

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, W. Terry Cole, P.E. filed an application for administrative approval to a Residential Planned Development on a project known as Quail West Halfway House & Quail West Gatehouse for the relocation of the gatehouse and inclusion of the golf course half-way house on property located at 5950 Burnham Road, described more particularly as:

LEGAL DESCRIPTION: In Section 05, Township 48 South, Range 26 East, Lee County, Florida:

QUAIL WEST SUBDIVISION, AS RECORDED IN PLAT BOOK 56, PAGES 69 THROUGH 81, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

WHEREAS, the property was originally rezoned in Resolution Z-92-044 (with subsequent amendments in case number PD-94-28); and

WHEREAS, the subject property is located in the Moderate Density Mixed-Use/Planned Development Future Land Use Category as designated by the Bonita Springs Comprehensive Plan; and

WHEREAS, the entire Quail West development straddles the Lee-Collier county line; and

WHEREAS, Quail West received zoning approval in each county prior to development of the residential and golf community; and

WHEREAS, the applicant has requested to move the gatehouse from the Collier County portion of the project to the Lee County portion; and

WHEREAS, the proposed location of the gatehouse is at the northern edge of the property on Bonita Grande Drive; and

WHEREAS, the location of the gatehouse will not affect neighboring properties since the Worthington and Hunters Ridge developments do not have access beyond this location; and

WHEREAS, Bonita Grande Drive provides adequate stacking room for the gatehouse which will not affect residents entry to the Worthington and Hunters Ridge communities at their respective entrances approximately 1,890± feet north on Bonita Grande Drive, as shown on the attached aerial photo "Attachment A"; and

WHEREAS, the layout of the gatehouse, as shown on "Attachment B," will allow emergency vehicles to travel in 14 foot-wide lanes around the gatehouse; and

WHEREAS, the golf course half-way house is an accessory use to the golf course; and

WHEREAS, the half-way house has been included simply to put its location on the Master Concept Plan; and

WHEREAS, the applicant has provided a revised Master Concept Plan to depict the proposed locations of the relocated gatehouse and the new golf course half-way house; and

WHEREAS, a reduced copy of the revised Master Concept Plan is attached as "Attachment C;" and

WHEREAS, the Bonita Springs 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 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 administrative approval for an amendment to the Master Concept Plan to allow for the relocation of the gatehouse and include a golf course half-way house in a Residential Planned Development is **APPROVED, subject to the following conditions:**

1. **The Development must be in compliance with the amended Master Concept Plan, stamped received November 1, 2006. Master Concept Plan for ADD2006-00208 is hereby APPROVED and adopted. A reduced copy is attached hereto as "Attachment C."**
2. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

