

ADMINISTRATIVE AMENDMENT PD-98-003

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

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

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

The subject property is described more particularly as:

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

A tract or parcel of land lying in Sections 29, 30, 31, and 32, Township 46 South, Range 25 East; and Sections 05 and 06, Township 47 South, Range 25 East, Lee County, Florida which tract or parcel is described as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

S89°10'55"W for 349.43 feet;

S00°49'50"E for 162.49 feet;

N81°20'47"W for 600.53 feet;

S46°11'51"W for 77.45 feet;

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

THENCE run S88°56'02"W along the North line of said Section 06 for 1,638.66 feet to the Southwest corner of lands described in deed recorded in Official

Record Book 1509 at Page 221, Lee County Records, said point also being the Southwest corner of Lot 8A of said FLORIDA GULF LAND COMPANY

SUBDIVISION and the South Quarter (S¼) Section corner of Section 31, Township 46 South, Range 25 East;

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

THENCE continue N00°22'46"W along the West line of said lands and the West line of Lots 40A and 57A of said subdivision for 2,391 feet, more or less to the waters of the Estero River;
 THENCE run Northeasterly, Southeasterly, Southwesterly, Southerly, Southeasterly and Northeasterly along said waters for 5,030 feet, more or less to an intersection with the East line of the Southeast Quarter (SE¼) of said Section 30, Township 46 South, Range 25 East;
 THENCE run N00°32'05"W along said East line for 224 feet, more or less to said waters;
 THENCE run Southeasterly, Southwesterly, Westerly and Southwesterly along said waters for 1,213 feet, more or less to an intersection with the North line of said Section 32, Township 46 South, Range 25 East, said line being the North line of Lot 49A of said FLORIDA GULF LAND COMPANY SUBDIVISION;
 THENCE run N87°54'53"E along said North line for 628 feet, more or less to said waters for 485 feet, more or less to an intersection with the East line of Lot 52A, said FLORIDA GULF LAND COMPANY SUBDIVISION;
 THENCE run S00°43'04"E along said East line of Lot 52A for 1,190 feet, more or less to the Southeast corner of lands described in deed recorded in Official Record Book 1807 at Page 4091, Lee County Records, said point being the Southeast corner of said Lot 52A of said subdivision;
 THENCE run N88°27'02"E along the North line of Lots 44A, 43A, 42A and 41A of said FLORIDA GULF LAND COMPANY SUBDIVISION for 1,257.39 feet to an intersection with the Southwesterly line of a Florida Power and Light Company transmission line easement (100) feet wide);
 THENCE run S20°51'33"E along said Southwesterly line for 125.36 feet to an intersection with the North/South Quarter (N/S¼) Section line of said Section 32;
 THENCE run S00°55'33"E along said Quarter section line and along the East line of Lot 41A of said Subdivision for 1,226.63 feet to the Southeast corner of lands described in deed recorded in Official Record Book 1528 at Page 12, Lee County Records, said point also being the Southeast corner of said Lot 41A;
 THENCE run S00°56'02"E along said North/South Quarter Section line and the East line of Lot 24A and 9A of said FLORIDA GULF LAND COMPANY SUBDIVISION for 2,644.19 feet to the POINT OF BEGINNING.

WHEREAS, the property was originally rezoned in case number 95-06-148.03Z; and

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

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

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

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

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

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

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

Approval is subject to the following conditions:

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

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

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

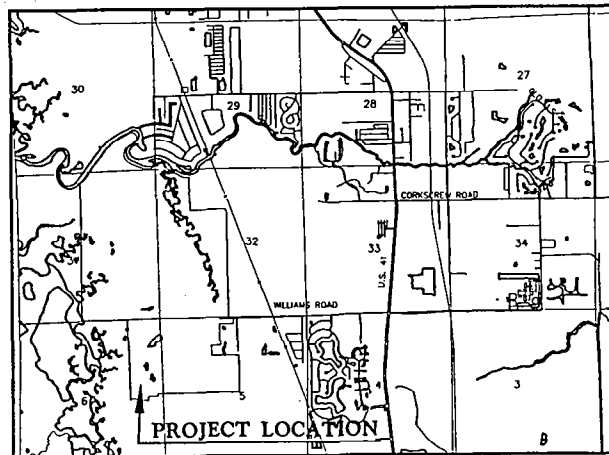
AMENDED
MASTER CONCEPT PLAN
FOR

WEST BAY CLUB RPD

SECTIONS 29/30/31/32, TOWNSHIP 46 S., RANGE 25 E.
SECTIONS 5/6, TOWNSHIP 47 S., RANGE 25 E.
BONITA SPRINGS, LEE COUNTY, FLORIDA

