

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.

## 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 21<sup>ST</sup> day of March 2005.

ATTEST:  
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: *Debra S. Pierce*  
Deputy Clerk

BY: *[Signature]*  
Chairman



Approved as to form by:

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

RECEIVED  
MINUTES OFFICE  
*JP*  
2005 MAR 24 AM 10:13

DrawingName

**RECEIVED**

DCI 004 00046

AUG 27 2004

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

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION  
5, BEING A POINT ON THE CENTERLINE OF WILLIAMS ROAD  
(60.00 FEET WIDE); THENCE RUN THE FOLLOWING COURSES  
AND DISTANCES ALONG THE BOUNDARY OF SAID WEST BAY  
CLUB: SOUTH 00° 40' 16" EAST FOR 30.00 FEET;  
NORTH 89° 00' 18" EAST FOR 165.26 FEET;  
SOUTH 00° 36' 29" EAST FOR 200.00 FEET;  
SOUTH 89° 00' 18" WEST FOR 494.00 FEET;  
SOUTH 00° 47' 09" EAST FOR 765.00 FEET;  
SOUTH 88° 57' 37" WEST FOR 130 FEET, MORE OR LESS,  
TO THE MEAN HIGH WATER LINE OF HALFWAY CREEK; THENCE  
DEPARTING SAID BOUNDARY OF WEST BAY CLUB RUN SOUTHERLY  
ALONG SAID MEAN HIGH WATER LINE FOR 370 FEET, MORE OR  
LESS TO AND INTERSECTION WITH SAID BOUNDARY OF WEST  
BAY CLUB; THENCE RUN THE FOLLOWING COURSES AND  
DISTANCES ALONG SAID BOUNDARY:  
NORTH 89° 15' 59" EAST FOR 409 FEET, MORE OR LESS TO  
THE NORTHEAST CORNER OF THE SOUTH HALF (S-1/2) OF THE  
NORTHWEST QUARTER (NW-1/4) OF SAID SECTION 5;  
NORTH 89° 15' 52" EAST FOR 327.60 FEET;  
SOUTH 00° 32' 41" EAST FOR 1,350.95 FEET;  
SOUTH 89° 31' 44" WEST FOR 324.62 FEET;  
SOUTH 89° 34' 40" WEST FOR 2,592.29 FEET;  
SOUTH 01° 31' 46" EAST FOR 92.78 FEET;  
SOUTH 89° 10' 55" WEST FOR 349.43 FEET;  
SOUTH 00° 49' 50" EAST FOR 162.49 FEET;  
NORTH 81° 20' 47" WEST FOR 600.53 FEET;  
SOUTH 46° 11' 51" WEST FOR 77.45 FEET;  
NORTH 01° 35' 45" WEST FOR 2,875.95 FEET TO AN  
INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST  
QUARTER (SE-1/4) OF SAID SECTION 31;  
SOUTH 88° 56' 02" WEST ALONG SAID SOUTH LINE AND  
ALONG SAID BOUNDARY LINE FOR 1,638.66 FEET TO THE  
SOUTH QUARTER CORNER OF SAID SECTION 31;  
NORTH 00° 22' 46" WEST ALONG THE NORTH/SOUTH QUARTER  
SECTION LINE FOR 2,656.37 FEET TO THE CENTER OF SAID  
SECTION 31; THENCE CONTINUE NORTHERLY ALONG SAID

NORTH/SOUTH QUARTER SECTION LINE, FOR A DISTANCE OF  
2,391 FEET, MORE OR LESS TO THE WATERS OF THE ESTERO  
RIVER; NORTHEASTERLY, SOUTHEASTERLY, SOUTHWESTERLY,  
SOUTHERLY, SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID  
WATERS FOR 5,030 FEET, MORE OR LESS, TO AN  
INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST  
QUARTER (SE-1/4) OF SAID SECTION 30, TOWNSHIP 46  
SOUTH, RANGE 25 EAST; NORTH 00° 32' 05" WEST ALONG  
SAID EAST LINE FOR 62 FEET, MORE OR LESS TO SAID  
WATERS OF THE ESTERO RIVER; THENCE RUN WESTERLY,  
NORTHERLY, EASTERLY, SOUTHEASTERLY, SOUTHWESTERLY,  
WESTERLY AND SOUTHWESTERLY ALONG SAID WATERS FOR 1,753  
FEET, MORE OR LESS TO AN INTERSECTION WITH THE NORTH  
LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST;  
NORTH 87° 54' 53" EAST ALONG SAID NORTH LINE FOR 458  
FEET, MORE OR LESS TO SAID WATERS; THENCE RUN  
NORTHERLY AND SOUTHEASTERLY ALONG SAID WATERS FOR 771  
FEET, MORE OR LESS TO THE NORTHEAST CORNER OF SAID  
PLAT; SOUTH 00° 43' 04" EAST FOR 1,190 FEET, MORE OR  
LESS; NORTH 88° 27' 02" EAST FOR 1,257.39 FEET TO AN  
INTERSECTION WITH THE SOUTHWESTERLY LINE OF A FLORIDA  
POWER AND LIGHT COMPANY TRANSMISSION LINE EASEMENT  
(100 FEET WIDE) AS DESCRIBED BY DEED RECORDED IN DEED  
BOOK 227 AT PAGE 261 OF SAID PUBLIC RECORDS;  
SOUTH 20° 51' 33" EAST ALONG SAID SOUTHWESTERLY LINE  
FOR 125.36 FEET TO AN INTERSECTION WITH THE  
NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 32;  
SOUTH 00° 55' 53" EAST ALONG SAID QUARTER SECTION  
LINE FOR 1,226.63 FEET; SOUTH 00° 56' 02" EAST ALONG  
SAID NORTH/SOUTH QUARTER SECTION LINE FOR 2,644.19  
FEET TO THE POINT OF BEGINNING.  
PARCEL CONTAINS 866 ACRES, MORE OR LESS.