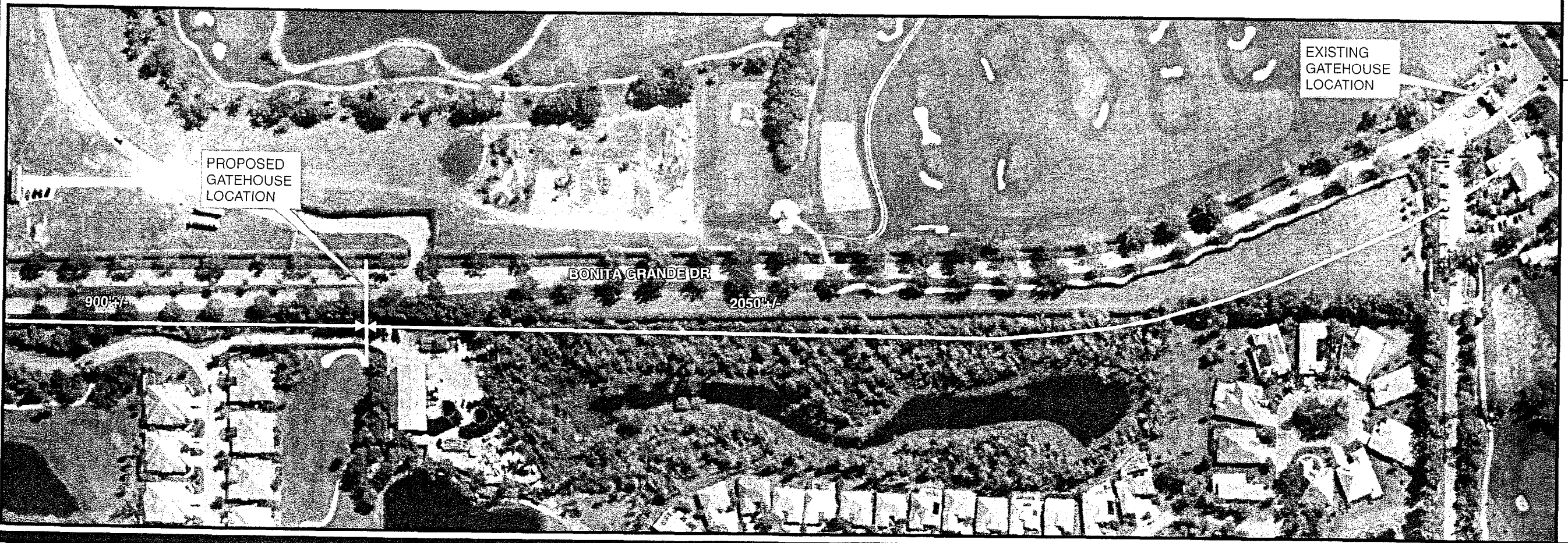
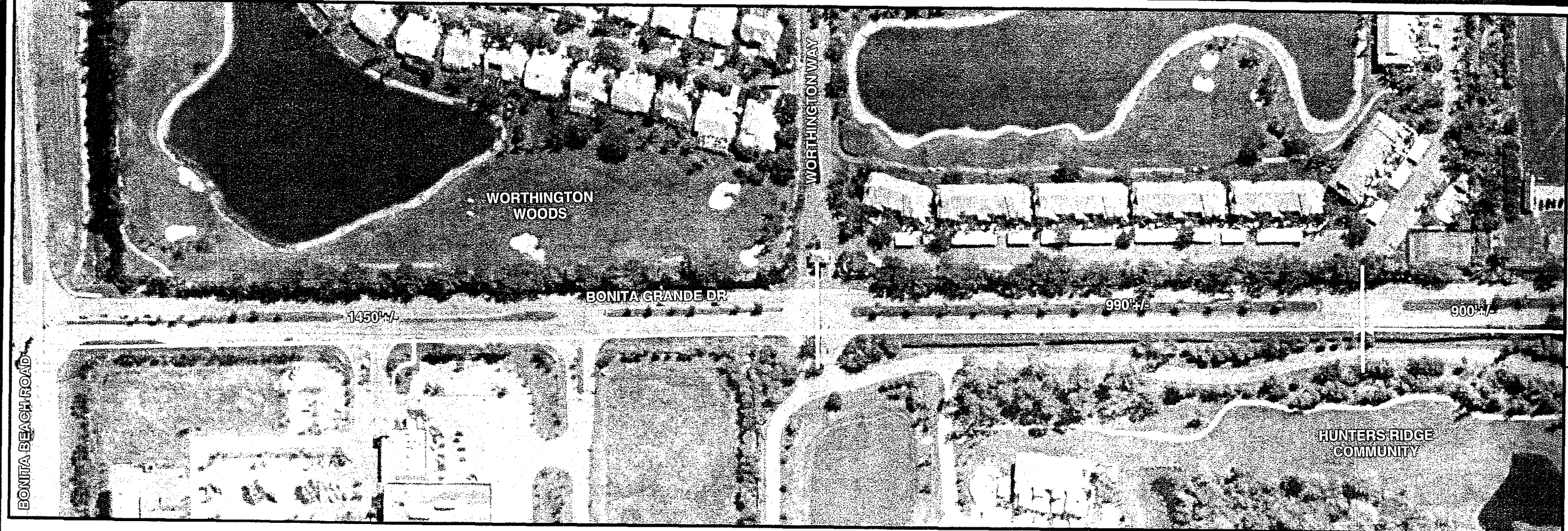
DULY SIGNED this 2nd day of November A.D., 2007.

BY: \_\_\_\_\_

Pam Houck  
Pam Houck, Director

Division of Zoning

Department of Community Development



**Vanasse  
Daylor**

Urban Planning  
Landscape Architecture  
Civil Engineering  
Traffic Engineering  
Environmental Science  
FL 346

Sources: Lee County PA & Aerials Express, Inc.  
It is the end user's responsibility to verify the data contained hereon.

**RECEIVED**  
**OCT 18 2007**  
**ZONING**

Quail West Gatehouse  
Exhibit 1 - Study Area  
Aerial Photo Date: Jan 2007  
Date: 06-29-07  
Glim Development  
24870 Burrnt Pine Drive  
Bonita Springs, FL 34134

North arrow pointing North (N), South (S), East (E), and West (W).  
Scale bar: 0 to 200 Feet.