INDEX OF PLANS

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



LOCATION MAP

0 1000 2000 4000
SCALE IN FEET

PREPARED BY

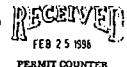
JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
2158 JOHNSON STREET
POST OFFICE BOX 1550
FORT MYERS, FLORIDA 33902
PHONE (813) 334-0046
FAX (813) 334-3661

APPLICANT

ATLANTIC GULF COMMUNITIES CORPORATION
2601 SOUTH BAYSHORE DRIVE
MIAMI, FLORIDA 33133
PHONE (305) 859-4390
FAX (D05) 859-4457

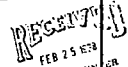
STRAP NUMBERS

29-46-25-00-00000.0010	32-46-25-01-00009.0000
30-46-25-00-00002.0010	32-46-25-01-00010.0000
31-46-25-01-00001.0000	32-46-25-01-00011.0000
31-46-25-01-00002.0000	05-47-25-01-00003.0130
31-46-25-01-00003.0040	05-47-25-01-00003.0400
31-46-25-01-00003.0050	05-47-25-01-00003.040A
31-46-25-01-00003.0060	05-47-25-01-00003.040B
31-46-25-01-00003.006B	05-47-25-01-00003.040C
31-46-25-01-00003.0080	05-47-25-01-00003.040D
31-46-25-01-00003.0380	05-47-25-01-00003.0510
32-46-25-01-00003.0110	05-47-25-01-00003.0520
32-46-25-01-00003.0120	05-47-25-01-00003.0540
32-46-25-01-00003.0140	05-47-25-01-00003.0550
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32-46-25-01-00004.0010	05-47-25-01-00019.0010
32-46-25-01-00004.001A	05-47-25-01-00019.0020
32-46-25-01-00005.0000	05-47-25-01-00019.0030
32-46-25-01-00006.0000	05-47-25-01-00020.0000
32-46-25-01-00007.0000	06-47-25-00-00002.0020
32-46-25-01-00008.0000	