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

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



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

SKETCH TO ACCOMPANY DESCRIPTION

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

**RECEIVED**

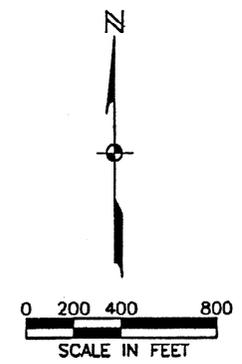
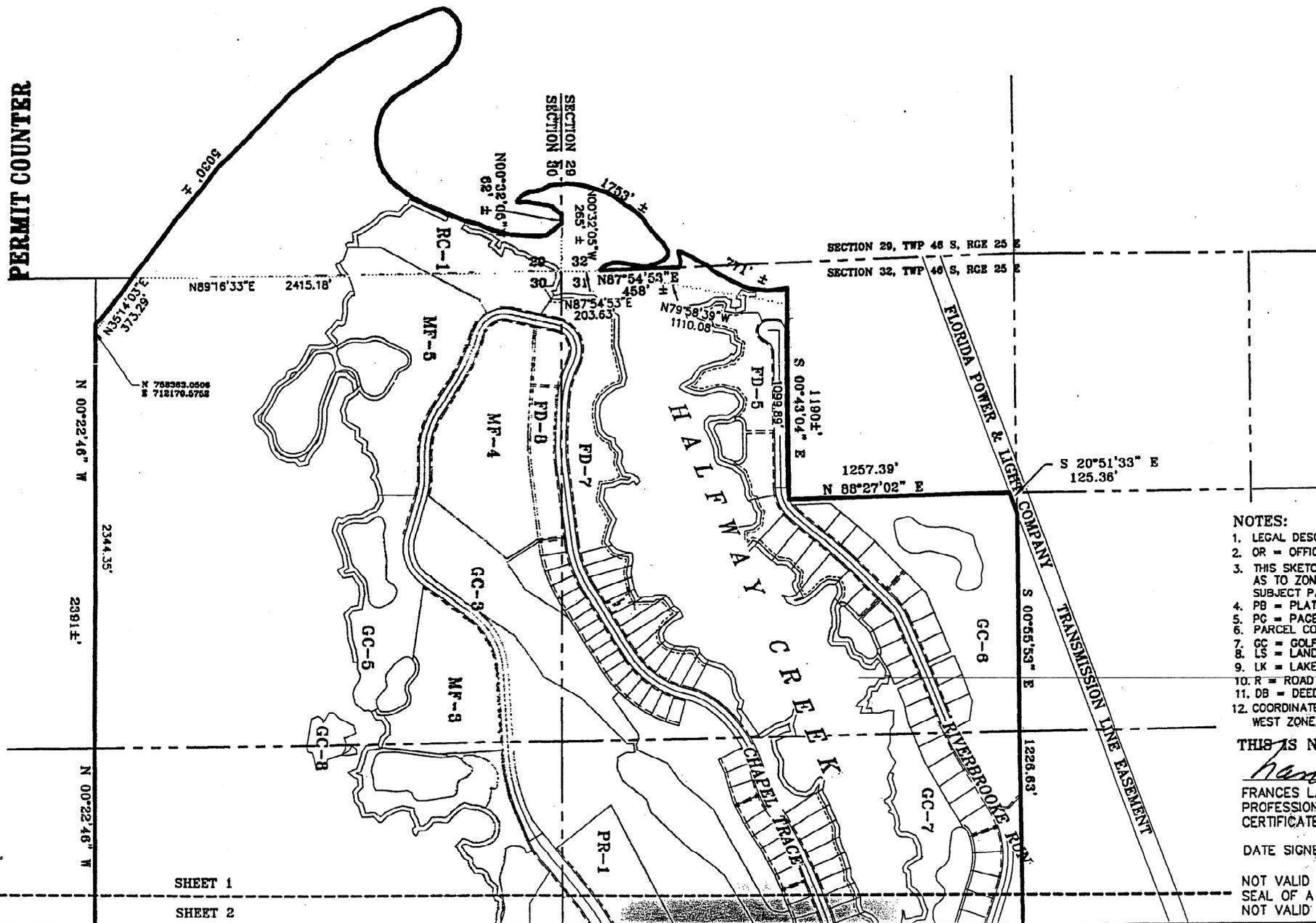
AUG 27 2004

DCI 2004 0004 9

PERMIT COUNTER

Exhibit A  
Page 2 of 3

DrawingName



- NOTES:**
- LEGAL DESCRIPTION ON SHEET 3
  - OR = OFFICIAL RECORD BOOK
  - THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
  - PB = PLAT BOOK
  - PC = PAGE
  - PARCEL CONTAINS 40.38 ACRES, MORE OR LESS.
  - GC = GOLF COURSE
  - LS = LANDSCAPE
  - LK = LAKE
  - R = ROAD
  - DB = DEED BOOK
  - COORDINATES SHOWN ARE STATE PLANE, FLORIDA WEST ZONE, NAD 1983/1990 ADJUSTMENT.

