

ADMINISTRATIVE AMENDMENT (FPA) - ADD2002-00042

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 - Turtle Point Cove (Phase 2) **to change the number and type of units from 40 multiple family units to 19 single family units.**

The subject property is located in West Bay Club on Marsh Turtle Trail, described more particularly as:

LEGAL DESCRIPTION: In Section 31, Township 46 South, Range 25 East, Lee County, Florida:

See Attached Legal Description

WHEREAS, the property was originally rezoned in case number 95-06-148.03Z [with subsequent amendments in case numbers 95-06-148.13A 01.01]; 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 proposed changes reduces the number of residential dwelling units in this Phase from 40 units to 19 units; and

WHEREAS, the proposed reductions also reduces the number of vehicle trips on the local roads; 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 **to change the number and type of units from 40 multiple family units to 19 single family units is APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the two-page Final Zoning Plan, titled Construction Plans for West Bay Club, Turtle Pointe Cove, dated April, 2002, stamped received on APR 10, 2002.**
2. **Master Concept Plan ADD2002-00042 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

DULY SIGNED this 4th day of June, A.D., 2002.

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

February 6, 2002

## TURTLE POINT COVE

A portion of Tract MF-4 as depicted on the Plat of West Bay Club as recorded at Plat Book 62 at Pages 79 – 111 in the Official Records of Lee County, Florida, lying within Section 31, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the northeast corner of Tract MF-4; thence S 08°43'55"W a distance of 57.72 feet; thence S 02°54'27"W a distance of 75.00 feet; thence S 00°03'41"E a distance of 75.48 feet; thence S 02°54'27"W a distance of 391.81 feet, to the point of curvature with a tangent circular curve, concave to the east, having for its elements with radius of 1182.00 feet, a central angle of 3° 31' 27", a chord distance of 72.69 feet, a chord bearing of S 01° 08' 44" W; thence along the arc of said curve, a distance of 72.70 feet; thence S 89°24'33"W a distance of 136.67 feet; thence N 03°12'19"W a distance of 23.24 feet, to the point of curvature with a tangent circular curve, concave to the East, having for its elements a radius of 177.00 feet, central angle of 06°01'53" a chord distance of 18.63 feet, a chord bearing of N 00° 11' 22" W; thence to the North, along the arc of said curve to the right, a distance of 18.63 feet; thence N 02°49'34"E a distance of 78.15 feet; thence N 87°05'33"W a distance of 46.00 feet; thence S 02°49'34"W a distance of 53.81 feet, to the point of curvature with a tangent circular curve, concave to the West, having for its elements a radius of 13.00 feet, central angle of 38°00'22", chord distance of 8.47 feet, chord bearing of S 21° 49' 45" W ; thence to the South, along the arc of said curve to the right, a distance of 8.62 feet; thence N 90° 00' 00" W a distance of 62.85 feet; thence N 58°19'11"W a distance of 28.27 feet, to a point lying along the arc of a non-tangent circular curve (a radial line bears S 64° 24' 39" W), concave to the Southwest, having for its elements a radius of 96.00 feet, a central angle of 22°23'13"; thence to the Northwest, along the arc of said curve to the left, a distance of 37.51 feet, said arc subtended by a chord bearing N 36°46'58"W, a distance of 37.27 feet; thence N 31°40'54"E a distance of 9.72 feet; thence N 03°59'50"E a distance of 104.01 feet; thence N 03°59'50"E a distance of 38.62 feet; thence N 44°50'29"W a distance of 133.11 feet, to a point lying along the arc of a non-tangent circular curve (a radial line bears N 58° 19' 10" W), concave to the Northwest, having for its elements a radius of 1,030.00 feet, a central angle of 16°23'48"; thence to the Northeast, along the arc of said curve to the left, a distance of 294.76 feet, said arc subtended by a chord bearing N 23°28'57"E, a distance of 293.75 feet, to a point of intersection with a non-tangent curve (a radial line bears S 74° 43' 04" E), concave to the Southeast, having a radius of 120.00 feet and a central angle of 86°59'37"; thence to the Northeast, along the arc of said curve to the right, a distance of 182.20 feet, said arc subtended by a chord bearing N 58°46'48"E, a distance of 165.19 feet; thence S 77°44'22"E a distance of 152.93 feet, to the POINT OF COMMENCEMENT.