ZONING

RPD
APPROVED



SITE DATA

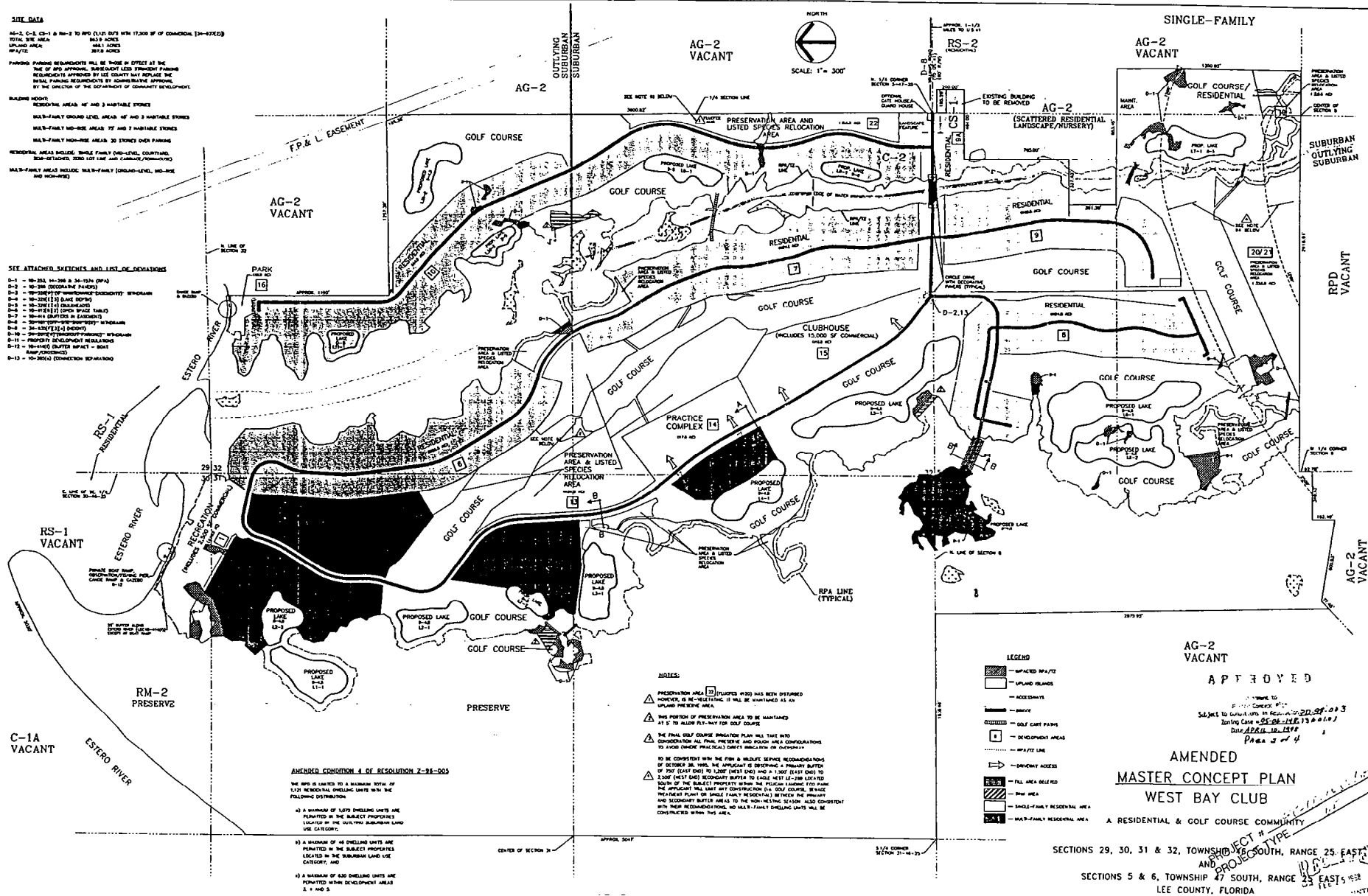
AG-2, C-2, RS-1 & RM-2 TO RPD (LUT DUP WITH 17,000 SF OF COMMERICAL [24-STORY])
 TOTAL SITE AREA 363.5 ACRES
 UPLAND AREA 363.5 ACRES
 WPA/TE 363.5 ACRES

PARKING PARKING REQUIREMENTS WILL BE MADE IN EFFECT AT THE TIME OF THE APPROVAL. THEREAFTER LESS FREQUENT PARKING REQUIREMENTS APPROVED BY THE COUNTY MAY REPLACE THE INITIAL PARKING REQUIREMENTS BY JUDICIAL REVIEW. APPROVAL BY THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

BUILDING FOOTPRINTS
 RESIDENTIAL AREAS: 40 AND 3 HARTABLE STORIES
 MULTIFAMILY GROUND LEVEL AREAS: 40 AND 3 HARTABLE STORIES
 MULTIFAMILY MID-RISE AREAS: 70 AND 7 HARTABLE STORIES
 MULTIFAMILY HIGH-RISE AREAS: 30 STORIES OVER PARKING
 RESIDENTIAL AREAS: SINGLE FAMILY (ONE-LEVEL), COURTYARD, BOM-DETACHED, 2000 LOT LINE AND CARRIAGE/HOMESIDE
 MULTIFAMILY AREAS: MULTIFAMILY (GROUND-LEVEL), MID-RISE AND HIGH-RISE

SEE ATTACHED SKETCHES AND LIST OF NOTATIONS

- D-1 - 10-200 (10-200) 24-120 (24-120)
- D-2 - 10-200 (10-200) 24-120 (24-120)
- D-3 - 10-200 (10-200) 24-120 (24-120)
- D-4 - 10-200 (10-200) 24-120 (24-120)
- D-5 - 10-200 (10-200) 24-120 (24-120)
- D-6 - 10-200 (10-200) 24-120 (24-120)
- D-7 - 10-200 (10-200) 24-120 (24-120)
- D-8 - 10-200 (10-200) 24-120 (24-120)
- D-9 - 10-200 (10-200) 24-120 (24-120)
- D-10 - 10-200 (10-200) 24-120 (24-120)
- D-11 - 10-200 (10-200) 24-120 (24-120)
- D-12 - 10-200 (10-200) 24-120 (24-120)
- D-13 - 10-200 (10-200) 24-120 (24-120)



