

West Bay Club Pod 5 Planned Development Amendment

Planning Zoning & Design Board
Public Information Meeting
July 13, 2021

▶ Applicant/Owner

West Bay Hill, LLC

▶ Planning, Engineering, Environmental

Johnson Engineering, Inc.

▶ Architecture

Garcia Stromberg / GS4 Studios

REQUEST

Amend Deviation 9 granted by Resolution Z-05-010 for the West Bay Club Residential Planned Development (RPD) to:

- revise the maximum height for Development Area Pod 5 from 20 stories over parking to 23 stories over parking
- make corresponding changes to the Property Development Regulation Table

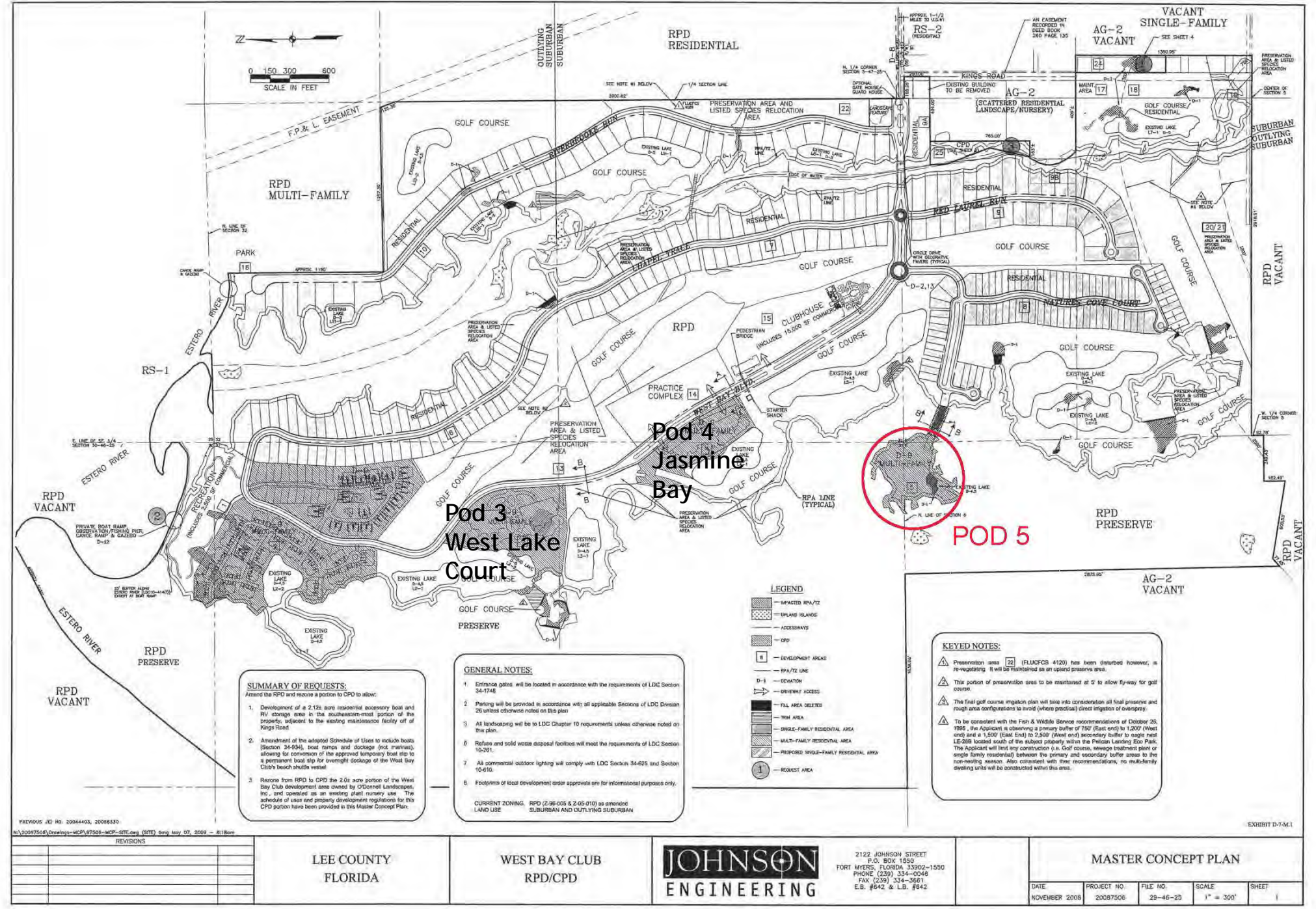
West Bay Club

▶ 866 acres

▶ 540.8 acres indigenous preserve area

▶ Subject site: Pod 5 Multifamily

5 acres



PREVIOUS JOB NO. 20064405, 20066330
 H:\2007566\Drawings-MCP\87506-MCP-SITE.dwg (SITE) 5mg May 07, 2009 - 8:18am