Said parcel contains 4.64 acres, more or less.

20012512/Turtle Point Cove 020602

SHEET 1 OF 2

Applicant's Legal Checked  
by gjm 5/16/02

ADD 2002-00042

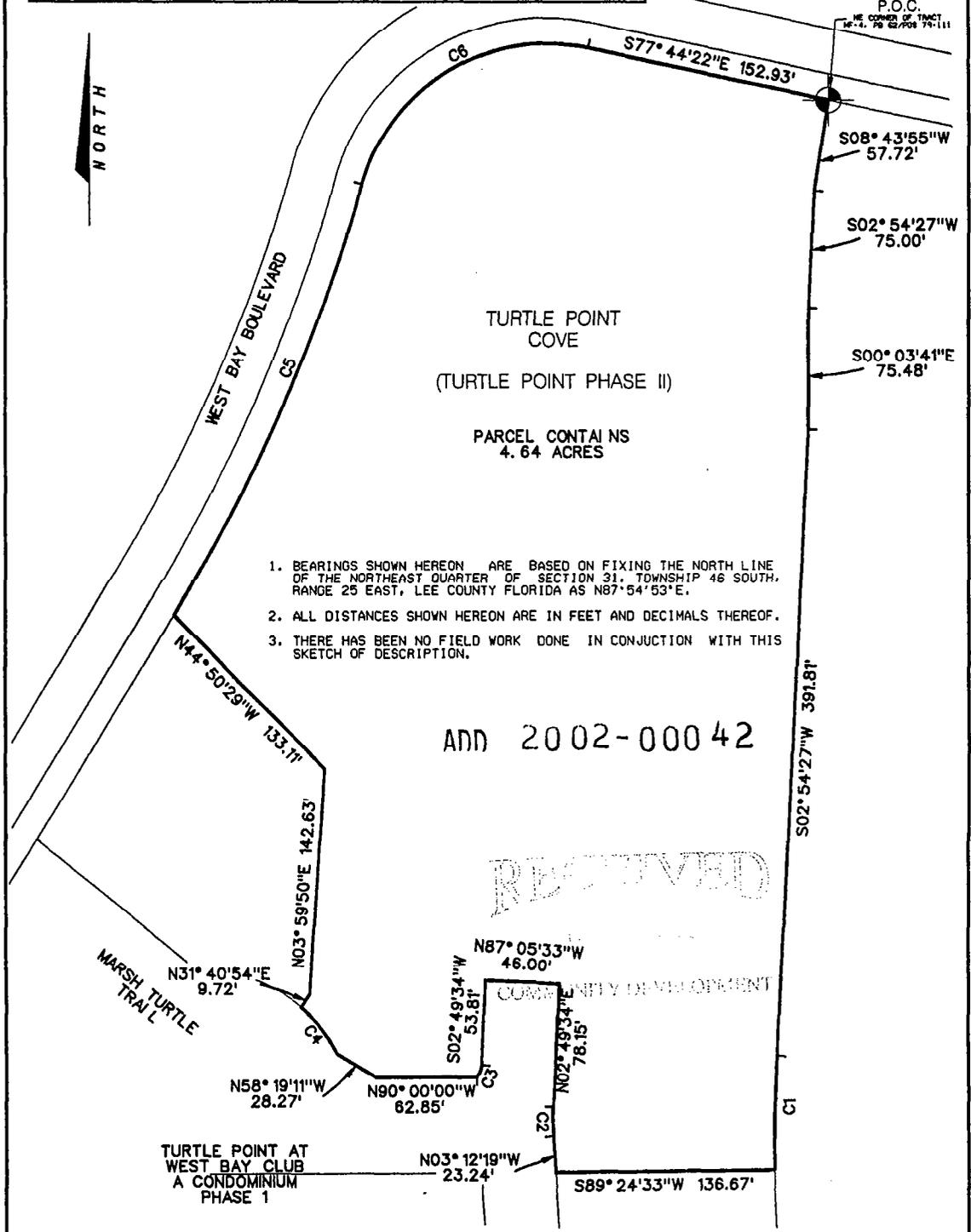
RECEIVED

MAY 16 2002

COMMUNITY DEVELOPMENT

CURVE TABLE					
ARC	RADIUS	ARC LENGTH	DELTA	CHORD	CHORD BEARING
C1	1182.00'	72.70'	3° 31' 27"	72.68'	S01° 08' 44" W
C2	177.00'	18.63'	6° 01' 53"	18.62'	N00° 11' 22" W
C3	13.00'	8.62'	38° 00' 22"	8.47'	S21° 49' 45" W
C4	96.00'	37.51'	22° 23' 13"	37.27'	N36° 46' 58" W
C5	1030.00'	284.76'	16° 23' 48"	293.75'	N23° 28' 57" E
C6	120.00'	182.20'	86° 59' 37"	165.19'	N58° 46' 48" E

THIS IS NOT A SURVEY



1. BEARINGS SHOWN HEREON ARE BASED ON FIXING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA AS N87° 54' 53" E.
2. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THERE HAS BEEN NO FIELD WORK DONE IN CONJUNCTION WITH THIS SKETCH OF DESCRIPTION.

SHEET 2 OF 2

THIS IS NOT A SURVEY

*[Signature]*

MICHAEL A. WARD (FOR THE FIRM L8642)  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE L86301