AMENDED CONDITION 4 OF RESOLUTION 2-98-003

THE WPA IS LIMITED TO A MAXIMUM TOTAL OF 1,000 RESIDENTIAL DWELLING UNITS WITH THE FOLLOWING DISTRIBUTION:

- a) A MAXIMUM OF 1,000 DWELLING UNITS ARE PERMITTED IN THE SUBJECT PROPERTIES LOCATED IN THE OUTLYING SUBURBAN LAND USE CATEGORY; AND
- b) A MAXIMUM OF 40 DWELLING UNITS ARE PERMITTED IN THE SUBJECT PROPERTIES LOCATED IN THE SUBURBAN LAND USE CATEGORY; AND
- c) A MAXIMUM OF 500 DWELLING UNITS ARE PERMITTED WITHIN DEVELOPMENT AREAS 2, 4 AND 5.

SECTIONS 29, 30, 31 & 32, TOWNSHIP 25 SOUTH, RANGE 25 EAST
 AND
 SECTIONS 5 & 6, TOWNSHIP 27 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

AMENDED LIST OF DEVIATIONS
FEBRUARY 10, 1998

- D-1 REQUIREMENT PROHIBITING OR RESTRICTING ALTERATION OR DEVELOPMENT WITHIN RESOURCE PROTECTION AREAS (SECTIONS 10-253, 14-298 AND 34-1574), TO PERMIT:
- (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 IZ AND RPA AREAS TO FACILITATE CONSTRUCTION OF A GOLF COURSE.
- (C) CONSTRUCTION OVER VARIOUS IZ AND RPA AREAS TO FACILITATE CONSTRUCTION OF RESIDENTIAL DEVELOPMENT.
- (D) CONSTRUCTION OF A ROAD ACCESS TO UPLAND HIGHLAND FOR CONSTRUCTION OF MULTI-FAMILY TRACT.
- (E) CONSTRUCTION OF A ROAD ACCESS TO THE PROJECT SITE.
- D-2 REQUIREMENTS FOR ROAD SPECIFICATIONS [SECTION 10-286, TABLE 47(c)(3)] AND BRIDGE PAVERS AS AN ALTERNATIVE ROAD SURFACE ON A PRIVATELY MAINTAINED ROAD IN A NEW DEVELOPMENT (SECTION 10-710) TO ALLOW THE ROADWAY CONFIGURATION SHOWN ON THE ATTACHED SKETCH.
- D-3 WITHDRAWAL.
- D-4 REQUIREMENT THAT THE MAXIMUM RETENTION DEPTH FOR EXCAVATION BE 12 FEET [SECTION 10-229(c)(3)] TO A MAXIMUM EXCAVATION DEPTH OF 20 FEET WITHOUT ANY PENETRATION THROUGH IMPERVIOUS SOIL OR ROCK LAYER WHICH PRESENTLY PROHIBITS INTERMIXING OF VARIOUS WATERY STRATA.
- D-5 REQUIREMENT THAT EXCAVATION BANK SLOPES BE NO GREATER THAN 4:1 [SECTION 10-229(a)(4)] TO PERMIT 40% OF THE LAKE BANKS TO UTILIZE VERTICAL BRUSHWOODS.
- D-6 REQUIREMENT THAT RESIDENTIAL DEVELOPMENTS SHALL PROVIDE 40% OPEN SPACE FOR LARGE DEVELOPMENTS (50% OF WHICH SHALL BE INDIGENOUS) [SECTION 10-413(b)(2)] TO ALLOW THE OPEN SPACE TABLE PROVIDED.
- D-7 REQUIREMENT THAT NO PORTION OF A BUFFER AREA THAT CONSISTS OF TREES AND SHRUBS SHALL BE LOCATED IN ANY EASEMENT (SECTION 10-114) TO ALLOW PLANTED BUFFERS IN EASEMENTS.
- D-8 WITHDRAWAL.
- D-9 REQUIREMENT LIMITING THE HEIGHT OF BUILDINGS IN RESIDENTIAL PLANNED DEVELOPMENT ZONING CATEGORY WITHIN THE OUTLYING SUBURBAN LAND USE CATEGORY OF 45 FEET [SECTION 34-935(c)(1)] TO ALLOW 20 STORIES OVER PARKING FOR DEVELOPMENT AREAS 2, 3, 4 AND 5.
- D-10 WITHDRAWAL.
- D-11 DEVIATION FROM SECTION 34-935 OF THE LEE COUNTY LAND DEVELOPMENT CODE TO ALLOW THE PROPERTY DEVELOPMENT REGULATIONS FOR ESTERO PORTE RPO.
- D-12 DEVIATION FROM THE REQUIREMENT THAT A 25-FOOT WIDE BUFFER LANDWARD FROM THE MEAN HIGH WATER LINE OF ALL NON-SEAWALLED NATURAL WATERWAYS BY PROVIDED [SECTION 10-414(f)] TO ALLOW CONSTRUCTION OF A BOAT RAMP, FISHING/OBSERVATION PICK, THREE (3) GAZEBOS AND TWO (2) CANOE LAUNCHES ON THE ESTERO RIVER AND OTHER CROSSINGS ON HALFWAY CREEK AS SHOWN ON THE MASTER CONCEPT PLAN AND BOARDWALKS AS PROPOSED IN THE SINGLE FAMILY AREAS.
- D-13 DEVIATION FROM CONNECTION SEPARATION REQUIREMENTS OF SECTION 10-785 (a), TABLE 2, FOR THE EXTENSION OF WILLIAMS ROAD INTO THE PROJECT TO ALLOW CONNECTION SEPARATION AS SHOWN ON THE "MODIFIED ROUNDABOUT" ON THE MASTER CONCEPT PLAN.

