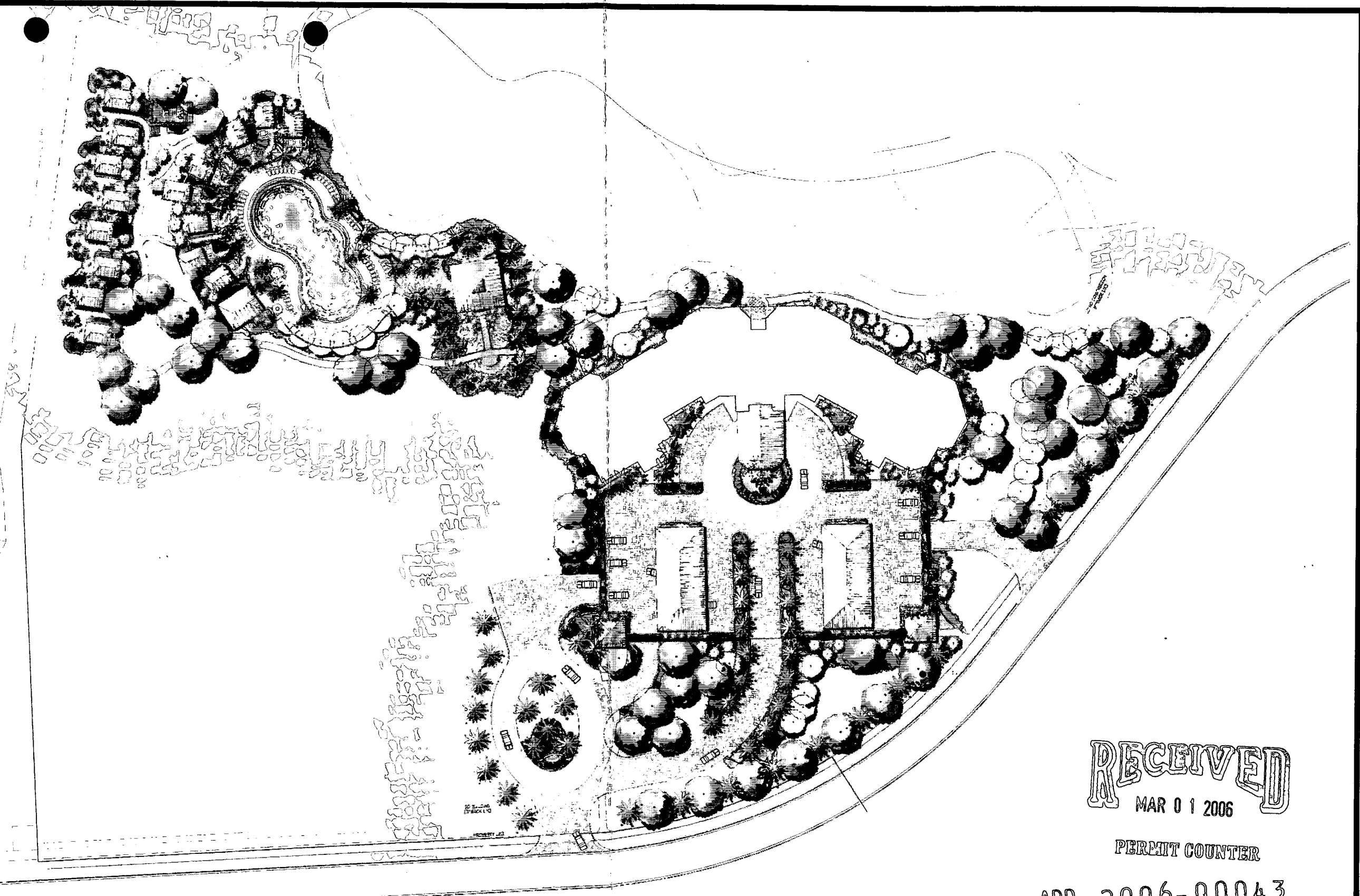
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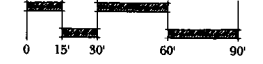
ADD 2006-00043



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



SCALE: 1" = 30'-0"