REVISIONS	

LEE COUNTY
FLORIDA

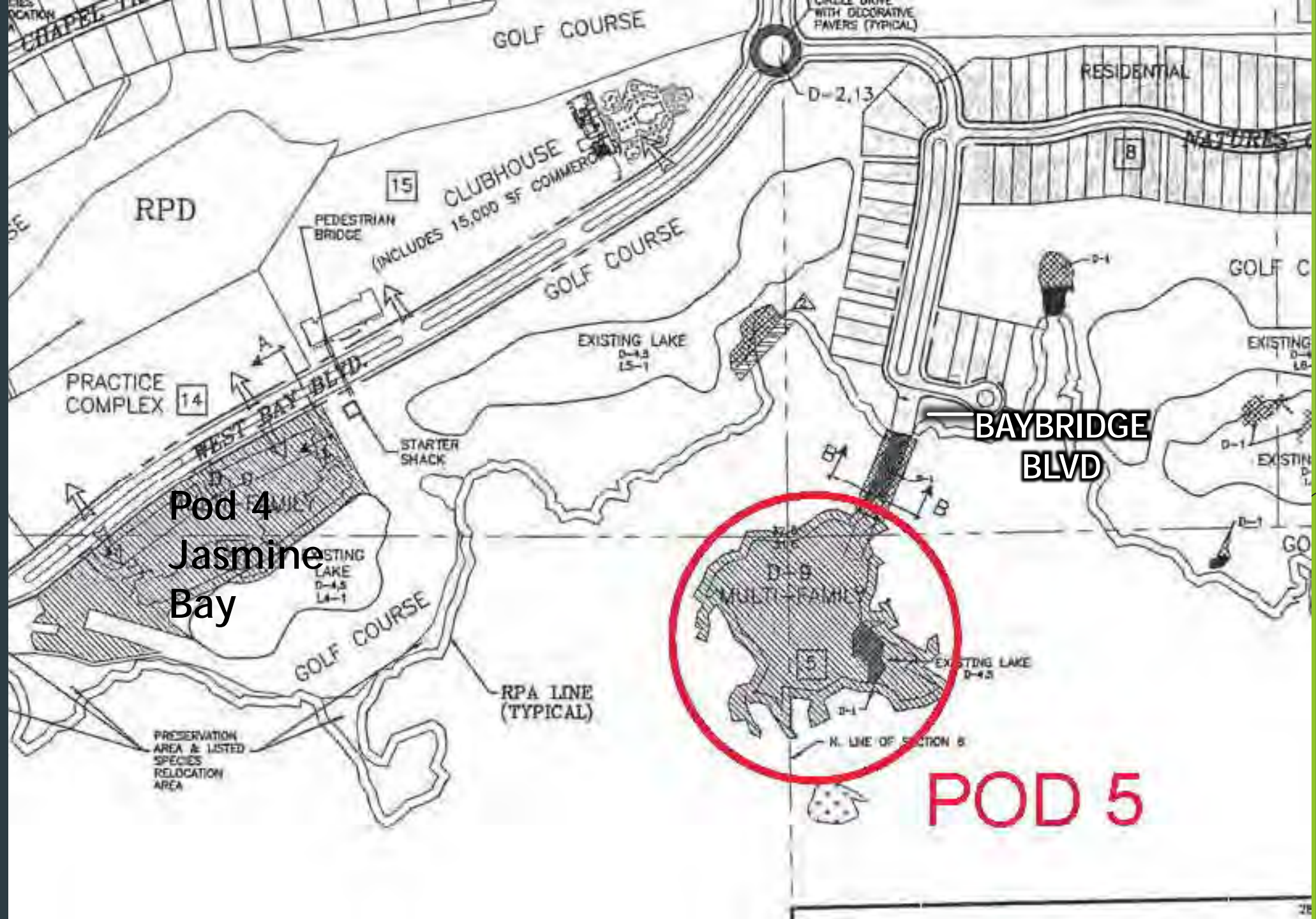
WEST BAY CLUB
RPD/CPD

JOHNSON ENGINEERING
 2122 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3681
 E.B. #642 & L.B. #642

MASTER CONCEPT PLAN				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
NOVEMBER 2008	20087506	22-46-25	1" = 300'	i

