

ADMINISTRATIVE AMENDMENT (FPA) - ADD2005-00022

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, West Bay Club Development Corporation filed an application for Final Zoning Plan Approval to a Residential Planned Development on a project known as Jasmine Bay at West Bay Club located at West Bay Boulevard, described more particularly as:

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

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

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

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

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

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

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

WHEREAS, Condition 2 of Resolution Z-96-005 requires that prior to local development order approval for vertical development the developer must submit for and have approved an application for Final Plan Approval; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

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

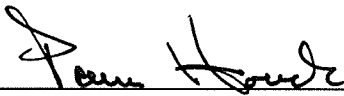
WHEREAS, the Environmental Sciences Division has indicated that this approval will not have any negative environmental impact; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

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

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

DULY SIGNED this 10th day of March, A.D., 2005.

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

FINAL PLAN APPROVAL
FOR
JASMINE BAY
AT WEST BAY CLUB

UTILITIES PROVIDING SERVICE:

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

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

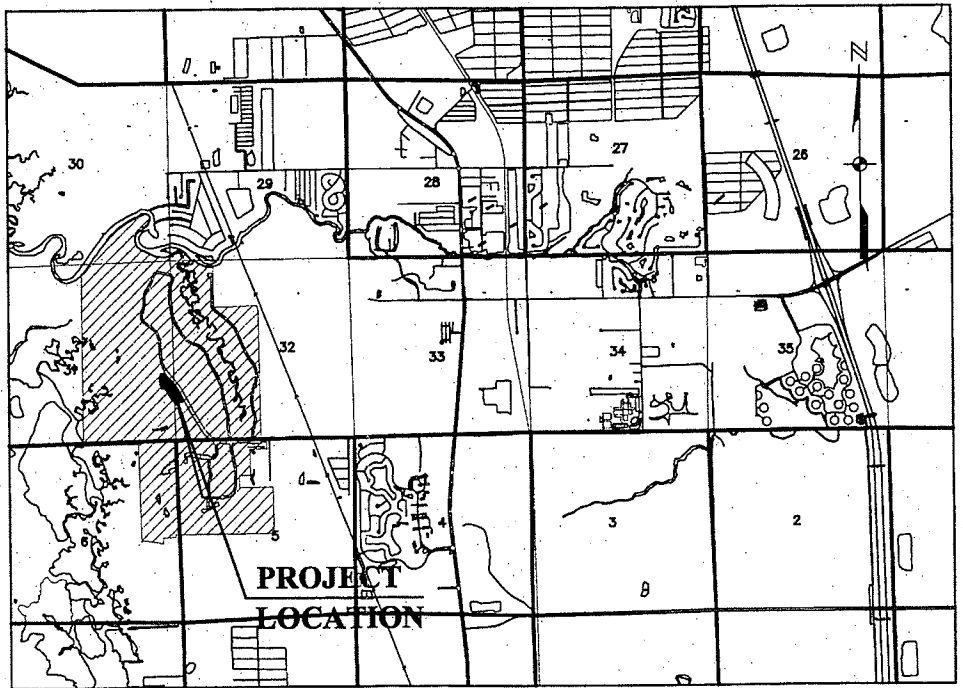
AGENT/DEVELOPER
WEST BAY CLUB DEVELOPMENT CORPORATION
4610 WEST BAY BOULEVARD
ESTERO, FL. 33928

ZONING
RPD (RESOLUTION # Z-96-005)

SIZE OF PARCEL
6 ACRES

STRAP NUMBER
32-46-25-07-00001.0000
COMF2.

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



LOCATION MAP
0 2500 5000
SCALE IN FEET

DECEMBER 27, 2004

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

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

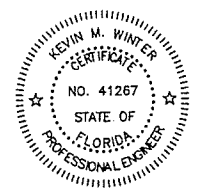
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PERMIT COUNTER