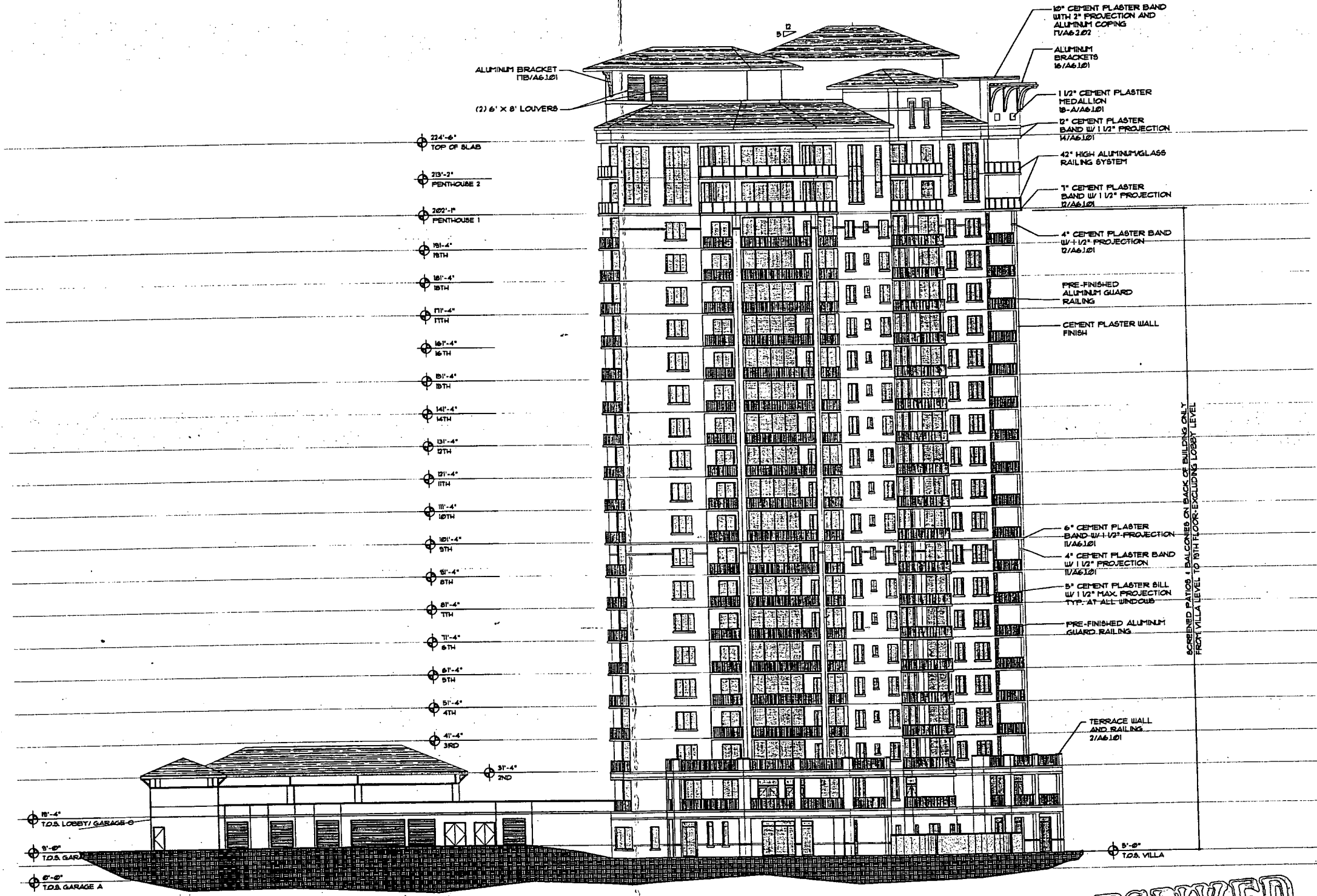
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NORTH ELEVATION

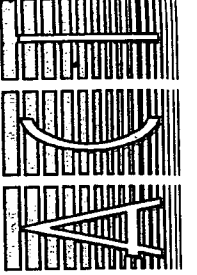
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Scale: 1/16"=1'-0"

Side Elevation - North



ACI Architectural Group, Inc.
INC. # 0000009
315 NORTH FLAGLER DRIVE, SUITE 1400
WEST PALM BEACH, FLORIDA 33401-4339
Voice: (561) 832-3599
Fax: (561) 555-4828