THIS IS NOT A SURVEY  
*Frances L. Summerall*  
 FRANCES L. SUMMERALL (FOR THE FIRM - LB#642)  
 PROFESSIONAL SURVEYOR AND MAPPER FLORIDA  
 CERTIFICATE NO. 5652

DATE SIGNED: 08-05-04

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

REV-080504-STATE PLANE COORDINATES.

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

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

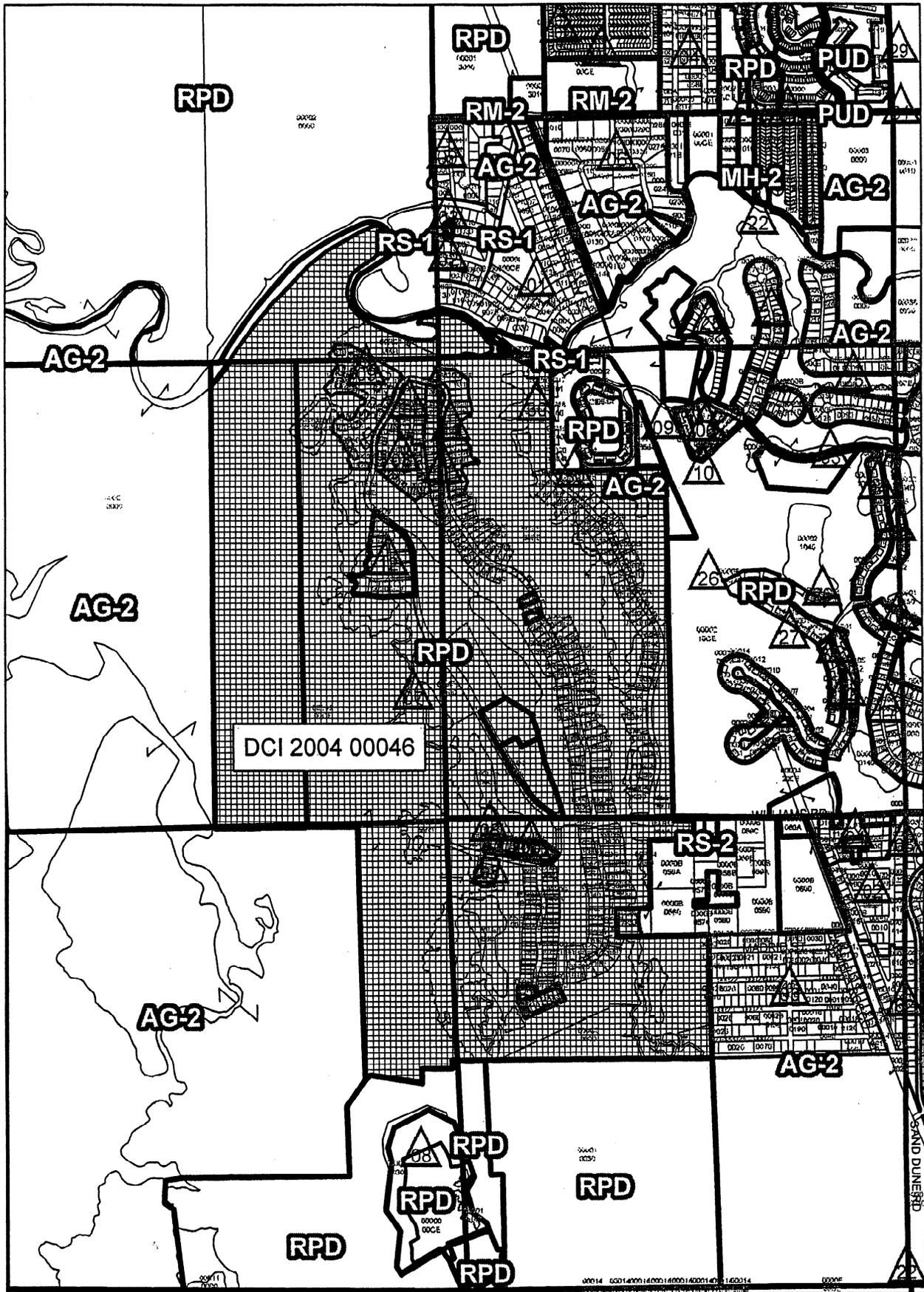
**JOHNSON**  
**ENGINEERING**

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



