

# West Bay Club Pod 5 Planned Development Amendment

Planning Zoning & Design Board  
Public Hearing  
September 28, 2021

▶ Applicant/Owner

*West Bay Hill, LLC*

▶ Planning, Engineering, Environmental

*Johnson Engineering, Inc.*

▶ Architecture

*Garcia Stromberg / GS4 Studios*

## PUBLIC INFORMATION MEETING

- ▶ July 13, 2021 Planning Zoning & Design Review Board
  - ▶ Consider West Bay Club architectural style and Mediterranean style application to high rise
  - ▶ Additional shadow studies requested

## COMMUNITY OUTREACH

- ▶ July 7, 2021 meeting @ Jasmine Bay
- ▶ Over 50 residents attended
- ▶ Community email blast sharing video/info

# 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

# Request to Amend the PD (Sheet 3 of MCP)

## 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(f)(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:

Deviation APPROVED, SUBJECT TO the following conditions:

- 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.

← 23 stories over parking for Pod 5.

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

not to exceed 270 feet (with an additional 20 feet for rooftop equipment).

# Request to Amend the PD (Sheet 2 of MCP)

## PROPERTY REGULATIONS

	Minimum Lot			Minimum Setback				Water	Maximum Height (feet)	Number of Habitable Floors	Minimum Bldg. Separation	Subdivision	Condo
	Area (s.f.)	Depth (feet)	Width (feet)	Side (feet)	Rear (feet)	Road (feet)	Body (feet)						
<b>RESIDENTIAL</b>													
Single Family	5,500	100	55	5	10	20	20	45	3	10	Yes	Yes	
Two Family Attached 1st Side 2nd Side	5,000	100	50	0 7.5	15	20	20	45	3	15	Yes	Yes	
Zero Lot Line 1st Side 2nd Side	4,500	80	45	0 4	15 <sup>(*) (**)</sup>	15	20	45	3	4	Yes	Yes	
Townhouse 1st Side 2nd Side	2,800	80	35	0 0 or 10	20	20	20	45	3	** Complex Separation 20	Yes	Yes	
<b>MULTI-FAMILY</b>													
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 (Pod 2,3,4)	10,000	100	100		20	20	25		20*	60		Yes	
High-Rise (Pod 5)	10,000	100	100		20	20	25		23*	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	
CPD	-	-	-	25	25	25	25	35	1	25	No	-	