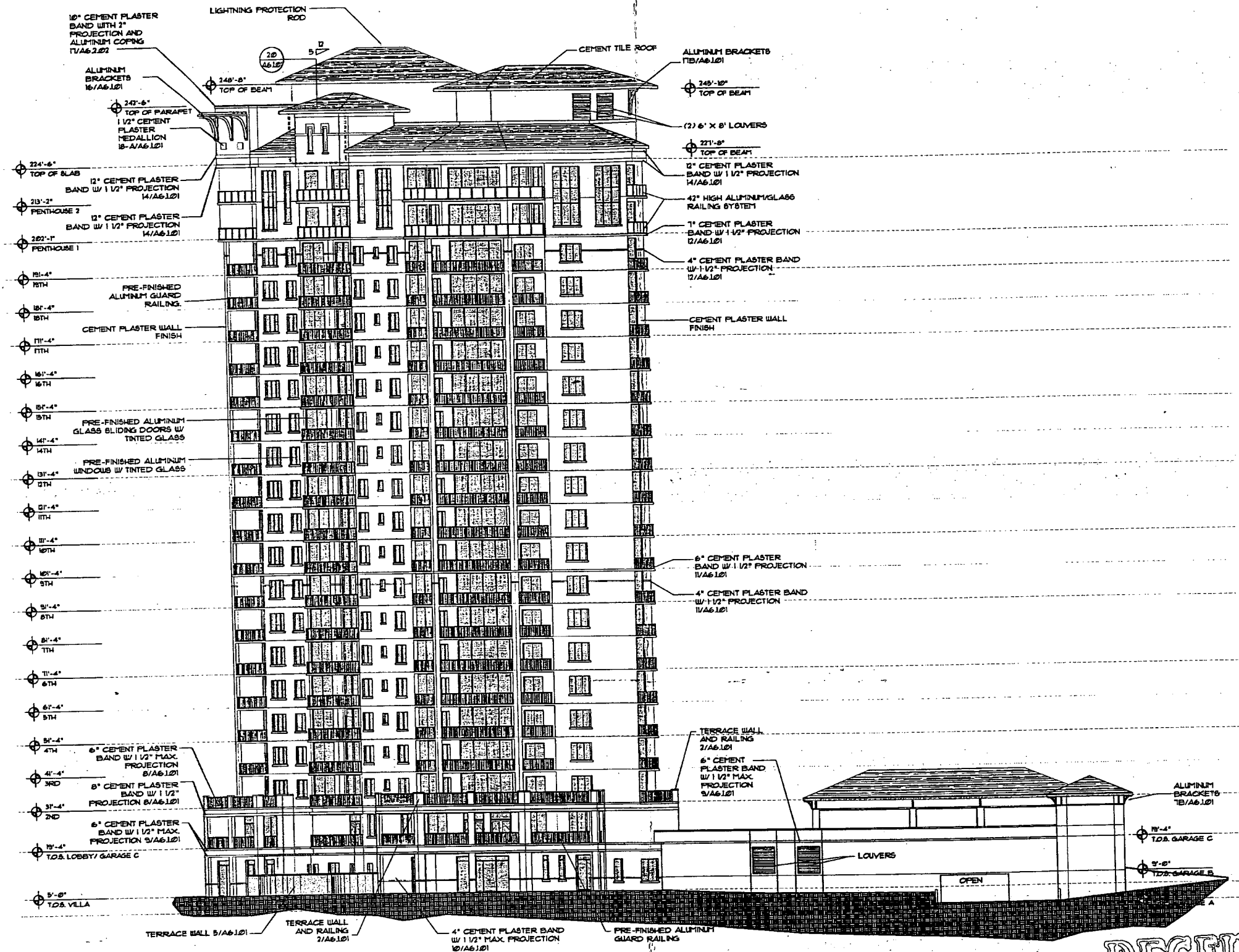


Orchid Bay
North Tower
West Bay Club
Estero, Florida

PAUL M. TWITTY
02/24/06

COMM. NO. 0478
ISSUE DATE: 02/24/06
PRINT DATE: 3/1/06
FILE NO.: 0478
DRAWN BY: MW
REVISIONS:

A3.104



SOUTH ELEVATION

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

Side Elevations - South

ACI Architectural Group, Inc.