# ZONING INTAKE MAP

1/4/2005



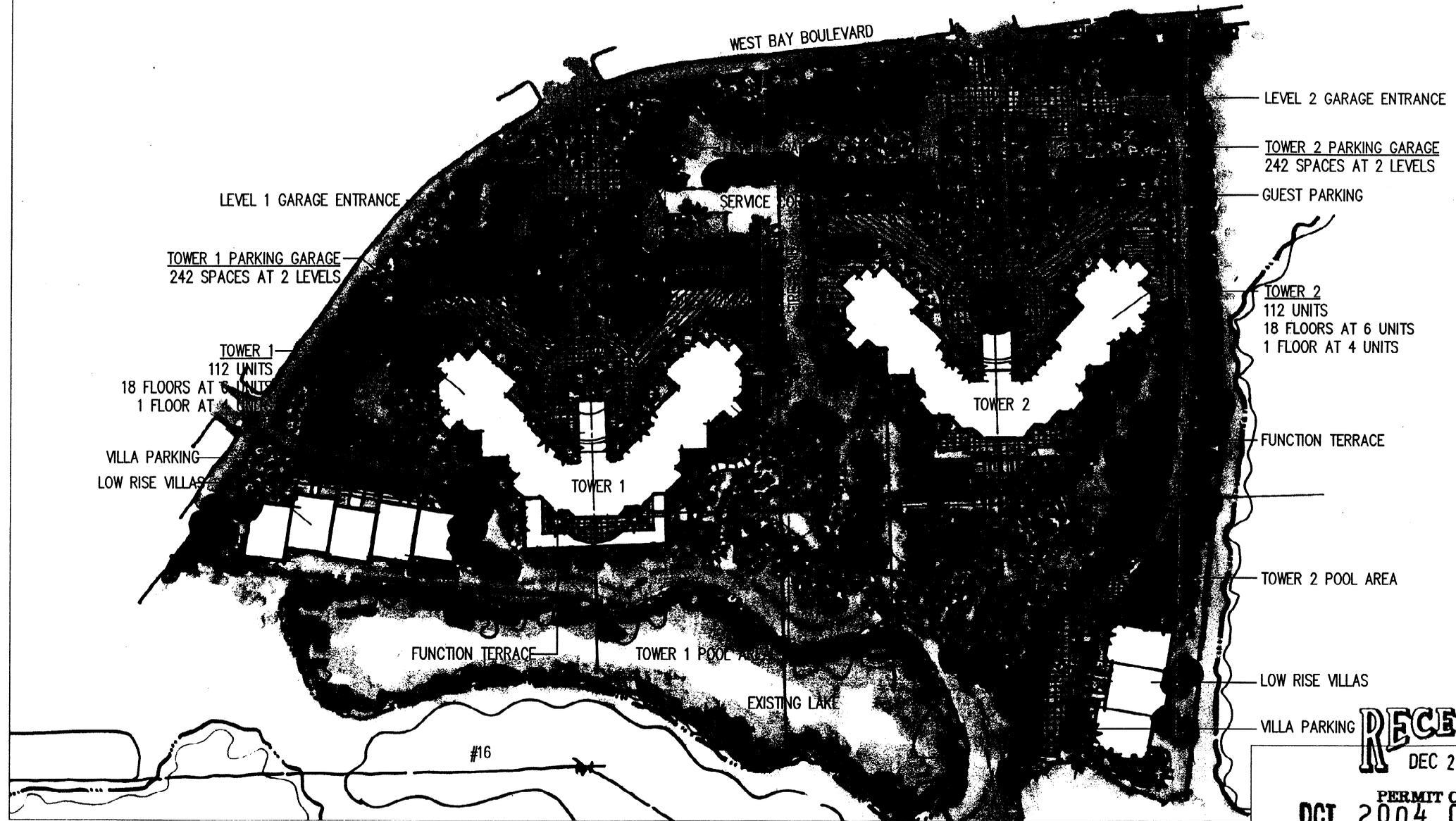
DCI 2004 00046



EXHIBIT B

1,800 900 0

1,800 Feet



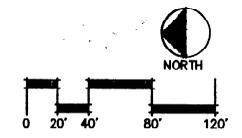
**RECEIVED**  
DEC 27 2004

PERMIT COUNTER  
**DCI 2004 0004**



Exhibit C

**WEST BAY CLUB**  
Estero, Florida  
WEST LAKE COURT



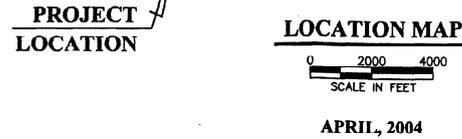
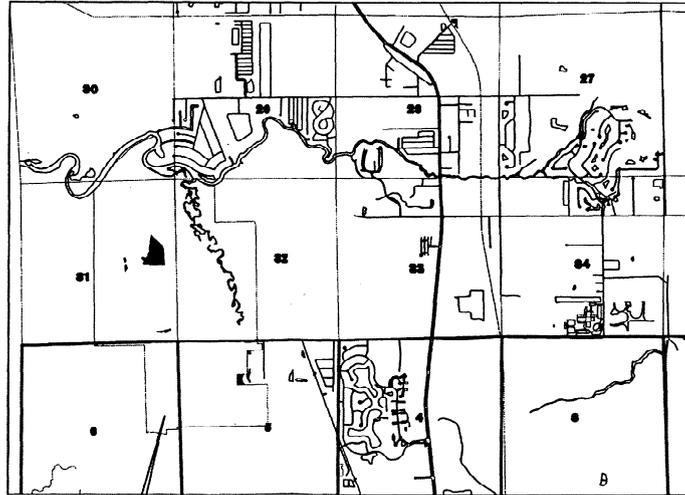
**EDSA**  
fort lauderdale  
planners landscape architects  
graphic designers  
1512 E. Broward Blvd., Suite 110  
Fort Lauderdale, FL 33301  
www.edsaplan.com