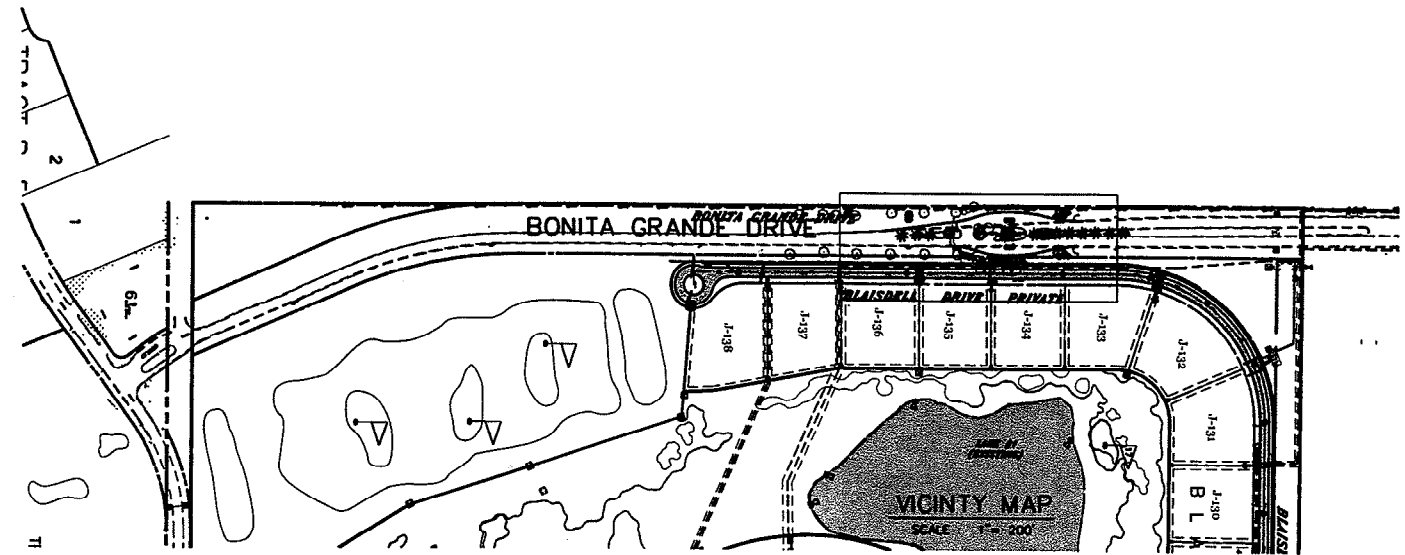
BONITA GRANDE IMPERVIOUS AREAS

EXISTING INGRESS/EGRESS: 3.48 AC  
PERVIOUS AREA(ISLANDS): 0.41 AC

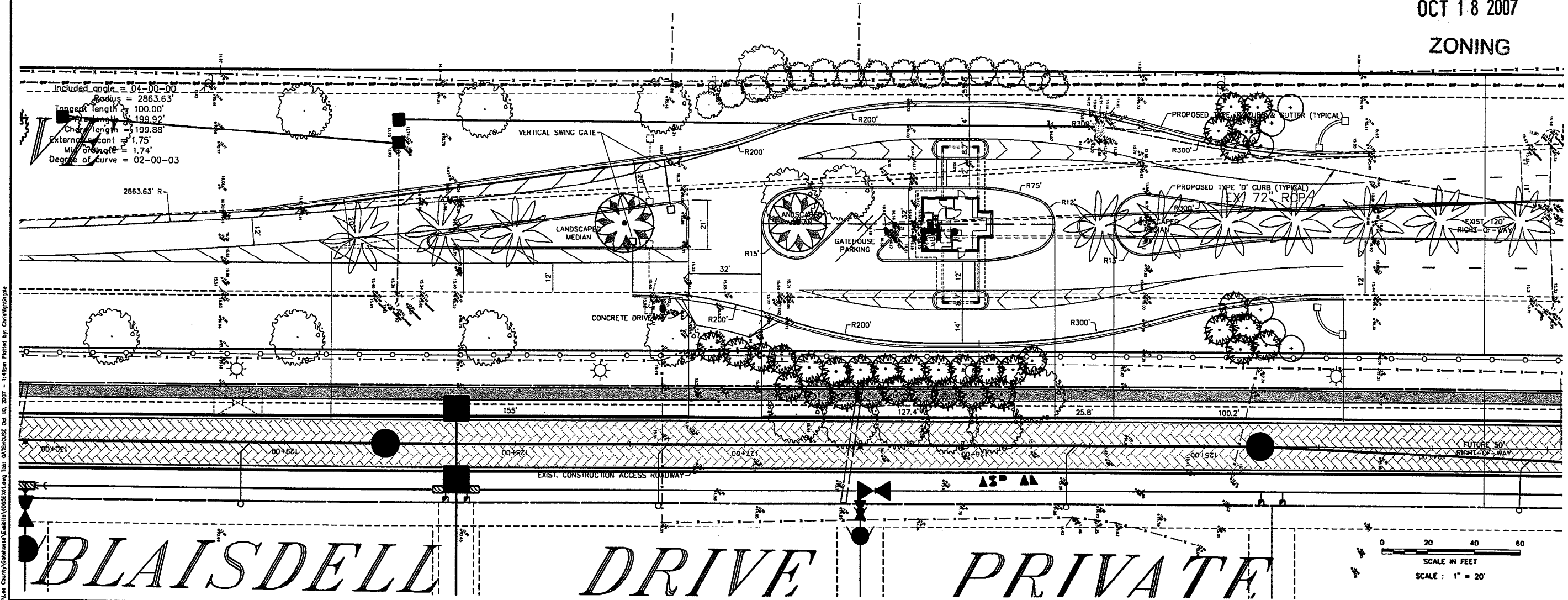
TOTAL EXISTING IMPERVIOUS AREA: 3.07

PROPOSED INGRESS/EGRESS: 3.71AC  
PERVIOUS AREA: 0.50 AC  
(ISLANDS INCLUDING GATEHOUSE)