DR. MOORE

515 NORTH FLAGLER DRIVE, SUITE 400

WEST PALM BEACH, FLORIDA 33401-4359

VOICER (561) 832-3599

FAX (561) 655-4828



Orchid Bay
North Tower
West Bay Club
Estero, Florida

PAUL M. TWITTY
02/24/06

CONTRACT NO. 04759
ISSUE DATE: 02/24/06
PROJECT DATE: 2/21/06
FILE NO.: 04759

DRAWN BY: WY

REVISIONS:

A3.1.03

800.000.0000 • 363

WEST PALM BEACH, FLORIDA 33401-4329
Tel: (561) 832 5500

WEST PALM BEACH, FL
(561) 832-5500

Voice: (501) 852-5599
Fax: (501) 655-4878



Orchid Bay
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PAUL M. TWITT
07/24/06

COMM. NO.: 04758
ISSUE DATE: 02/24/08
PLOT DATE: 2/21/08
FILE NO.: 04758

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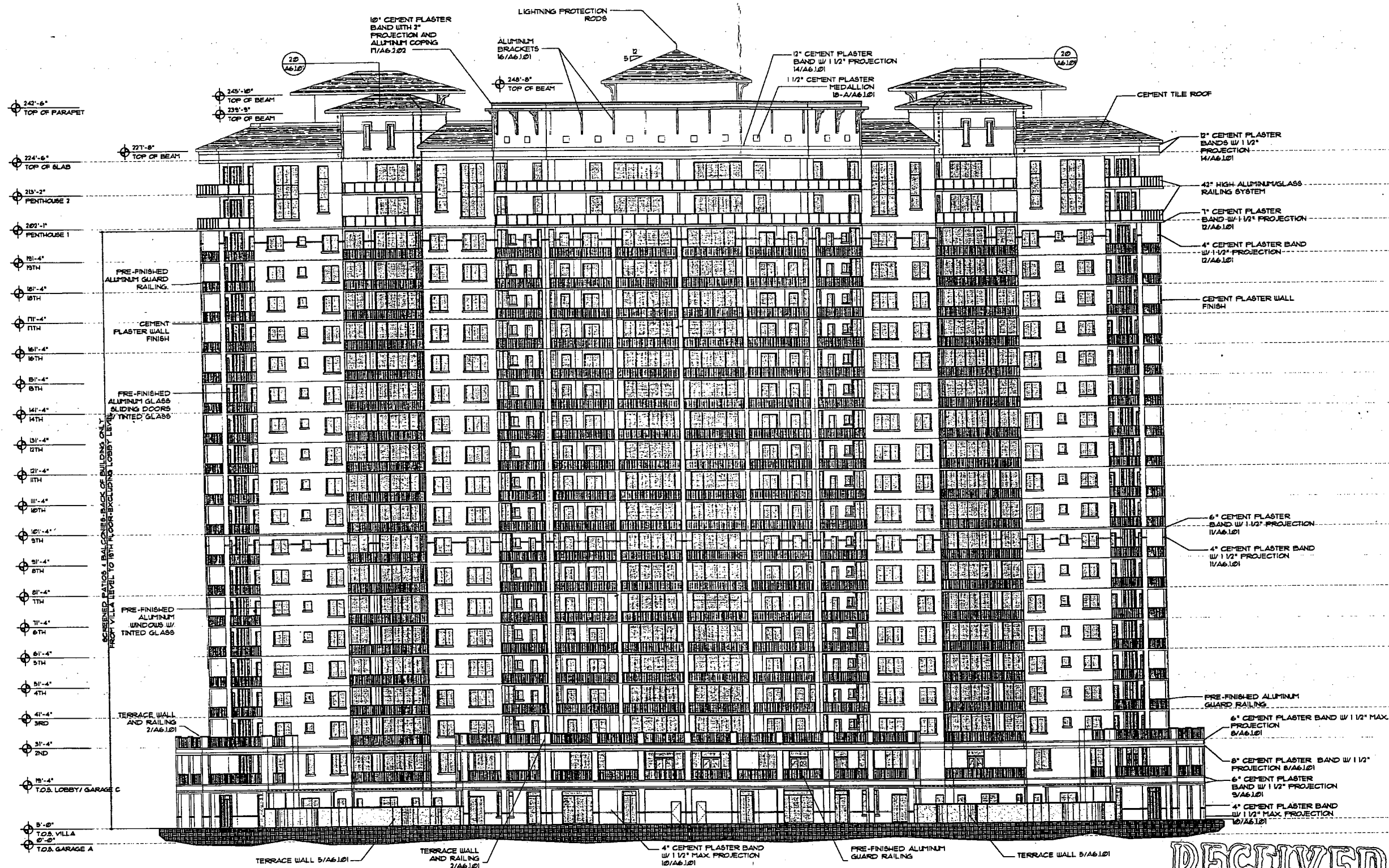
A3.1.02

Back Elevation

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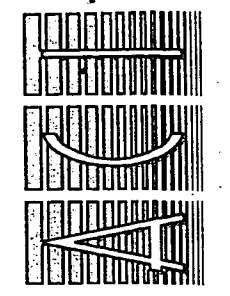