JOHNSON
ENGINEERING

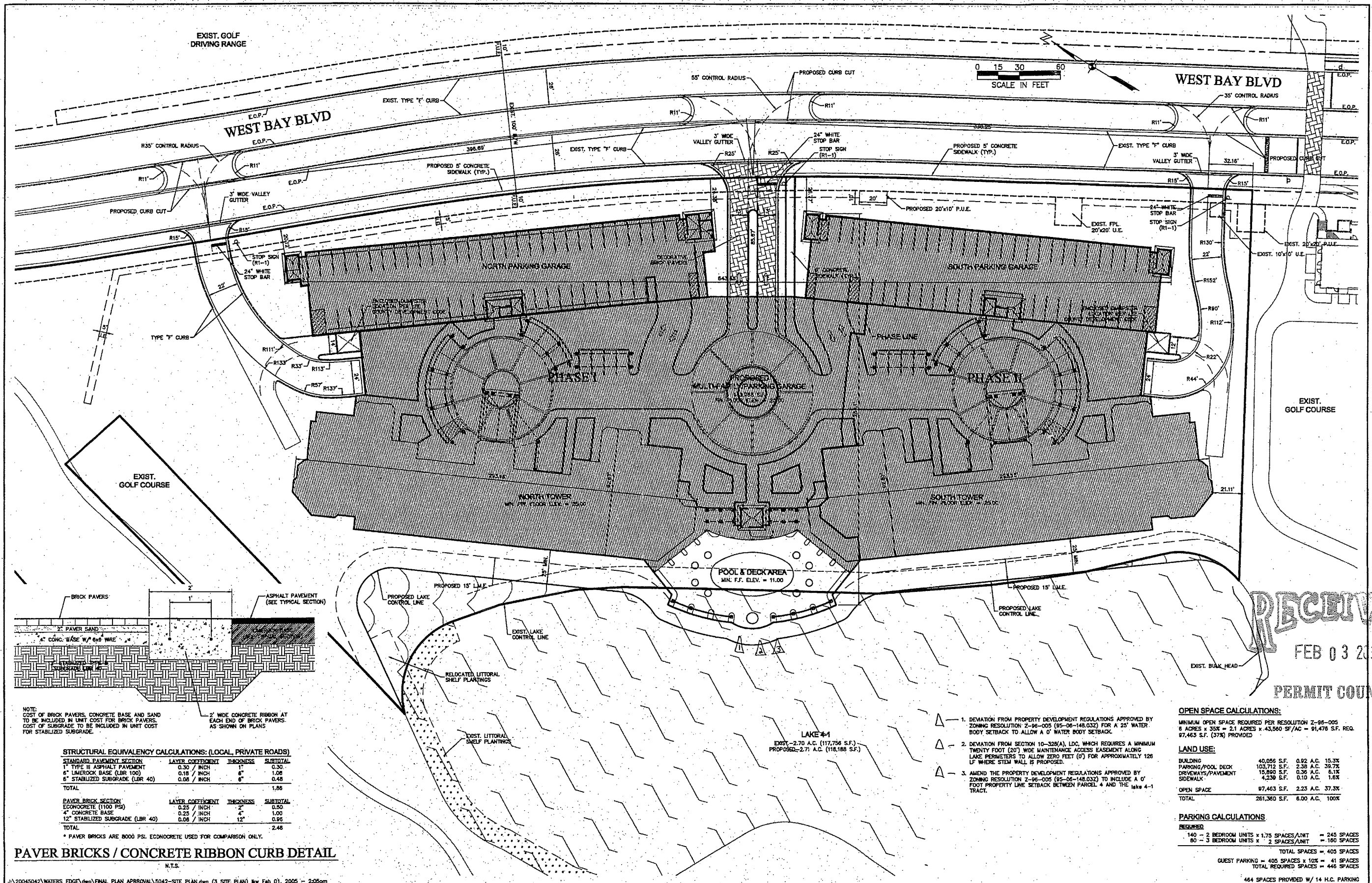
215B JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. #41267

NAME _____ DATE _____



ADD 2005-00022



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J:\20045042\WATERS EDGE\dwg\FINAL PLAN APPROVAL\5042-SITE PLAN.dwg (3 SITE PLAN) Rev Feb 01, 2005 - 2:05pm