PROPOSED IMPERVIOUS AREA: 3.20 AC



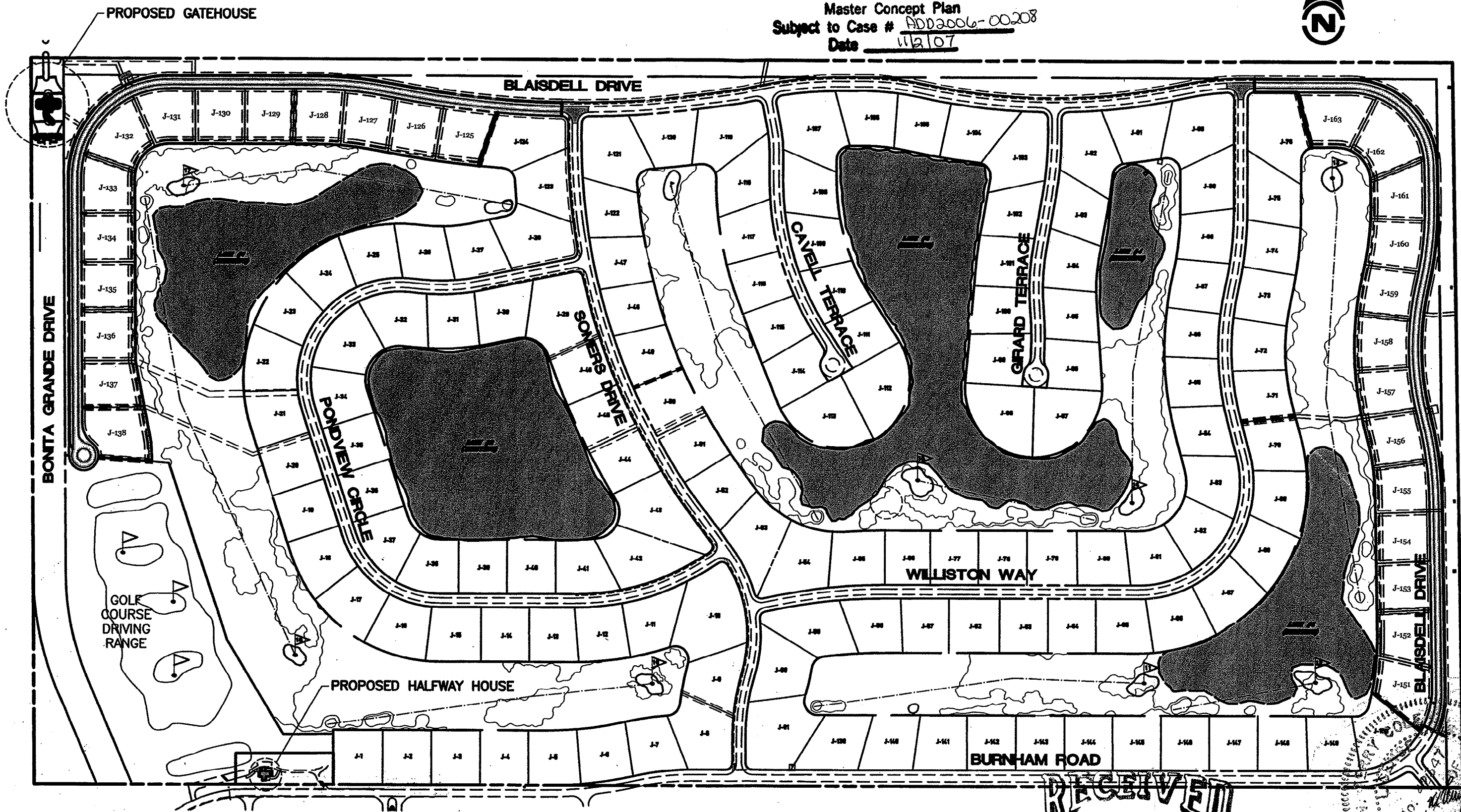
RECEIVED  
OCT 18 2007  
ZONING



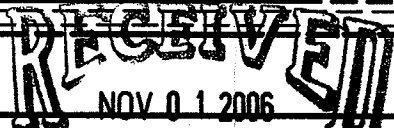
|                                                                                                                  |  |                                             |                                                                                                                                          |                                                                                                                |                                            |                                                                             |                                   |                                |
|------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------|--------------------------------|
|  <b>Lee County Gate House</b> |  | DESIGNED BY<br>W.T.C./F.F.<br>DATE<br>04/07 |  <b>HOLE MONTES</b><br>ENGINEERS-PLANNERS-SURVEYORS | 950 Encore Way<br>Naples, FL 34110<br>Phone: (239) 254-2000<br>Florida Certificate of<br>Authorization No.1772 | <b>CONCEPTUAL GATE HOUSE<br/>SITE PLAN</b> | THESE DRAWINGS ARE NOT<br>APPROVED FOR CONSTRUCTION<br>UNLESS SIGNED BELOW: | REFERENCE NO.<br><b>06026MSP0</b> | DRAWING NO.<br><b>6065EX01</b> |
|                                                                                                                  |  | DRAWN BY<br>JON<br>DATE<br>04/07            |                                                                                                                                          |                                                                                                                |                                            |                                                                             | PROJECT NO.<br><b>2006.065</b>    | SHEET NO.<br><b>1 OF 1</b>     |
|                                                                                                                  |  | CHECKED BY<br>W.T.C.<br>DATE<br>04/07       |                                                                                                                                          |                                                                                                                |                                            |                                                                             |                                   |                                |
|                                                                                                                  |  | VERTICAL SCALE<br>N/A                       |                                                                                                                                          | HORIZONTAL SCALE<br>NOTED                                                                                      |                                            |                                                                             |                                   |                                |

IN 120812006065001 Lee County Gatehouse Vicinity Map 10/10/2007 - 1:48pm Plotted by: ChrisHiggins

**APPROVED**  
Amendment to  
Master Concept Plan  