WEST ELEVATION

ADD 2006-00043

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



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315 NORTH FLAGLER DRIVE, SUITE 1400
WEST PALM BEACH, FLORIDA 33401-4339
Voice: (561) 832-5599
Fax: (561) 655-4828



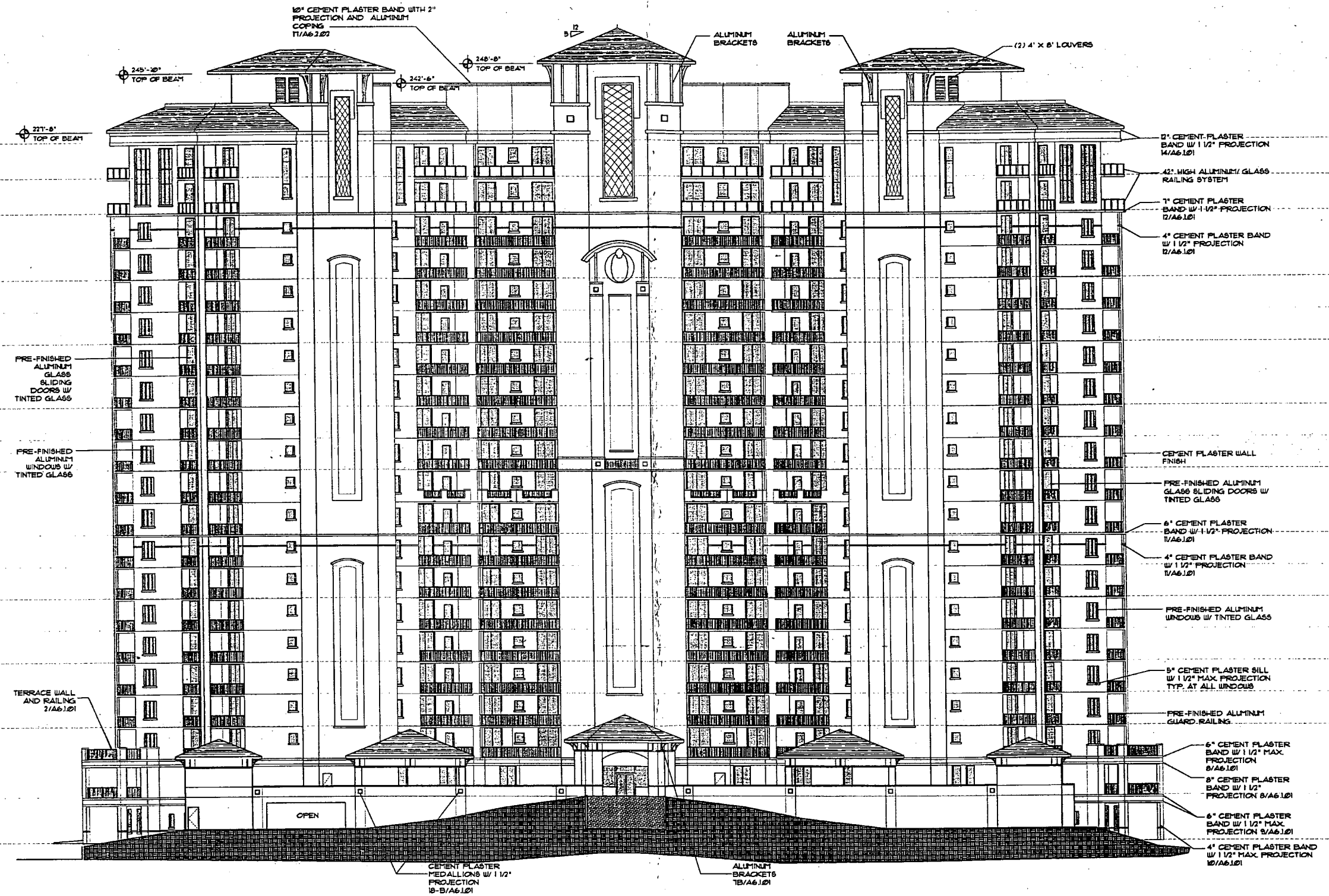
Orchid Bay
North Tower
West Bay Club
Estero, Florida

PATRICIA TWITTY
02/24/06

CONTRACT NO.: 04758
DATE: 02/24/06
FILE NO.: 04758
DRAWN BY: MW
REVISIONS:

A3.1.01

Front Elevation



EAST ELEVATION

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ADD 2006-00043