**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 & FLUCFCS



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

**JOHNSON  
ENGINEERING**

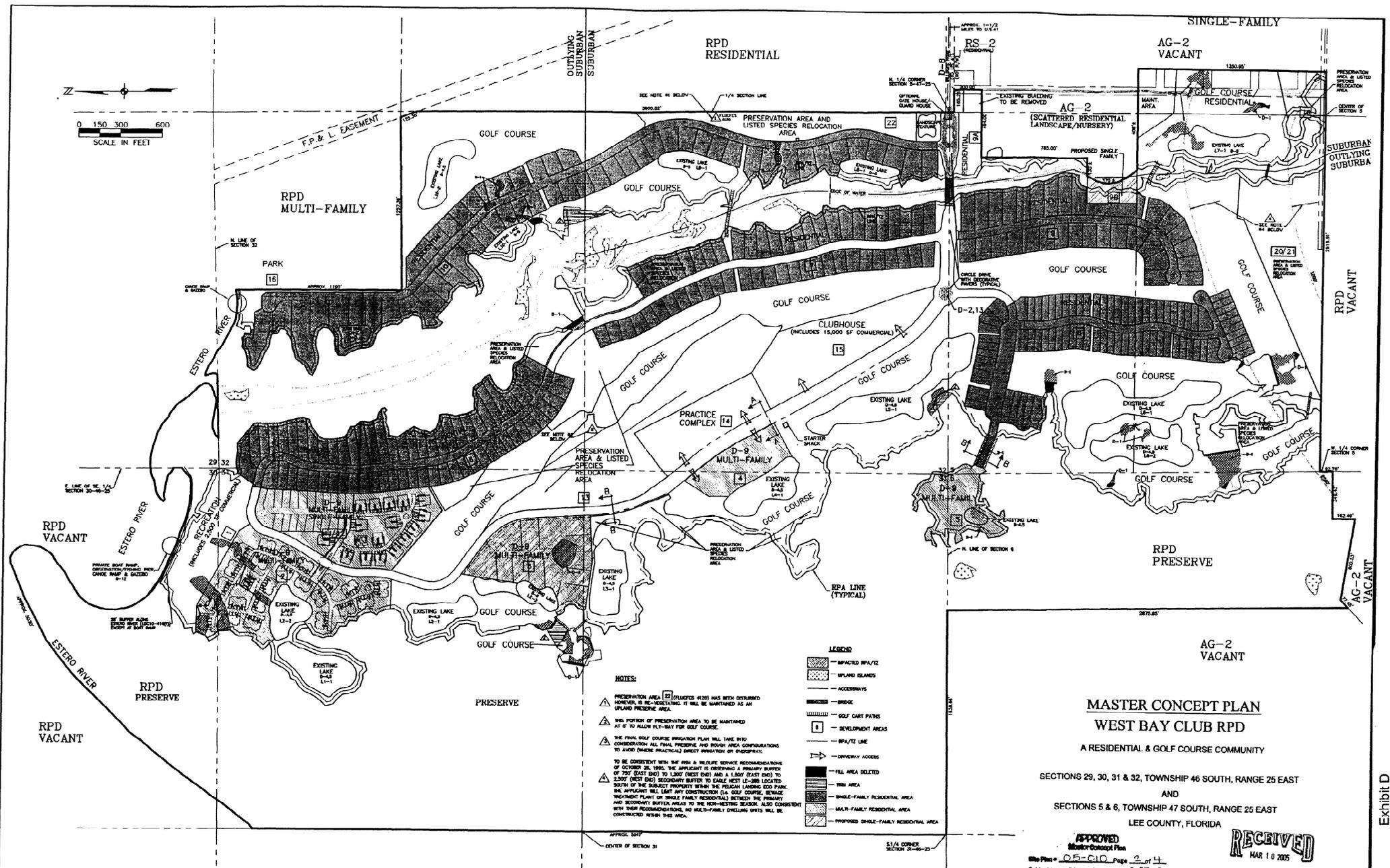
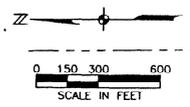
2106 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE (239) 334-3046  
FAX (239) 334-3661  
E.B. #642 & L.B. #642

APPROVED  
DATE: 03/09/05  
BY: [Signature]  
Title: [Signature]  
Subject to conditions in Resolution: 2004-010  
Case: DCI2004-00046

