

ADMINISTRATIVE AMENDMENT FPA-98-088

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, West Bay Club Development Corporation filed an application for Final Zoning Plan Approval to a Residential Planned Development on a project known as West Bay Club, Phase 3 (f/k/a Estero Pointe) located within the West Bay Club, Estero, described more particularly as:

LEGAL DESCRIPTION: In Sections 29, 30, 31, and 32, Township 46 South, Range 25 East; and Sections 05 and 06, Township 47 South, Range 25 East, Lee County, Florida.

Beginning at the North Quarter Section corner of said Section 05, Township 47 South, Range 25 East, said point being the Northeast corner of Lot 56B of FLORIDA GULF LAND COMPANY SUBDIVISION as recorded in Plat Book 1 at Page 59, Lee County Records and run S00°40'16"E for 30.00 feet to the South right-of-way (ROW) line of Williams Road (60 feet wide);

THENCE run N89°00'18"E along said South line for 165.26 feet;

THENCE run S00°36'29" E for 200.00 feet to the Southeast corner of lands described in deed recorded in Official Record Book 2465 at Page 3044, Lee County Records;

THENCE run S89°00'18"W along the South line of said lands for 494.00 feet to an intersection with the East line of Lot 55B of said FLORIDA GULF LAND COMPANY SUBDIVISION;

THENCE run S00°47'09"E along said East line for 765.00 feet;

THENCE run S88°57'37"W for 327.43 feet to an intersection with the East line of Lot 54B;

THENCE run S00°54'02"E for 351.20 to the Southeast corner of Lot 54B;

THENCE run N89°15'52"E along the South line of Lots 55B and 56B for 653.45 feet;

THENCE run N89°15'52"E along the South line of Lot 57B for 327.60 feet;

THENCE run S00°32'41"E along the East line of Lot 40B for 1,350.95 feet;

THENCE run S89°31'44"W for 324.62 feet to the center of said Section 05, said point being the Southwest corner of said Lot 40B;

THENCE run S89°34'40"W for 2,592.29 feet to the West Quarter section corner of Section 05, said point being the Southwest corner of Lot 48B of said subdivision;

THENCE run S01°31'46"E for 92.78 feet to the Southeasterly corner of lands described in deed recorded in Official Record Book 2192 at Page 567, Lee County Records;

THENCE run along the South line of said lands the following courses:

S89°10'55"W for 349.43 feet;

S00°49'50"E for 162.49 feet;

N81°20'47"W for 600.53 feet;

S46°11'51"W for 77.45 feet;

THENCE run N01°35'45"W along the West line of said lands for 2,875.95 feet to an intersection with the North line of said Section 06;

THENCE run S88°56'02"W along the North line of said Section 06 for 1,638.66 feet to the Southwest corner of lands described in deed recorded in Official Record Book 1509 at Page 221, Lee County Records, said point also being the Southwest corner of Lot 8A of said FLORIDA GULF LAND COMPANY SUBDIVISION and the South Quarter (S¼) Section corner of Section 31, Township 46 South, Range 25 East;

THENCE run N00°22'46"W along the West line of said lands along the North/South Quarter (N/S¼) Section line for 2,656.37 feet to the Northwest corner of Lot 25A, said FLORIDA GULF LAND COMPANY SUBDIVISION;

THENCE continue N00°22'46"W along the West line of said lands and the West line of Lots 40A and 57A of said subdivision for 2,391 feet, more or less to the waters of the Estero River;

THENCE run Northeasterly, Southeasterly, Southwesterly, Southerly, Southeasterly and Northeasterly along said waters for 5,030 feet, more or less to an intersection with the East line of the Southeast Quarter (SE¼) of said Section 30, Township 46 South, Range 25 East;

THENCE run N00°32'05"W along said East line for 224 feet, more or less to said waters;

THENCE run Southeasterly, Southwesterly, Westerly and Southwesterly along said waters for 1,213 feet, more or less to an intersection with the North line of said Section 32, Township 46 South, Range 25 East, said line being the North line of Lot 49A of said FLORIDA GULF LAND COMPANY SUBDIVISION;

THENCE run N87°54'53"E along said North line for 628 feet, more or less to said waters for 485 feet, more or less to an intersection with the East line of Lot 52A, said FLORIDA GULF LAND COMPANY SUBDIVISION;

THENCE run S00°43'04"E along said East line of Lot 52A for 1,190 feet, more or less to the Southeast corner of lands described in deed recorded in Official Record Book 1807 at Page 4091, Lee County Records, said point being the Southeast corner of said Lot 52A of said subdivision;

THENCE run N88°27'02"E along the North line of Lots 44A, 43A, 42A and 41A of said FLORIDA GULF LAND COMPANY SUBDIVISION for 1,257.39 feet to an intersection with the Southwesterly line of a Florida Power and Light Company transmission line easement (100) feet wide);

THENCE run S20°51'33"E along said Southwesterly line for 125.36 feet to an intersection with the North/South Quarter (N/S¼) Section line of said Section 32;

THENCE run S00°55'33"E along said Quarter section line and along the corner of lands described in deed recorded in Official Record Book 1528 at Page 12, Lee County Records, said point also being the Southeast corner of said Lot 41A;

THENCE run S00°56'02"E along said North/South Quarter Section line and the East line of Lot 41A of said subdivision for 1,226.63 feet to the Southeast corner of lands described in deed recorded in Official Record Book 1528 at Page 12, Lee County Records, said point also being the Southeast corner of said Lot 41A;

THENCE run S00°56'02"E along said North/South Quarter Section line and the East line of Lots 24A and 9A of FLORIDA GULF LAND COMPANY SUBDIVISION for 2,644.19 feet to the POINT OF BEGINNING.