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ACCESSORY APARTMENT (a)(1)
ADMINISTRATIVE OFFICE (a)(1)
ATM
BENT AND TACKLE SHOP
BANKS AND FINANCIAL ESTABLISHMENTS, Group I [Section 34-622(c)(3)]
BUSINESS SERVICES, Group I, and Group II if limited to town and garden services and swimming pool cleaning services, [Section 34-622(c)(3)]
CANOE LAUNCH
CLUBS
COUNTRY (a)(1)
PRIVATE (a)(1)
CONSUMPTION ON PREMISES [Section 34-1281]
CONVENIENCE FOOD AND BEVERAGE STORE (a)(1)
DAY CARE CENTER, CHILD (a)(1)
DRUGSTORE (a)(1), PHARMACY (a)(1)
DWELLING UNIT
SINGLE FAMILY (a)(1)
Semi-Detached (a)(1)
TWO-FAMILY ATTACHED (a)(1)
TOWNHOUSE (a)(1)
MULTIPLE FAMILY BUILDING (a)(1)
ZERO LOT LINE (a)(1)
CONDO/CARRIAGE
ENTRANCE GATES AND GATEHOUSE (a)(1)
ESSENTIAL SERVICES (a)(1)
ESSENTIAL SERVICE FACILITIES, ALL GROUPS [Section 34-622(c)(13)]
EXCAVATION - WATER RETENTION
FENCES, WALLS
FOOD AND BEVERAGE SERVICE, LIMITED (a)(1)
FOOD STORES, Group I [Section 34-622(c)(16)] including a gourmet grocery store
GIFT AND SOUVENIR SHOP (a)(1)
GOLF COURSE AND ACCESSORY FACILITIES
GOLF DRIVING RANGE AND GOLF TRAINING FACILITY
HELISTOP (a)(1)
HOME/CARE FACILITY (a)(1)
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 (a)(1)
PERSONAL SERVICES, Groups I and II [Section 34-622(c)(13)]
PHARMACY (a)(1)
POST OFFICE (a)(1)
PRIVATE BOAT RAMP AND OBSERVATION/FISHING PIER
RECREATIONAL FACILITIES
PERSONAL (a)(1)
PRIVATE (a)(1)
REAL ESTATE SALES OFFICE
RESIDENTIAL ACCESSORY USES [Section 34-622(c)(12)]
RESTAURANTS, Groups I, II and III [Section 34-622(c)(33)]
SIGNS - in accordance with Chapter 30 of Land Development Code
SPECIALTY RETAIL SHOPS, Groups I and II [Section 34-622(c)(17)]
TEMPORARY USES
TEMPORARY CONSTRUCTION TRAILER
TEMPORARY SALES CENTER
UNITS, OF HIGH IMPACT(a)(1), including time share