DCI 2004-00046

**RECEIVED**  
MAR 10 2005

SHEET  
1



**NOTES:**

- ▲ PRESERVATION AREA [22] (PLANTED AREAS) HAS BEEN ESTABLISHED HOWEVER, IF RE-VEGETATING IT WILL BE MAINTAINED AS AN UPLAND PRESERVE AREA.
- ▲ THIS PORTION OF PRESERVATION AREA TO BE MAINTAINED AT 1" TO 1/4" ALONG PERMITS FOR GOLF COURSE.
- ▲ THE FINAL GOLF COURSE IRRIGATION PLAN WILL TAKE INTO CONSIDERATION ALL FINAL PRESERVE AND POND AREA CONFIGURATIONS TO AVOID (MAKING PRACTICAL) DIRECTION OF OVERSPRAY.
- ▲ TO BE CONSISTENT WITH THE FISH & WILDLIFE RESOURCE RECOMMENDATIONS OF OCTOBER 26, 1995, THE APPLICANT IS CREATING A PRIMARY BUFFER OF 75' (EAST END) TO 1,000' (WEST END) AND A 1,000' (EAST END) TO 1,500' (WEST END) SECONDARY BUFFER TO LAKE NEST 13-2B LOCATED SOUTH OF THE SUBJECT PROPERTY WITHIN THE PELICAN LANDING GOLF PARK. THE APPLICANT WILL LIMIT ANY CONSTRUCTION (LA GOLF COURSE, TENNIS AND SECONDARY BUFFER AREAS) TO THE NON-NESTING SEASON. ALSO CONSISTENT WITH THEIR RECOMMENDATIONS, NO MULTI-FAMILY DWELLING UNITS WILL BE CONSTRUCTED WITHIN THIS AREA.

**LEGEND**

- [Pattern] IMPACTED RPA/TZ
- [Pattern] UPLAND ISLANDS
- [Pattern] ACCESSWAYS
- [Pattern] BRIDGE
- [Pattern] GOLF CART PATHS
- [Pattern] DEVELOPMENT AREAS
- [Pattern] RPA/TZ LINE
- [Pattern] DRIVEWAY ACCESS
- [Pattern] FILL AREA DELETED
- [Pattern] TRAIL AREA
- [Pattern] SINGLE-FAMILY RESIDENTIAL AREA
- [Pattern] MULTI-FAMILY RESIDENTIAL AREA
- [Pattern] PROPOSED SINGLE-FAMILY RESIDENTIAL AREA

**MASTER CONCEPT PLAN  
WEST BAY CLUB RPD**  
A RESIDENTIAL & GOLF COURSE COMMUNITY

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

APPROVED  
Master Concept Plan  
Site Plan # 05-C10 Page 2 of 4  
Subject to conditions in Resolution 1 05-C10  
Case # DC17004-000416  
RECEIVED  
MAR 10 2005  
DCI 2004-00046

4:\2004\4603\DRAWINGS\MCP\MCP-312.dwg (Sheet 1) LMC, Mar 09, 2005 - 3:10pm  
REVISIONS

NO.	DATE	DESCRIPTION

WEST BAY CLUB RPD  
LEE COUNTY, FLORIDA



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

**MASTER CONCEPT PLAN**

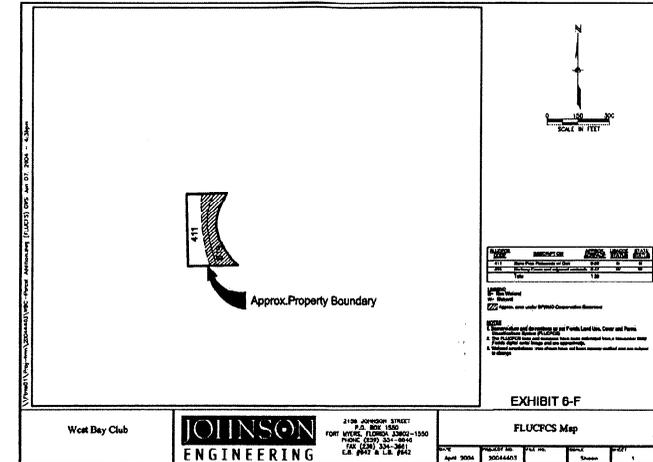
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
04/06/04	20044403	29-46-25	1" = 300'	2

	Minimum Lot			Minimum Setback				Water	Maximum Height (feet)	Number of Habitable Floors	Minimum Bldg. Separation	Subdivision	Condo	Condo
	Area (s.f.)	Depth (feet)	Width (feet)	Side (feet)	Rear (feet)	Front (feet)	Body (feet)							
RESIDENTIAL														
Single Family	5,500	100	55	5	10	20	20	45	3	10	Yes	Yes	Yes	
Two Family Attached	5,000	100	50	0	15	20	20	45	3	15	Yes	Yes	Yes	
1st Side				7.5										
2nd Side														
Zero Lot Line	4,500	80	45	0	15 <sup>(1)</sup>	15	20	45	3	4	Yes	Yes	Yes	
1st Side				4										
2nd Side														
Townhouse	2,800	80	35	0	20	20	20	45	3	** Complex Separation 20	Yes	Yes	Yes	
1st Side				0 or 10										
2nd Side														
MULTI-FAMILY														
Ground Level	10,000	100	100		20	20	25	45	3	20		Yes	Yes	
Mid-Rise	10,000	100	100		20	20	25	75	7	20		Yes	Yes	
High-Rise	10,000	100	100		20	20	25		20*	60		Yes	Yes	
CLUBHOUSE AREA	40,000	200	200	15	20	20	20	45	2	15	Yes	Yes	Yes	
PRACTICE COMPLEX	40,000	200	200	15	20	20	20	45	2	15	Yes	Yes	Yes	