REVISIONS		

WEST BAY CLUB

JASMINE BAY
LEE COUNTY, FLORIDA

JOHNSON
ENGINEERING

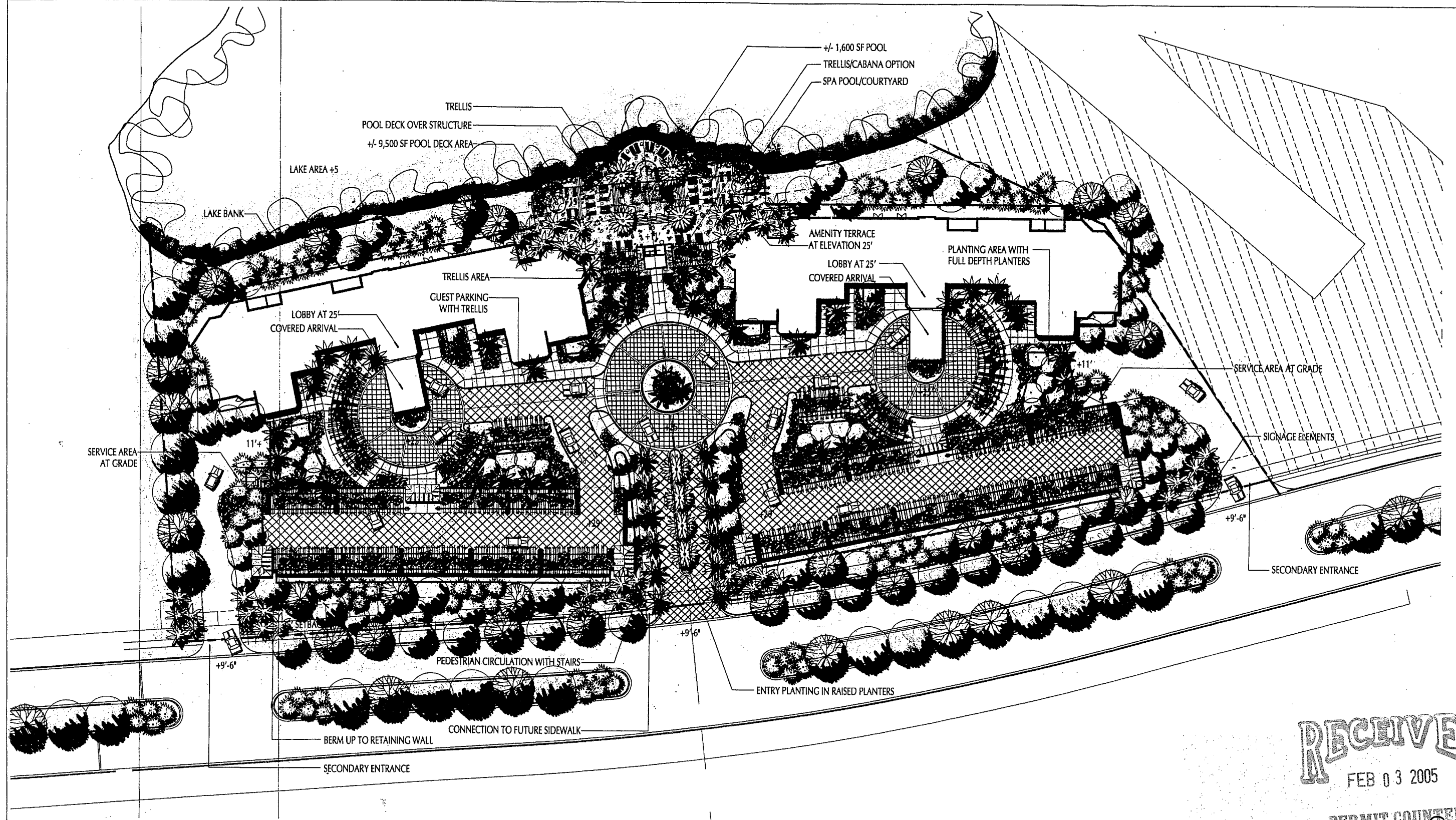
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

DAVID V. WILLEMS, PE
FL. Cert. No. 57834

SITE PLAN

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JANUARY, 2004	20045042	31-46-25	1" = 30'	2

ADD 2005-00022



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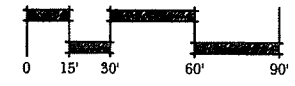
MD
VZLBS