DATE SIGNED: 2/06/2002

A PORTION OF TRACT MF-4  
PLAT BOOK 62, PGS 79-111  
SECTION 31, TOWNSHIP 46 SOUTH  
RANGE 25 EAST, LEE COUNTY, FL.

JOHNSON ENGINEERING, INC.				
ENGINEERS, SURVEYORS AND ECOLOGISTS				
2158 JOHNSON STREET, P.O. BOX 1950, FORT MYERS, FLORIDA 33902-1950, PHONE (841) 334-0046 LB#0842				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
2/6/2002	20012512	31-46-25	1" = 80'	1 OF 1

# CONSTRUCTION PLANS FOR WEST BAY CLUB TURTLE POINTE COVE (A.K.A. PHASE 2)

**SECTION 5, TOWNSHIP 47 S., RANGE 25 E.  
ESTERO, LEE COUNTY, FLORIDA**

**APPLICANT**

WEST BAY CLUB DEVELOPMENT CORPORATION  
4610 WEST BAY BLVD.  
ESTERO, FL. 33928  
PHONE (941) 498-7770  
FAX (941) 498-7771

**INDEX OF PLANS**

SHEET NO.	DESCRIPTION
1	COVER
2	SITE PLAN
3	PAVING, GRADING, DRAINAGE AND UTILITY PLAN
4	PLAN AND PROFILE
5-6	ROADWAY AND DRAINAGE DETAILS
7-8	GULF ENVIRONMENTAL SERVICES DETAILS

**UTILITIES PROVIDING SERVICE**

**WATER AND SEWER**  
GULF ENVIRONMENTAL SERVICES  
19910 SOUTH PALMWAY TRAIL  
ESTERO, FLORIDA 33928  
PHONE (813) 488-1000