**All Housing Types**  
See LDC Sections 34-1174, 34-1176, 34-2191 and 34-2194 for accessory structure setbacks  
Setbacks for Estero River: 25 feet

\* 20 Spaces over parking. All buildings over 45 feet shall provide one half foot setback from West Bay Club perimeter property line for every foot of elevation over 45 feet.  
An overall maximum of FIVE (5) high-rise buildings may be located within multi-family Pods 3, 4 and 5  
Mid-rise or ground level buildings can be clusters in multi-family Pods 2, 3, 4 and 5

\*\* Maximum number of attached units: 6

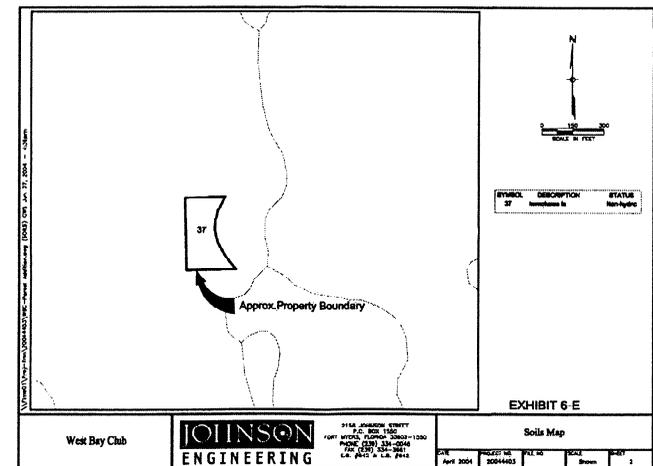


**OPEN SPACE CALCULATIONS:**

REQUIRED OPEN SPACE: 8862 AC. @ 40%	=	348.48 AC. (40%)
INDIGENOUS REQUIREMENT	=	173.25 AC. (20%)
<b>OPEN SPACE PROVIDED (AC.±)</b>	<b>MCE (AC.±)</b>	
WETLANDS	397.8	
PRESERVATION AREA 13: 22.8 AC. x 1.8M-3L.5 AC. + 32 AC(10-13) (3223G) =	40.0	
PRESERVATION AREA 18	2.6	
PRESERVATION AREA 20/21: 13.8 AC. x 1.4M (10-13) (3000D) =	20.5	
PRESERVATION AREA 22	4.3	
UPLAND ISLAND PRESERVATION AREAS	5.1	
GOLF COURSE	85.9	
GOLF COURSE BUSH	20.6	
UPLAND BUFFER AREAS	36.4	
PARKS (AREA 16)	1.0	
LANES	36.7	
RECREATIONAL AREA 1 (10.2 AC. + 80%) =	8.2	
MULTI-FAMILY POD 2:	12.8 x 13% =	1.7
MULTI-FAMILY POD 3:	8.5 x 33% =	2.8
MULTI-FAMILY POD 4:	4.7 x 33% =	1.6
MULTI-FAMILY POD 5:	8.0 x 60% =	4.8
SINGLE FAMILY POD 6:	20.3 x 10% =	2.0
SINGLE FAMILY POD 7:	24.1 x 10% =	2.4
SINGLE FAMILY POD 8:	24.8 x 10% =	2.5
RESIDENTIAL POD 9, 9A & 9B:	21.3 x 10% =	2.1
RESIDENTIAL POD 10:	44.0 x 10% =	4.4
MULTI-FAMILY POD 11 & 12:	13.8 x 13% =	1.8
PRACTICE AREA (POD 14)	7.0 x 60% =	4.2
CLUBHOUSE SITE (POD 15)	11.0 x 15% =	1.7
MAINTENANCE GOLF COURSE / FUTURE RESIDENTIAL (PODS 17 & 18) 14.3 x 40% =	5.7	
<b>TOTAL OPEN SPACE PROVIDED</b>	<b>=</b>	<b>700.8 (81%)</b>
<b>TOTAL INDIGENOUS OPEN SPACE PROVIDED</b>	<b>=</b>	<b>825.8 (81%)</b>