Subject site: Pod 5
Multifamily

5 acres



POD 5

LOCATION

WILLIAMS RD

SPRINGCREEK RUN
Highway Creek

CHAPEL TRACE

RED LAUREL LN

W BAY BLVD

BAYBRIDGE
BLVD

Pod 3
West Lake
Court

Pod 4
Jasmine
Bay



POD 5

WEST BAY
CLUB RPD

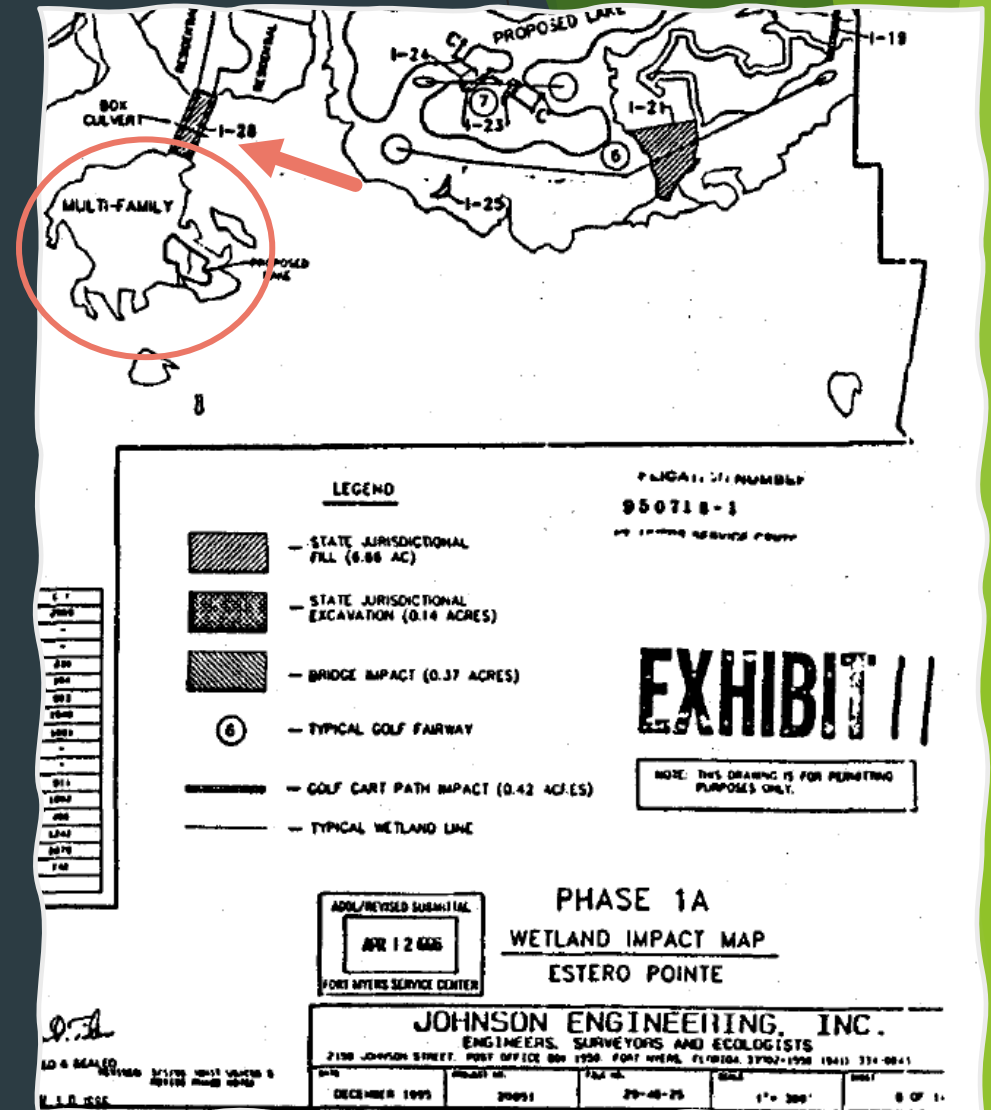


WEST BAY CLUB - ZONING HISTORY

Approval	Description
Z-96-005 Estero Pointe	1,121 units Deviation #9 allowed 20 stories over parking in Pods 3, 4, and 5
Z-05-010	1,016 units Refine Deviation #9 - 20 stories over parking and combined total 5 high rise buildings; maximum of 1 high rise building on Pod 5
ADD2005-00022	Final Plan approval for 220-unit Jasmine Bay (Pod 4) Two 20-story high rises with deviations for setbacks
Z-09-030	Amendment for residential boat/RV storage, boat ramp & dockage, rezone 2 acres from RPD to CPD
ADD2011-00087	Final Plan approval for residential boat/RV storage area

WEST BAY CLUB - PERMITTING HISTORY

- ▶ USACE Dredge and Fill Permit #199503099
- ▶ SFWMD Environmental Resource Permit #36-03098-P
- ▶ Pod 5 is upland "island," designated for Multi-family development
- ▶ Bridge to Pod 5 is constructed



West Bay Club RPD - Units Completed / Unbuilt

Development Completed in West Bay Club RPD by Area		
Development	Entire RPD (Total)	Pods 3, 4, & 5 (Subarea)
Sunset Trace (SF)	66 units	
Chapel Ridge (SF)	53 units	