fort lauderdale
orlando
santa monica

EDSA

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

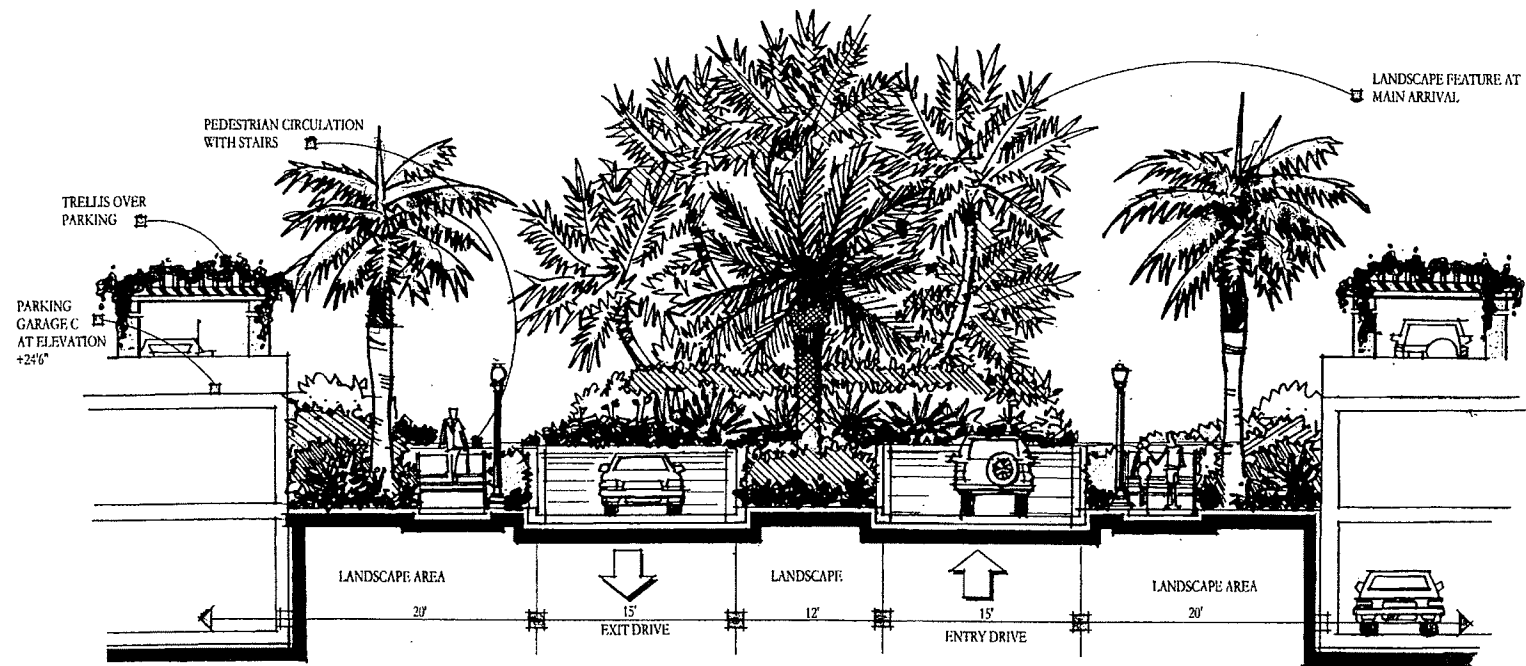
planners landscape architects graphic designers