Subject to Case # ADD2006-00208  
Date 11/2/07



H:\2006\2006065\DW\Lee County\Exhibit\06eh01.dwg Tab: 11x17 Oct 27, 2006 - 9:57am Plotted by: EricNeil

|                       |                             |                                                                                                       |                                                                                                                                              |                                                                                                                 |                                                                                                                                                                                                            |                |             |
|-----------------------|-----------------------------|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------|
| DESIGNED BY<br>T.P.D. | DATE<br>10/06               |  <b>Lee County</b> |  <b>HOLE MONTES</b><br>ENGINEERS · PLANNERS · SURVEYORS | 950 Encore Way<br>Naples, FL. 34110<br>Phone: (239) 254-2000<br>Florida Certificate of<br>Authorization No.1772 |  <b>RECEIVED</b><br>NOV 01 2006<br><b>Halfway House and Gatehouse</b><br><b>Master Concept Plan</b><br>ADD 2006-00208 | CAD FILE NAME: | DRAWING NO. |
| DRAWN BY<br>E.M.N.    | DATE<br>10/06               |                                                                                                       |                                                                                                                                              |                                                                                                                 |                                                                                                                                                                                                            | 06eh01         | EXHIBIT-1   |
| CHECKED BY<br>T.P.D.  | DATE<br>10/06               |                                                                                                       |                                                                                                                                              |                                                                                                                 |                                                                                                                                                                                                            | PROJECT NO.    | SHEET NO.   |
| VERTICAL SCALE<br>N/A | HORIZONTAL SCALE<br>1"=350' |                                                                                                       |                                                                                                                                              |                                                                                                                 |                                                                                                                                                                                                            | 2006.065       | 1 OF 1      |