Laurel Oaks (SF)	34 units	
Riverbrooke (SF)	53 units	
Nature's Cove (SF)	81 units	
Indigo Shores (MF coach homes)	92 units	
Turtle Point (MF coach homes)	64 units	
Turtle Point Cove (SF)	19 units	
Westlake Court (SF) Pod 3	25 units	25 units
Jasmine Bay (MF) Pod 4	217 units	217 units
Subtotal – Constructed Units	704 units	242 units
Total Allowed per PD zoning	Max. 1,016 units	Max. 630 units

- ▶ 312 remaining units are allowed in PD
- ▶ 88 units are proposed on Pod 5

West Bay Club RPD - Units Completed / Unbuilt

- ▶ 312 remaining units are allowed in PD
- ▶ 88 units are proposed on Pod 5
- ▶ Traffic Analysis concludes with the addition of 88 units
 - ▶ Williams Road is anticipated to operate within acceptable Level of Service
 - ▶ West Bay Club gated entrance has sufficient queue length

Request to Amend the PD

Deviations previously approved under Resolution Z-05-010

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(1)(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:

← 23 stories over parking for Pod 5.

Deviation APPROVED, SUBJECT TO the following conditions:

Pod 5 is limited to a maximum height of 220 feet and 23 stories over parking. Pods 3, 4 and 5 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.

- 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.