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

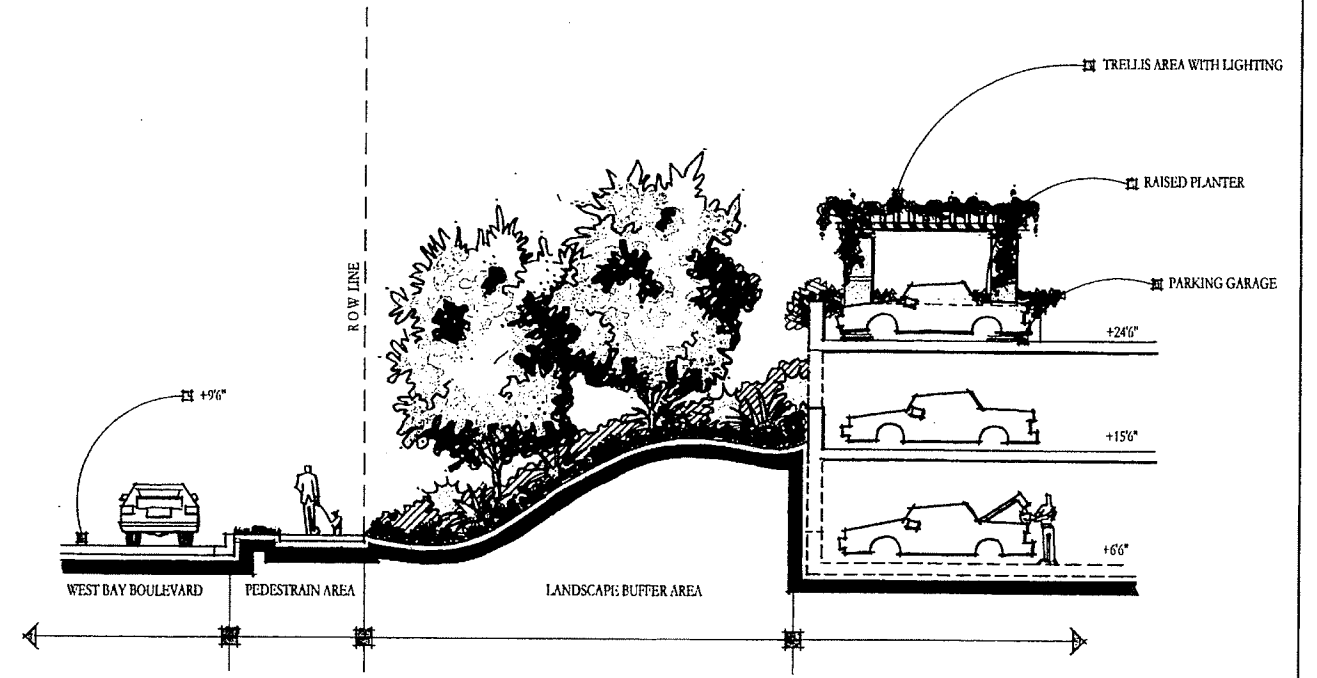


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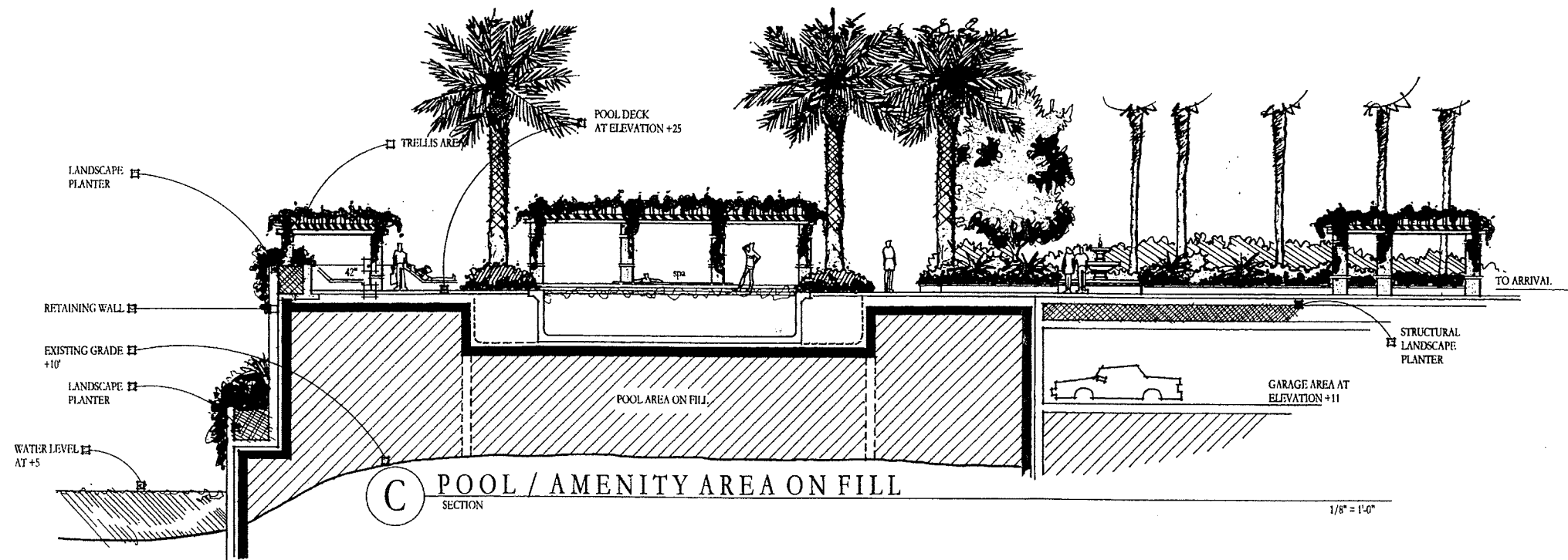
A MAIN ARRIVAL DRIVE
SECTION

1/8" = 1'-0"



B LANDSCAPE BERM
SECTION

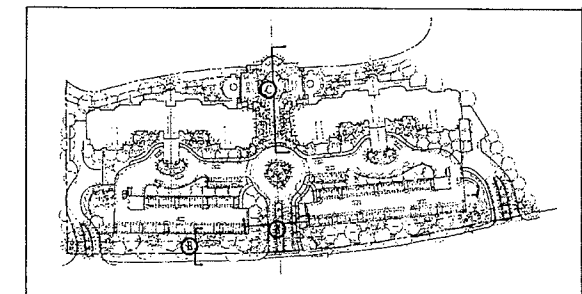
1/8" = 1'-0"



C POOL / AMENITY AREA ON FILL
SECTION

1/8" = 1'-0"

SECTION KEY MAP



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WEST BAY CLUB
The beauty never fades.