WHEREAS, the property was originally rezoned in case number 95-06-148.03Z 01.01 [with subsequent amendments in case number 95-06-148.13A 01.01 and Final Zoning Plan Approval requests in case numbers 95-06-148.04A 01.01, 95-06-148.04A 03.01 and 95-06-148.04A 04.01]; and

WHEREAS, the Department of Community Development has reviewed the submitted plans and associated documentation; and

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

WHEREAS, it is found that the only deviations being utilized as part of this Final Plan Approval relate to the approved Open Space requirements and Property Development Regulations (Deviations D-6 and D-11, respectively).

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

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

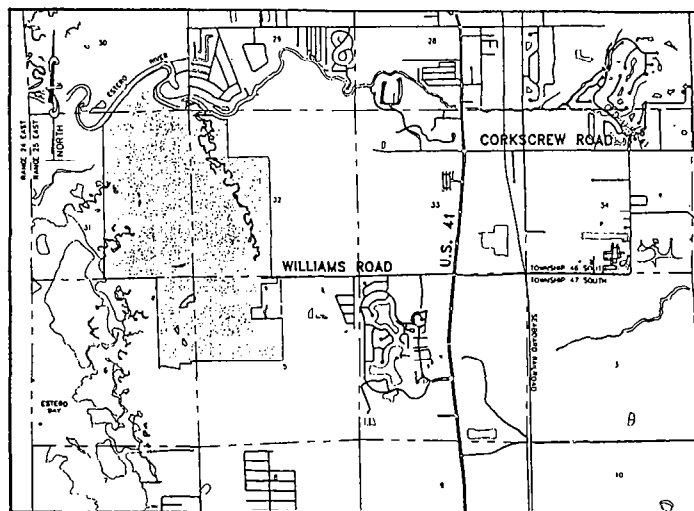
DULY SIGNED this 23<sup>rd</sup> day of February, A.D., 1999.

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

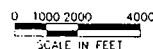
# WEST BAY CLUB

BONITA SPRINGS, LEE COUNTY, FLORIDA

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



### LOCATION MAP



PREPARED BY  
**JOHNSON ENGINEERING, INC.**  
ENGINEERS, SURVEYORS AND ECOLOGISTS  
2158 JOHNSON STREET  
POST OFFICE BOX 1550  
FORT MYERS, FLORIDA 33902  
PHONE (941) 334-0046  
FAX (941) 334-3661

APPLICANT

WEST BAY CLUB DEVELOPMENT CORPORATION  
C/O ATLANTIC GULF COMMUNITIES CORPORATION  
2601 SOUTH BAYSHORE DRIVE  
MIAMI, FLORIDA 33133  
PHONE (305) 859-4594  
FAX (305) 859-4623

## STRAP NUMBERS

29-46-25-00-0000G.0010	32-46-25-01-00009.0000
30-46-25-00-0000Z.0010	32-46-25-01-00010.0000
31-46-25-01-00001.0000	32-46-25-01-00011.0000
31-46-25-01-00002.0000	32-46-25-01-00013.0000
31-46-25-01-00003.0040	05-47-25-01-00003.0400
31-46-25-01-00003.0050	05-47-25-01-00003.040A
31-46-25-01-00003.0060	05-47-25-01-00003.040B
31-46-25-01-00003.0068	05-47-25-01-00003.040C
31-46-25-01-00003.0080	05-47-25-01-00003.040D
31-46-25-01-00003.0380	05-47-25-01-00003.0510
32-46-25-01-00003.0110	05-47-25-01-00003.0520
32-46-25-01-00003.0120	05-47-25-01-00003.054E
32-46-25-01-00003.0140	05-47-25-01-00003.0550
32-46-25-01-00003.0500	05-47-25-01-00003.055C
32-46-25-01-00004.0000	05-47-25-01-00019.0000
32-46-25-01-00004.0010	05-47-25-01-00019.0010
32-46-25-01-00004.001A	05-47-25-01-00019.0020
32-46-25-01-00005.0000	05-47-25-01-00019.0030
32-46-25-01-00006.0000	05-47-25-01-00020.0000
32-46-25-01-00007.0000	06-47-25-00-00002.0020
32-46-25-01-00008.0000	

PROJECT # 95-4-148.04M 02.0  
PROJECT TYPE 47  
ZONING

RPD (RESOLUTION # Z-96-005)

A P P R O V E D

Final Plan Approval  
For Residential Planned Development  
 Lot 10 Case # 95-06-148-01A 02 of 02  
 Subject: for general home, to be used as an FFA 95-018  
 Date 7-28-99  
 Page 1 of 3

REGISTERED PROFESSIONAL ENGINEER  
FLORIDA CERTIFICATE NO. 14154



PHASE 3  
SUBDIVISION CONSTRUCTION PLAN  
WEST BAY CLUB  
WEST BAY DEVELOPMENT CORPORATION

JOHNSON ENGINEERING, INC.  
(INCORPORATED IN THE STATE OF CALIFORNIA)  
10000 JEFFERSON AVENUE, SUITE 100, SAN DIEGO, CALIFORNIA 92120  
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