Requested change

Current approved: 20 STORY BUILDING

Proposed: 23 STORY BUILDING



6 UNIT FLOORPLATE - MARCH 21 (SPRING EQUINOX) - 1 HOUR BEFORE SUNSET

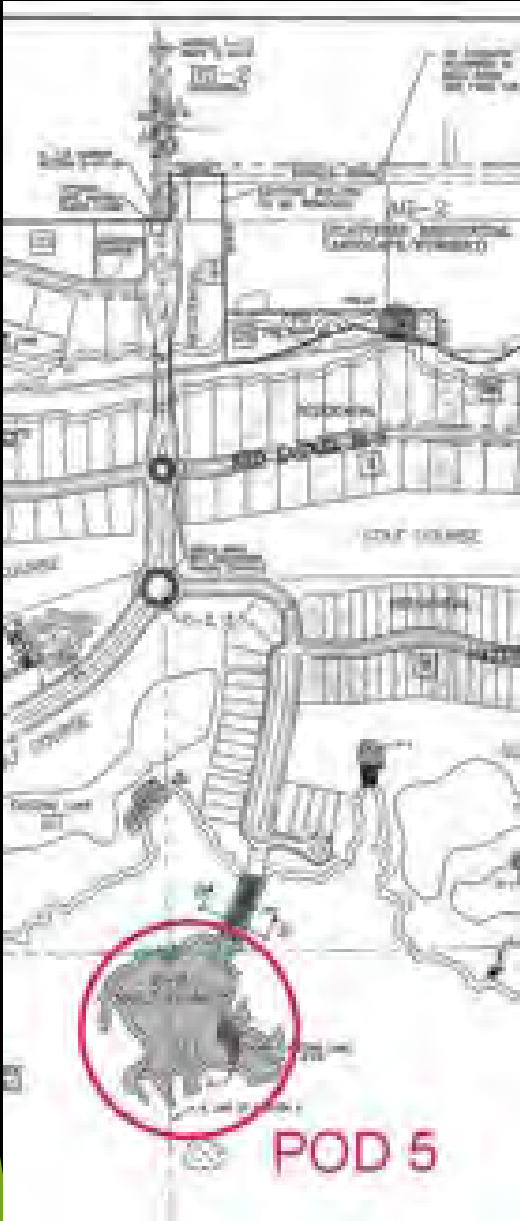


4 UNIT FLOORPLATE - MARCH 21 (SPRING EQUINOX) - 1 HOUR BEFORE SUNSET

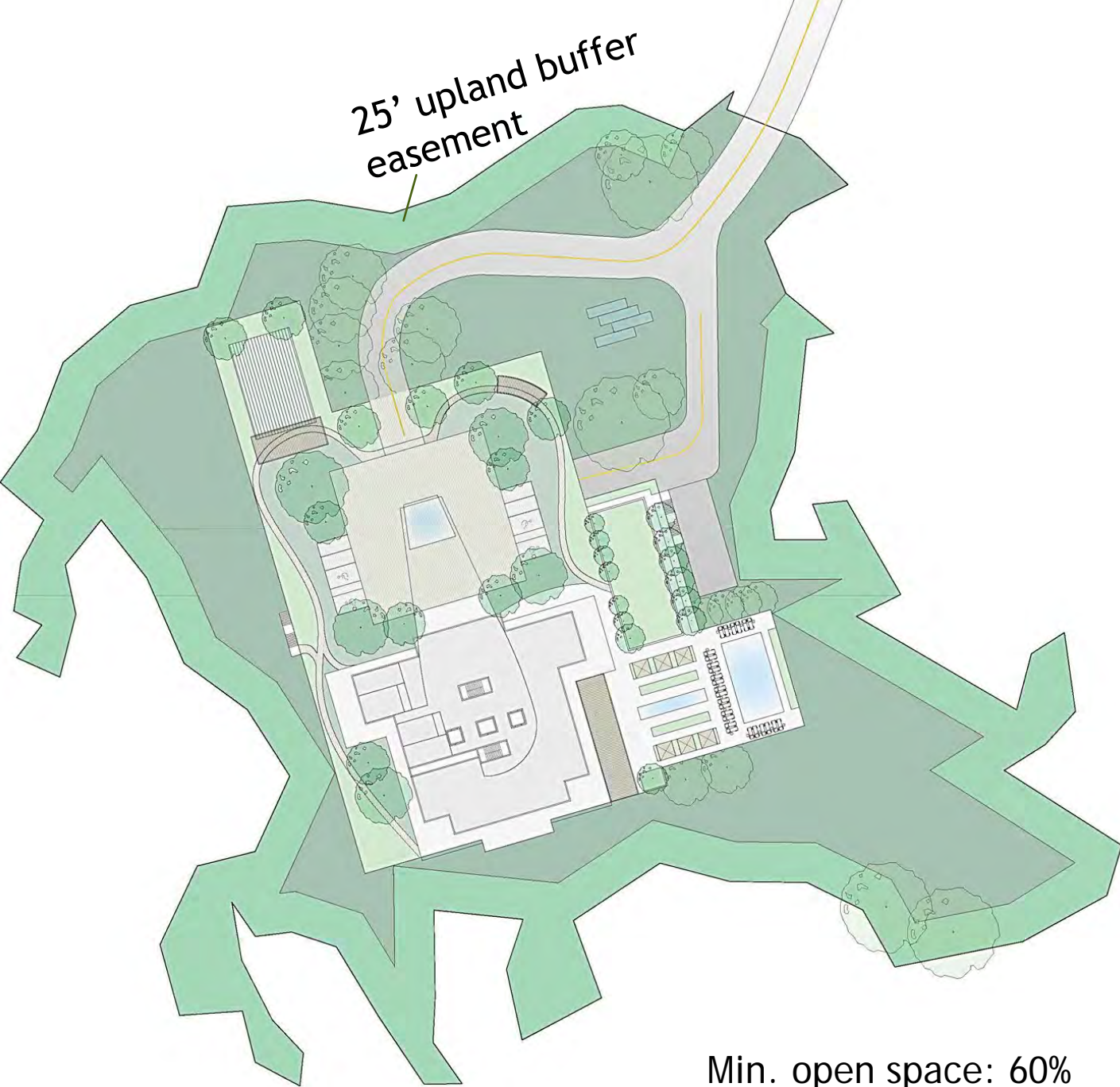
6 units per floor @ 20 stories

4 units per floor @ 23 stories

SITE PLAN



POD 5



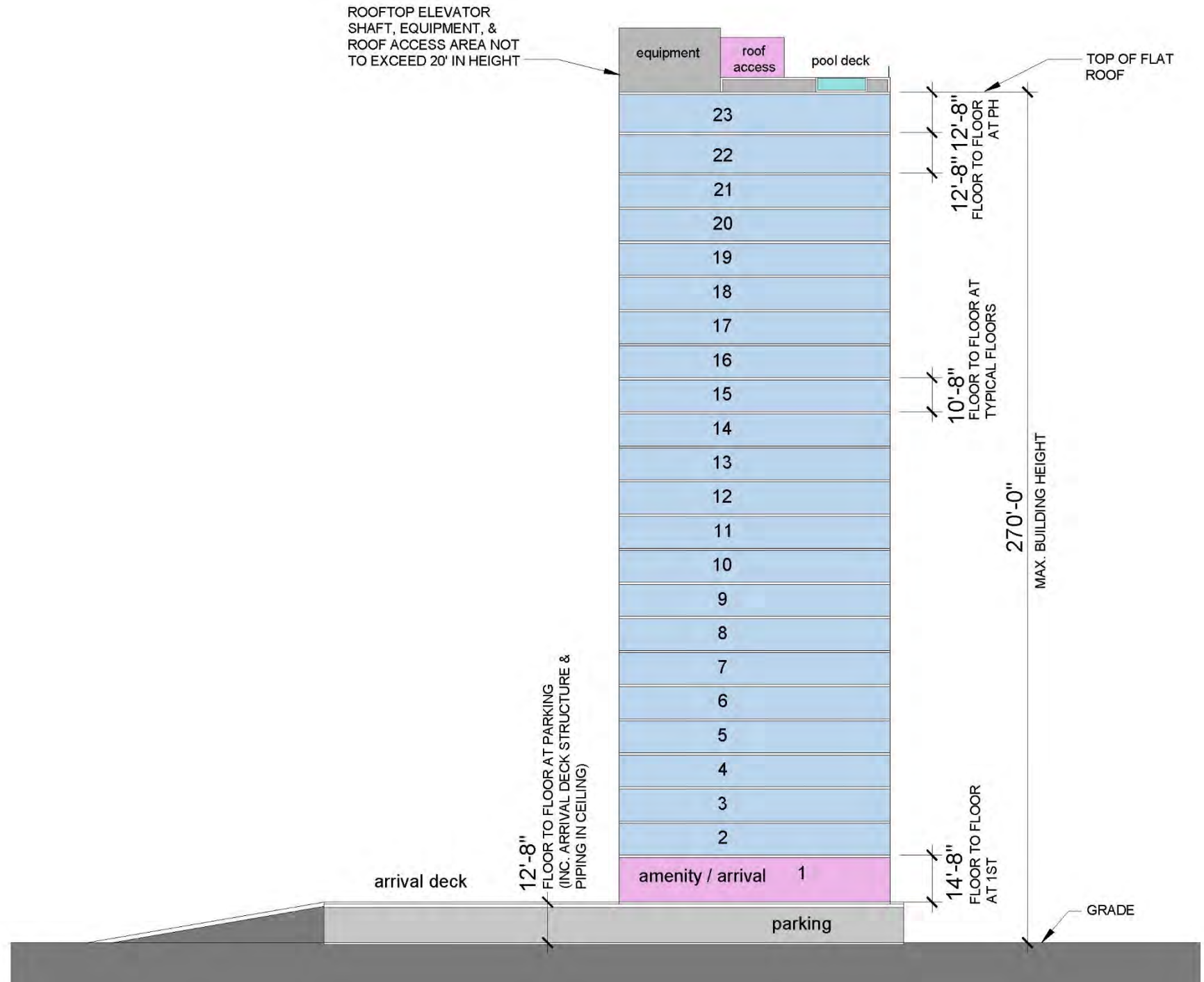
Min. open space: 60%

MODEL VIEWS



QUALITY DESIGN

- ▶ 23 floors over 1 level of parking
- ▶ Reduced from 6 to 4 units per floor
- ▶ Increased to 10'-8" typical floor to ceiling height
- ▶ 2 penthouse levels with 12'-8" floor to ceiling height