WEST BAY CLUB
Jasmine Bay
Estero, Florida

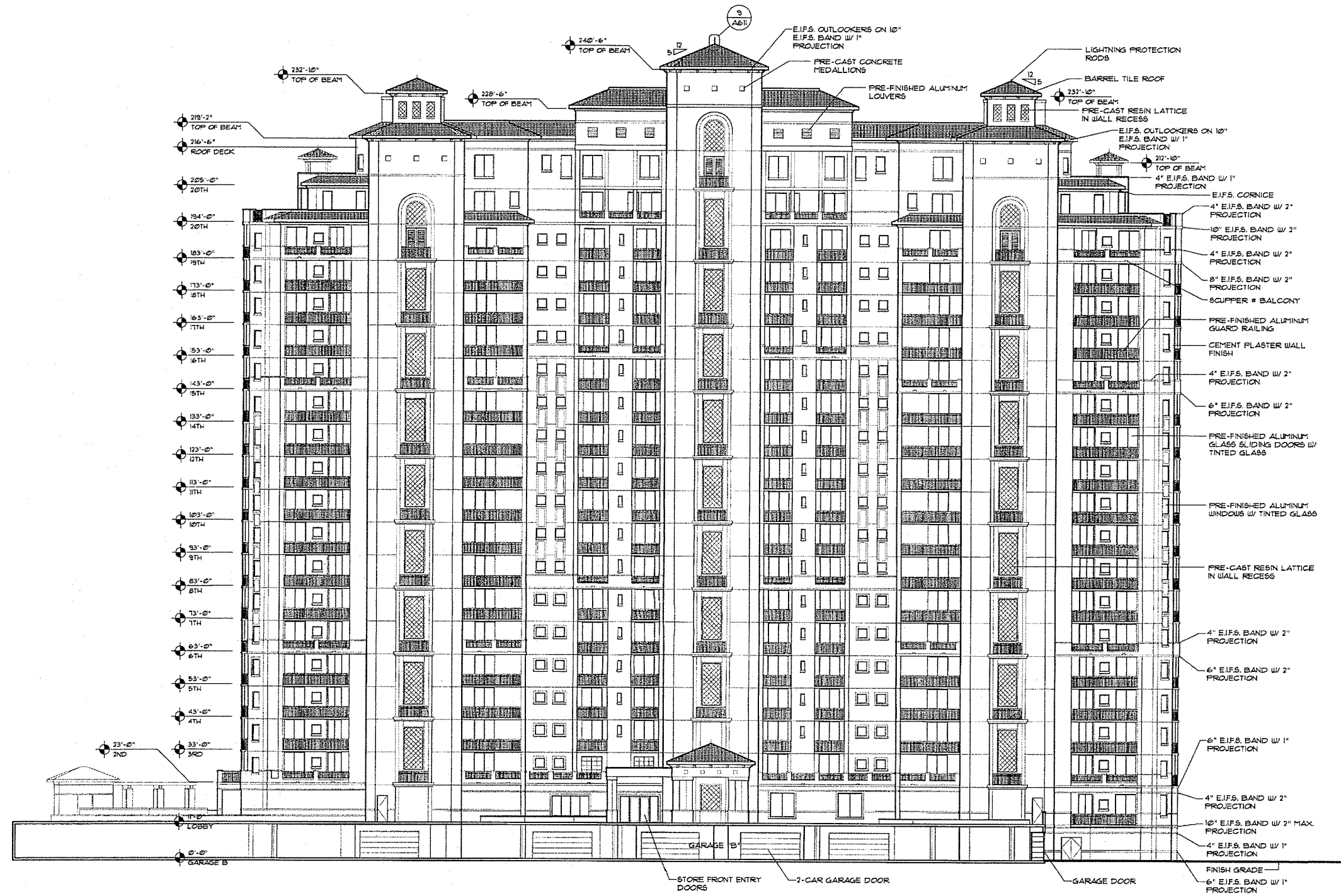
EDSA

fort lauderdale
orlando
san diego

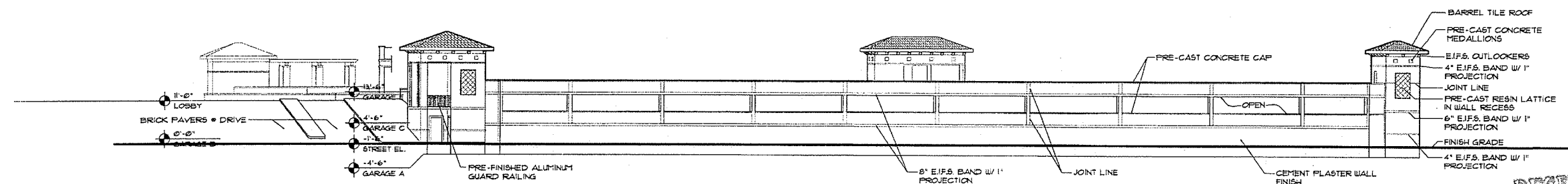
1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
www.edsaplan.com

planners landscape architects graphic designers

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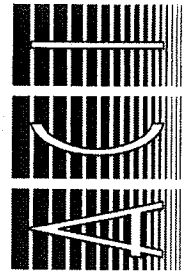