**TELEPHONE**  
SPRINT - FLORIDA, INC.  
P. O. BOX 2477  
NAPLES, FLORIDA 34108

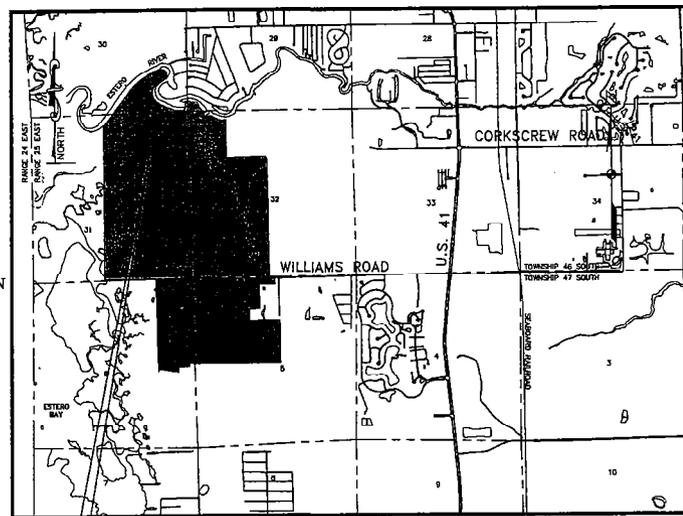
**ELECTRIC**  
FLORIDA POWER & LIGHT COMPANY  
1102 10TH AVENUE S.W.  
NAPLES, FLORIDA 33909  
PHONE (813) 363-8000

**UTILITY LOCATING SERVICE**  
BARRONS STATE ON CALL CENTER  
PHONE (800) 432-4770

**FIRE CONTROL DISTRICT**  
ESTERO FIRE PROTECTION  
AND RESCUE DISTRICT  
2025 SOUTH PALMWAY TRAIL  
ESTERO, FLORIDA 33928  
PHONE (941) 847-3472

**CABLE TELEVISION**  
SUNSHINE ONE  
501 TOWER ROAD  
NAPLES, FLORIDA 34113  
PHONE (813) 793-8800

**GARBAGE COLLECTION**  
SEIF SERVICES  
P. O. BOX 8385  
CAPE CORAL, FLORIDA 33911  
PHONE (941) 334-4113



**PROJECT  
LOCATION**

**LOCATION MAP**

0 2000 4000  
SCALE IN FEET

APRIL, 2002

**STRAP NUMBERS**

29-46-25-00-0000G.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
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	

**ZONING**

RPD (RESOLUTION # Z-96-005)

**APPROVED**

Final Plan Approval  
for *Residential Planned Development*  
Subject to Case # RPD 2002-00042  
Date *April 4, 2002*

**JOHNSON  
ENGINEERING**

2158 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE (941) 334-0046  
FAX (941) 334-3961  
E.B. #842 & L.B. #642

REGISTERED PROFESSIONAL ENGINEER  
FLORIDA CERTIFICATE NO. 14154

FORREST H. BANKS, P.E.