**SITE BREAKDOWN**

DESCRIPTION OF AREAS	AREA (IN ACRES)
Wetlands	397.8
Golf Course	85.9
Golf Course Rough	30.8
Upland Buffer Areas	36.4
Lanes	36.7
Pod 1: Recreation Area	10.2
Pod 2: Multi Family	12.8
Pod 3: Multi Family	8.5
Pod 4: Multi Family	4.7
Pod 5: Multi Family	6.0
Pod 6: Residential	26.3
Pod 7: Residential	24.1
Pod 8: Residential	24.8
Pod 9, 9A & 9B: Residential	22.4
Pod 10: Residential	44.0
Pod 11/12: Multi Family	13.8
Pod 13: Upland	28.5
Pod 14: Practice Area	7.0
Pod 15: Clubhouse	11.0
Pod 16: Park Area	1.0
Pod 17/18: Maintenance Area & Residential/Golf Course	14.3
Pod 19: Upland	2.6
Pod 20/21: Upland	12.8
Pod 22: Upland	6.3
Pod 23: Upland Island Preservation	3.1
<b>TOTAL: 886 ACRES</b>	



J:\\_20044403\DRAWINGS\MCP\MCP-DOCUMENTATION.dwg (Sheet) DWF 09/09/2005 - 3:14pm

NO.	REVISIONS

WEST BAY CLUB RPD  
LEE COUNTY, FLORIDA



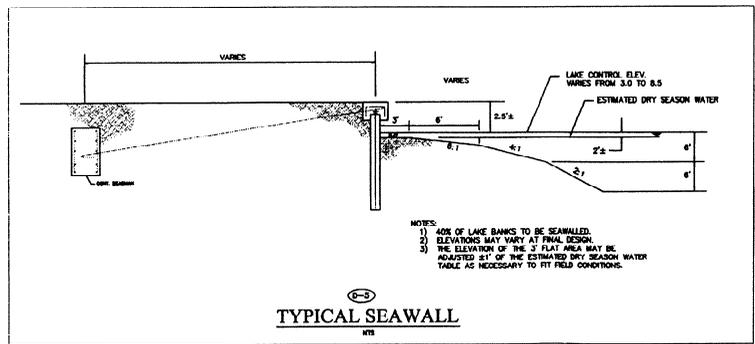
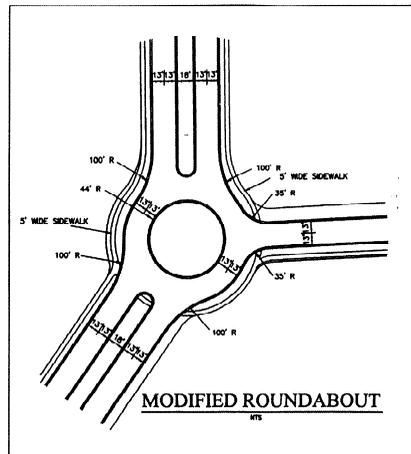
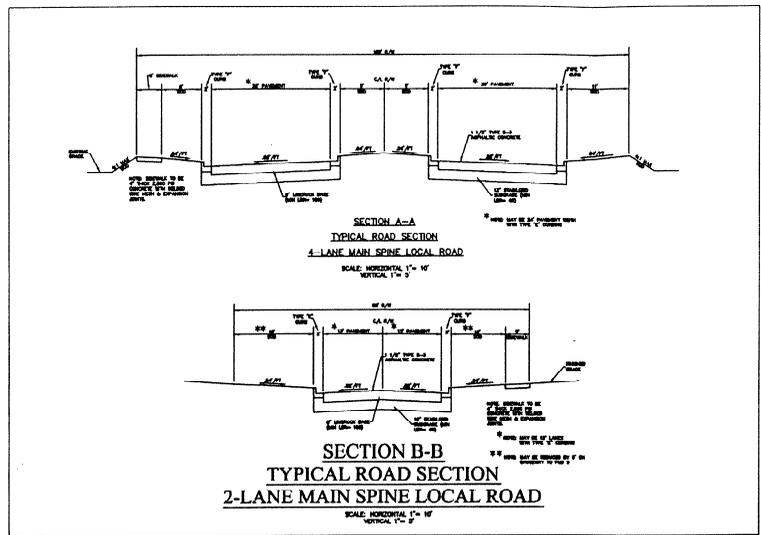
2156 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE (239) 334-0046  
FAX (239) 334-3661  
E.B. #642 & L.B. #642

DOCUMENTATION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
04/06/04	20044403	29-46-25	As Shown	3

APPROVED  
Master Concept Plan  
Site Plan # 05-010 Page 2 of 4  
Subject to conditions in Resolution 2004-010  
Case # DCJ 2004-00046

DCJ 2004-00046  
RECEIVED  
MAR 19 2005



APPROVED  
Master Contract Draw  
Site Plan - DCI-010 Page 4 of 4  
Subject to conditions in Resolution 3-25-01  
Case# DCI7004-00010

DCI 2004-00046

**RECEIVED**  
MAR 10 2005

J:\20044403\DRM\WCS\MCP\MCP-DOCUMENTATION-2.dwg (Sheet) DAE Mar 09, 2005 - 3:13pm

REVISIONS	

WEST BAY CLUB  
LEE COUNTY, FLORIDA

**JOHNSON**  
ENGINEERING

2158 JOHNSON STREET  
P.O. BOX 1050  
FORT MYERS, FLORIDA 33902-1050  
PHONE (239) 334-0046  
FAX (239) 334-3661  
E.B. #642 & L.B. #642

DOCUMENTATION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
04/06/04	20044403	28-46-25	As Shown	4