FRONT ELEVATION {EAST}



FRONT GARAGE ELEVATION {EAST}

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



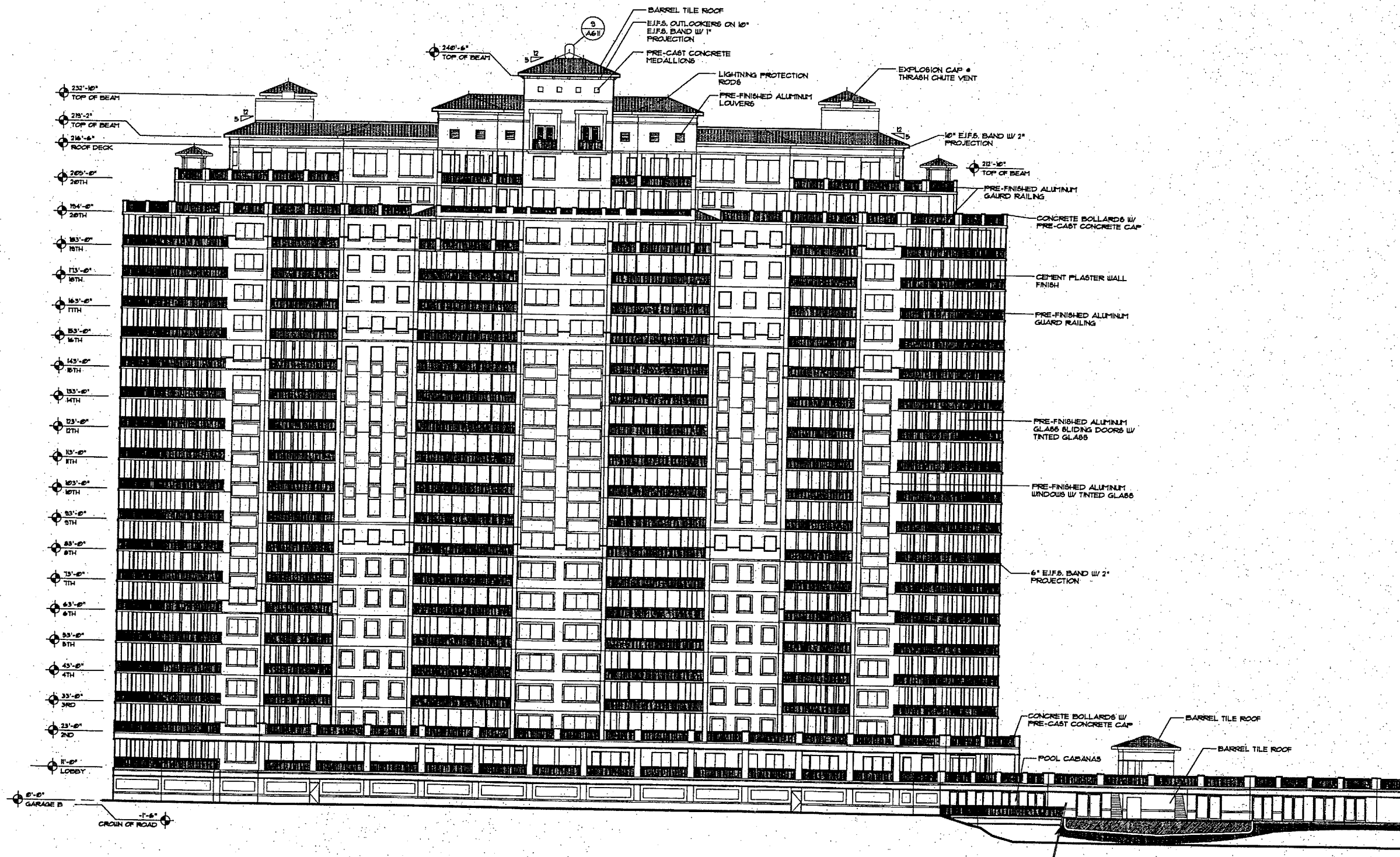
ACI Architectural Group, Inc.
315 NORTH FLAGLER DRIVE, SUITE 1400
WEST PALM BEACH, FLORIDA 33401-4339
Voice: (561) 832-5599
Fax: (561) 635-4828

Jasmine Bay
North Tower
West Bay Club
Estero, Florida

Architectural Elevation-Front

CONV. NO:	04751
ISSUE DATE:	01/24/03
FILE NO.:	01/24/03
DESIGN BY:	RM
REVISIONS:	

A.31.01



REAR ELEVATION {WEST}

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

Architectural Elevation-Rear



ACI Architectural Group, Inc.
 315 NORTH FLORIAN DRIVE, SUITE 1400
 WEST PALM BEACH, FLORIDA 33411-4339
 Voice: (561) 832-3599
 Fax: (561) 832-4828



Jasmine Bay
 North Tower
 West Bay Club
 Estero, Florida

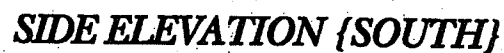
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PERMIT CENTER

CONTRACT NO.: 04754
 ISSUE DATE: 01/24/05
 DRAWN BY: JH
 REVISIONS:

A.3.102

ADD 2005-00022



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

Jasmine Bay
North Tower
West Bay Club
Estero, Florida

ACI Architectural Group, Inc.