SITE BREAKDOWN

DESCRIPTION OF AREAS	AREA (IN ACRES)
Wetlands	397.8
Golf Course	85.9
Golf Course Rough	20.6
Upland Buffer Areas	38.4
Lakes	36.7
Pod 1: Recreation Area	10.2
Pod 2: Multi Family	12.8
Pod 3: Multi Family	9.5
Pod 4: Multi Family	4.7
Pod 5: Multi Family	6.0
Pod 6: Residential	25.3
Pod 7: Residential	24.1
Pod 8: Residential	24.8
Pod 9 & 9A: Residential	21.3
Pod 10: Residential	44.0
Pod 11/12: Multi Family	13.8
Pod 13: Upland Preservation	26.5
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 Preservation	2.8
Pod 20/21: Upland Preservation	12.8
Pod 22: Upland Preservation	6.3
Pod 23: Upland Island Preservation	3.1

PROPERTY DEVELOPMENT REGULATIONS
for
WEST BAY CLUB RPD

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

ASSOCIATIVE NOTES

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

* 20 Stories 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.

As a result maximum of six (6) high-rise buildings may be located within multi-family Pods 1, 4, and 5.

Mid-rise or ground level buildings can be clustered in multi-family Pods 2, 3, 4 & 5.

** Minimum number of attached units: 6

OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE: 864.98 AC. ± 40%	INDIGENOUS REQUIREMENT	ACRES
864.98 AC. ± 40%	345.968 AC. (40%)	
172.958 AC. (20%)		
OPEN SPACE PROVIDED (AC.±)	MC2 (AC.±)	
WETLANDS	397.8	
PRESERVATION AREA 13: 22.8 AC. ± 1.86-24.5 AC. ± 3.2 AC. [9-11] (X12)(4) =	40.0	
PRESERVATION AREA 18	3.8	
PRESERVATION AREA 20/21: 11.8 AC. ± 1.18 [9-12] (X12)(X) =	20.3	
PRESERVATION AREA 22	6.3	
UPLAND ISLAND PRESERVATION AREAS	3.1	
GOLF COURSE	85.9	
GOLF COURSE BROUGH	20.8	
UPLAND BUFFER AREAS	38.4	
PARK (AREA 15)	1.0	
LAKES	36.7	
RECREATIONAL AREA 1 (10.2 AC. ± 80%) =	8.2	
MULTI-FAMILY POD 2: 12.8 ± 15% =	1.8	
MULTI-FAMILY POD 3: 9.5 ± 15% =	1.3	
MULTI-FAMILY POD 4: 4.7 ± 15% =	0.7	
MULTI-FAMILY POD 5: 6.0 ± 15% =	0.9	
SINGLE FAMILY POD 6: 26.3 ± 10% =	2.6	
SINGLE FAMILY POD 7: 24.1 ± 10% =	2.4	
SINGLE FAMILY POD 8: 24.8 ± 10% =	2.5	
RESIDENTIAL POD 9 & 9A: 21.3 ± 10% =	2.1	
RESIDENTIAL POD 10: 44.0 ± 10% =	4.4	
MULTI-FAMILY POD 11 & 12: 13.8 ± 15% =	2.1	
PRACTICE AREA (POD 14): 7.0 ± 80% =	5.6	
CLUBHOUSE SITE (POD 15): 11.0 ± 15% =	1.7	
MAINTENANCE/ GOLF COURSE/ FUTURE RESIDENTIAL (PODS 17 & 18) 14.3 ± 40% =	5.7	
TOTAL OPEN SPACE PROVIDED	700.6 (81%)	
TOTAL INDIGENOUS OPEN SPACE PROVIDED	525.8 (61%)	

APPROVED

Notarized by:
Master Control City
Notary Public in and for the State of Florida
Notary Public - 65166-198-134-001
Date: 02/10/1998
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DOCUMENTATION
PROJECT TYPE
WEST BAY CLUB

PROJ # 95-01-15-12
FEB 25 1998
WEST BAY CLUB