- ▶ Grade to top of roof: 270'



RENDERED VIEWS



SHADOW STUDY

March 21 (Spring Equinox - 1 hour before sunset)

ORIGINAL 20 STORY BUILDING



6 UNIT FLOORPLATE - MARCH 21 (SPRING EQUINOX) - 1 HOUR BEFORE SUNSET

PROPOSED 23 STORY BUILDING



4 UNIT FLOORPLATE - MARCH 21 (SPRING EQUINOX) - 1 HOUR BEFORE SUNSET

SHADOW STUDY

December 22 (Winter Solstice - 1 hour before sunset)

ORIGINAL 20 STORY BUILDING



6 UNIT FLOORPLATE - DECEMBER 22 (WINTER SOLSTICE) - 1 HOUR BEFORE SUNSET

PROPOSED 23 STORY BUILDING



4 UNIT FLOORPLATE - DECEMBER 22 (WINTER SOLSTICE) - 1 HOUR BEFORE SUNSET

SUMMARY

- ▶ Max. 1,016 units allowed in West Bay Club
- ▶ 312 remaining unbuilt units
- ▶ Pod 3, 4, and 5 are allowed to develop with 20 stories over parking and combined total 5 high rise buildings
- ▶ 2 high rise buildings complete on Pod 4 – Jasmine Bay
- ▶ Pod 5 is the one remaining unbuilt tract

SUMMARY

- ▶ Pod 5 is zoned and permitted for Multi-family development; limited to 1 high rise
- ▶ Amendment is specific to Pod 5 to increase from 20 to 23 stories over parking
- ▶ Additional floors allow a more slender design - 4 units per floor versus bulkier 6 unit-per-floor design
- ▶ Result is fewer units and more exclusive product, total of 88 units versus 120 units

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QUESTIONS