515 NORTH FLADLER DRIVE, SUITE 1400
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Fax: (561) 653-4828

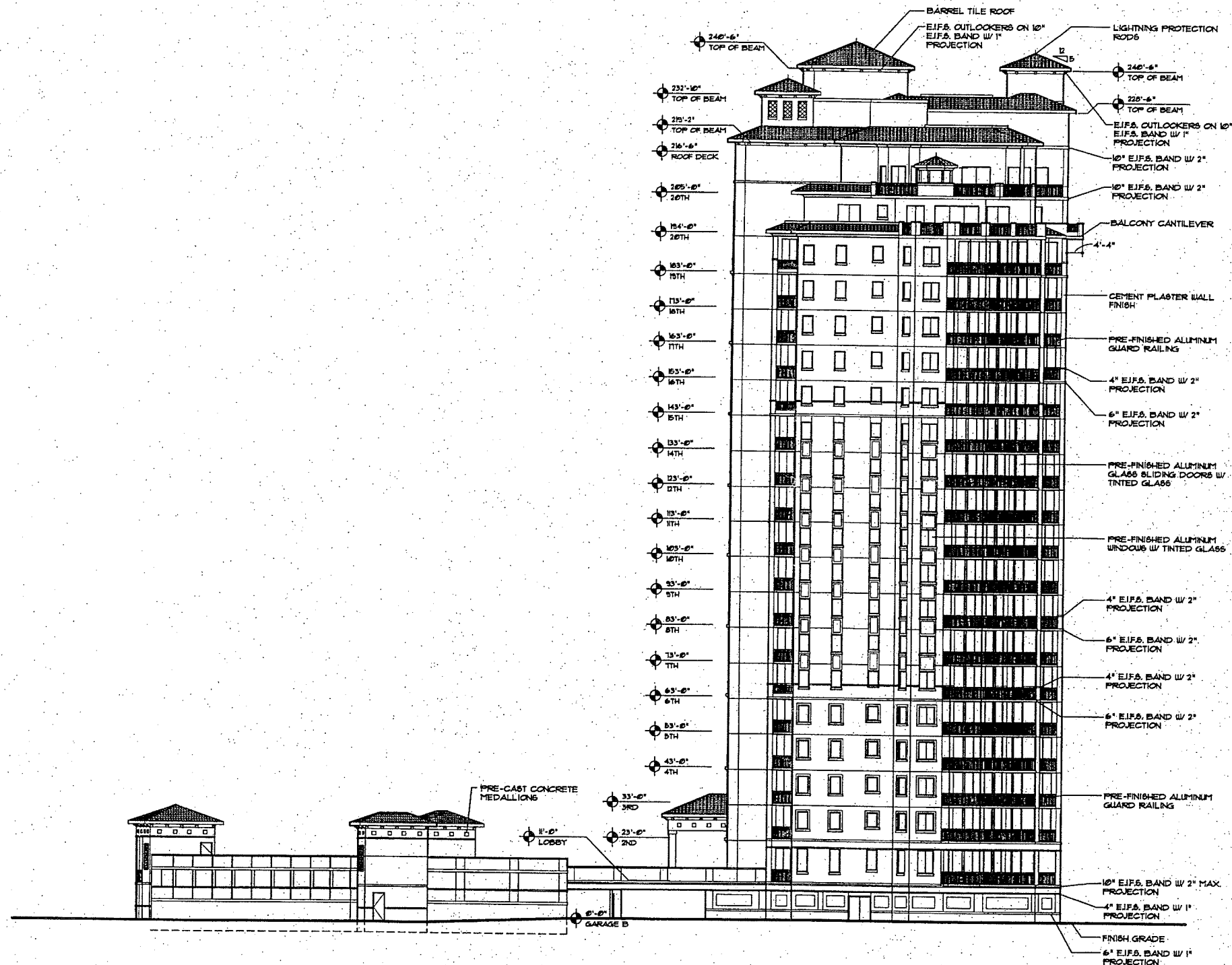
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SECRET

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ISSUE DATE: 01/24/05
PLOT DATE: 01/24/05
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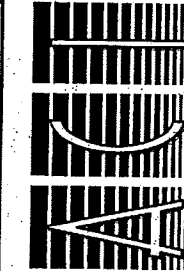
A.3.1.03



SIDE ELEVATION {NORTH}

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

Architectural Elevation-Sides



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 315 NORTH FLAGLER DRIVE, SUITE 1400
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 Fax: (561) 655 4628



Jasmine Bay
 North Tower
 West Bay Club
 Estero, Florida

ADD 2005-00022

FEB 03 2005

PERMIT CONTROL

DATE: 01/24/05
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