DATE

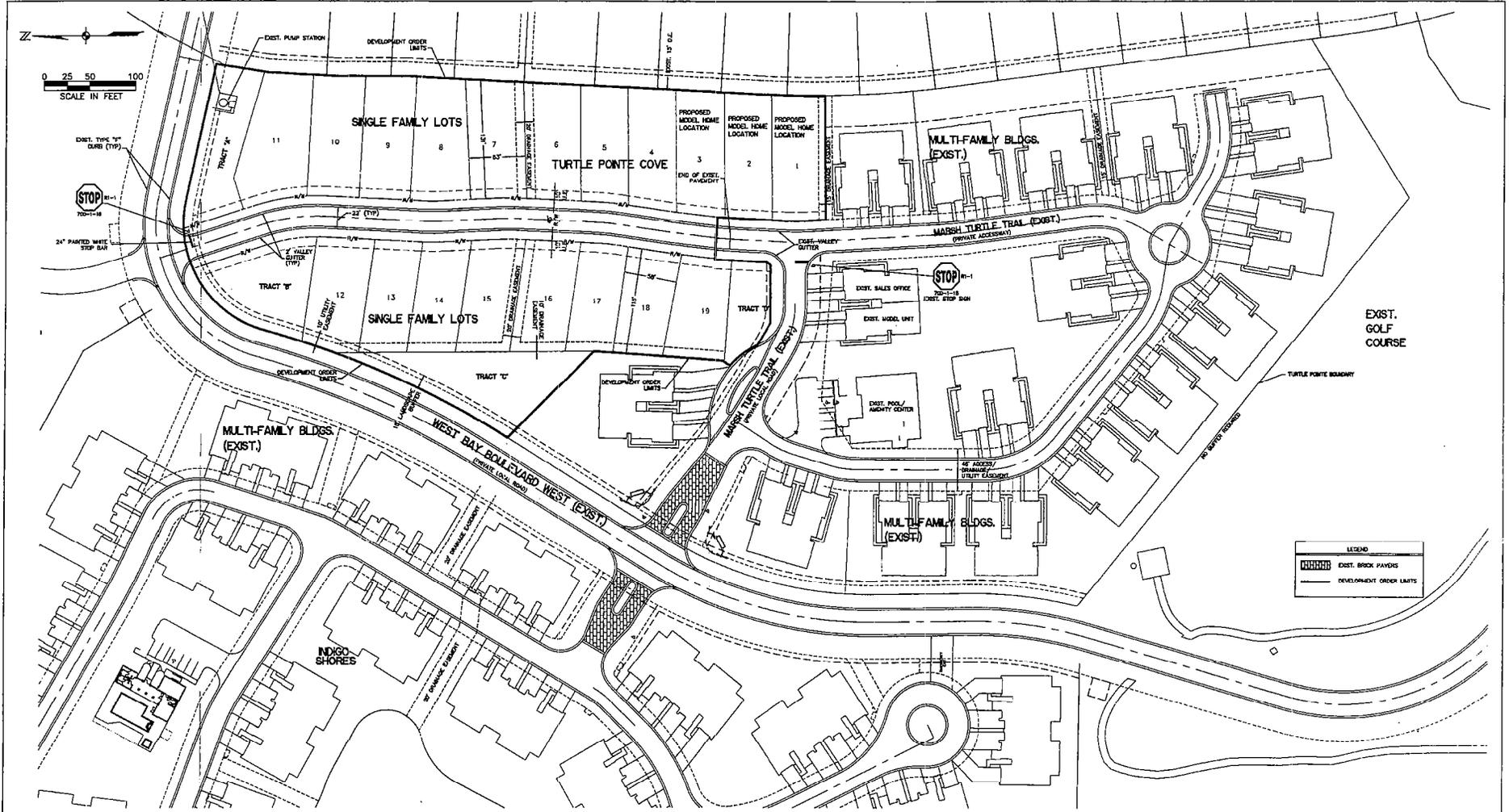
APR 10 2002

CONCRETE DEVELOPMENTS

ADD 2002-00042

SHEET

1



**GENERAL NOTES:**

1. TRACTS "A" AND "B" ARE LANDSCAPE, SIGN AND DRAINAGE ELEMENTS.
2. TRACTS "C" AND "D" ARE LANDSCAPE AND DRAINAGE ELEMENTS.

**SIGNING AND PAVEMENT MARKING NOTES:**

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH F.D.A.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION DATED 1991, F.D.A.T. ROADWAY AND TRAFFIC DESIGN STANDARDS DATED JANUARY 1994, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE LEE COUNTY DEPT. OF TRANSPORTATION.
2. PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.A.T. STANDARD SPECIFICATION SECTION 710. PARKING STALL STRIPES SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT ONLY.
3. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
4. REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
5. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH F.D.A.T. ROADWAY AND TRAFFIC DESIGN STANDARDS DATED JANUARY 1994.

MIL. ROAD CROWN ELEVATION:  
7.0'  
FINISH FLOOR ELEVATION:  
11.0 MIL. (UNLESS OTHERWISE NOTED)

**APPROVED**  
Final Plan Approval  
for **Johnson** Planned Development  
Subject to Case # 2002-00042  
Date **4/02/02**

APR 10 2002

COMMUNITY DEVELOPMENT

Apr 02, 2002 - 8:35am J:\2001\2512\2512-SITE.dwg (Layer#1)

NO.	REVISIONS

TURTLE POINTE COVE  
LEE COUNTY, FLORIDA



2158 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE (813) 334-0946  
FAX (813) 334-3881  
E.S. #842 & L.B. #842

FORREST H. OWENS, PE  
FL. CERT. NO. 14104

**SITE PLAN**  
ADD 2002-00042

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/02/02	20012512	31-46-25	As Shown	2