Revision underlined

Revision underlined

### ALL HOUSING TYPES

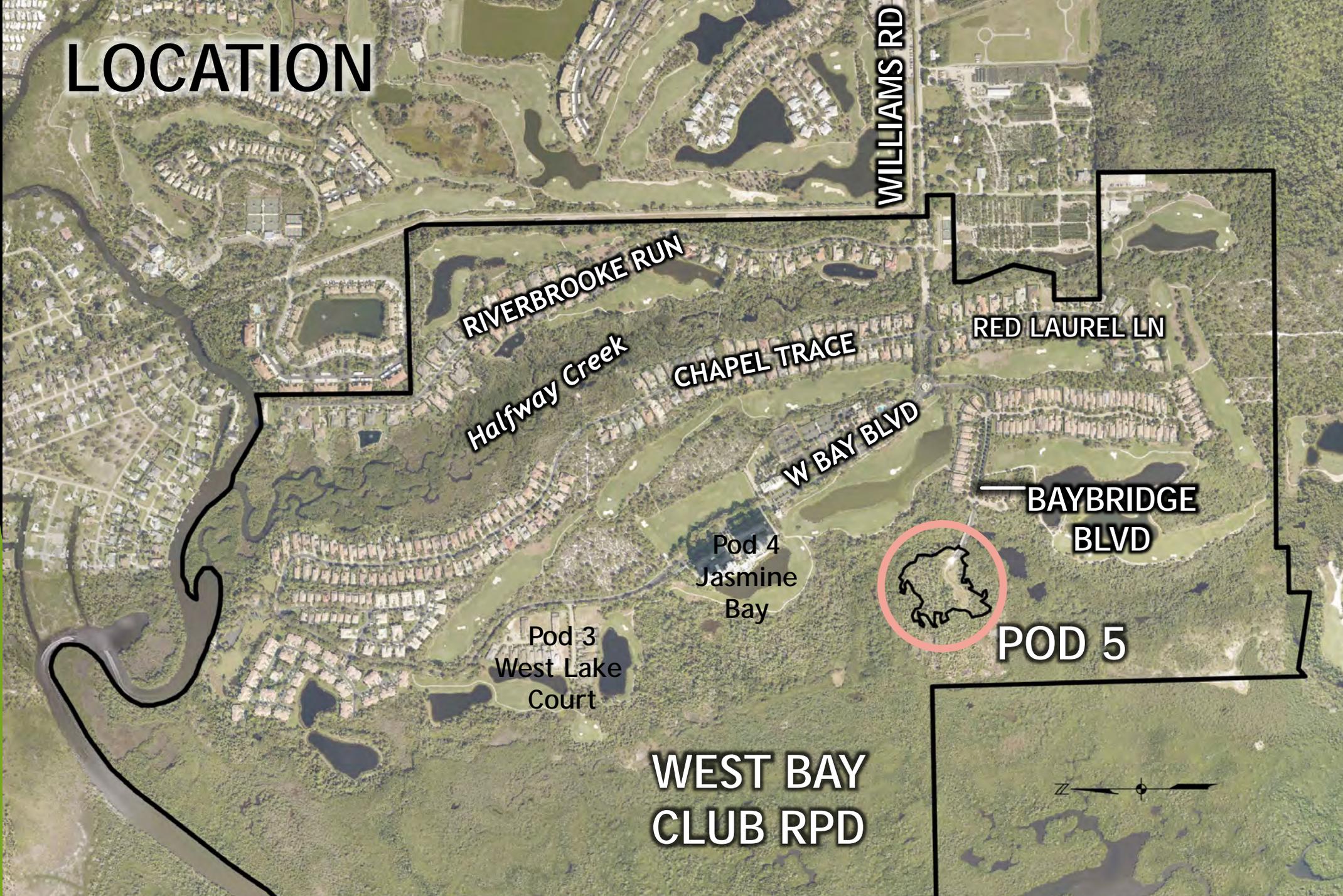
SEE LDC SECTIONS 34-1174, 34-1176, 34-2191 AND 34-2194 FOR ACCESSORY STRUCTURE SETBACKS  
SETBACKS FOR ESTERO RIVER: 25 FEET

\*AS ADOPTED UNDER RESOLUTION Z-96-005 AND Z-05-010, AS AMENDED.

- 1) \*20 STORIES OVER PARKING. ALL BUILDINGS OVER 45 FEET SHALL PROVIDE ONE HALF FOOT SETB FROM WEST BAY CLUB PERIMETER PROPERTY LINE FOR EVERY FOOT OF ELEVATION OVER 45 FEET.
- 2) AN OVERALL MAXIMUM OF FIVE (5) HIGH-RISE BUILDINGS MAY BE LOCATED WITHIN MULTI-FAMILY PODS 2, 3, 4 AND 5.
- 3) MID-RISE OR GROUND LEVEL BUILDINGS CAN BE CLUSTERS IN MULTI-FAMILY PODS 2, 3, 4 AND 5
- 4) \*\* MAXIMUM NUMBER OF ATTACHED UNITS: 6

for Pod 2,3,4. 23 stories over parking for Pod 5.

# LOCATION



WILLIAMS RD

RIVERBROOKE RUN

Halfway Creek

CHAPEL TRACE

W BAY BLVD

RED LAUREL LN

BAYBRIDGE BLVD

Pod 4  
Jasmine Bay

Pod 3  
West Lake Court

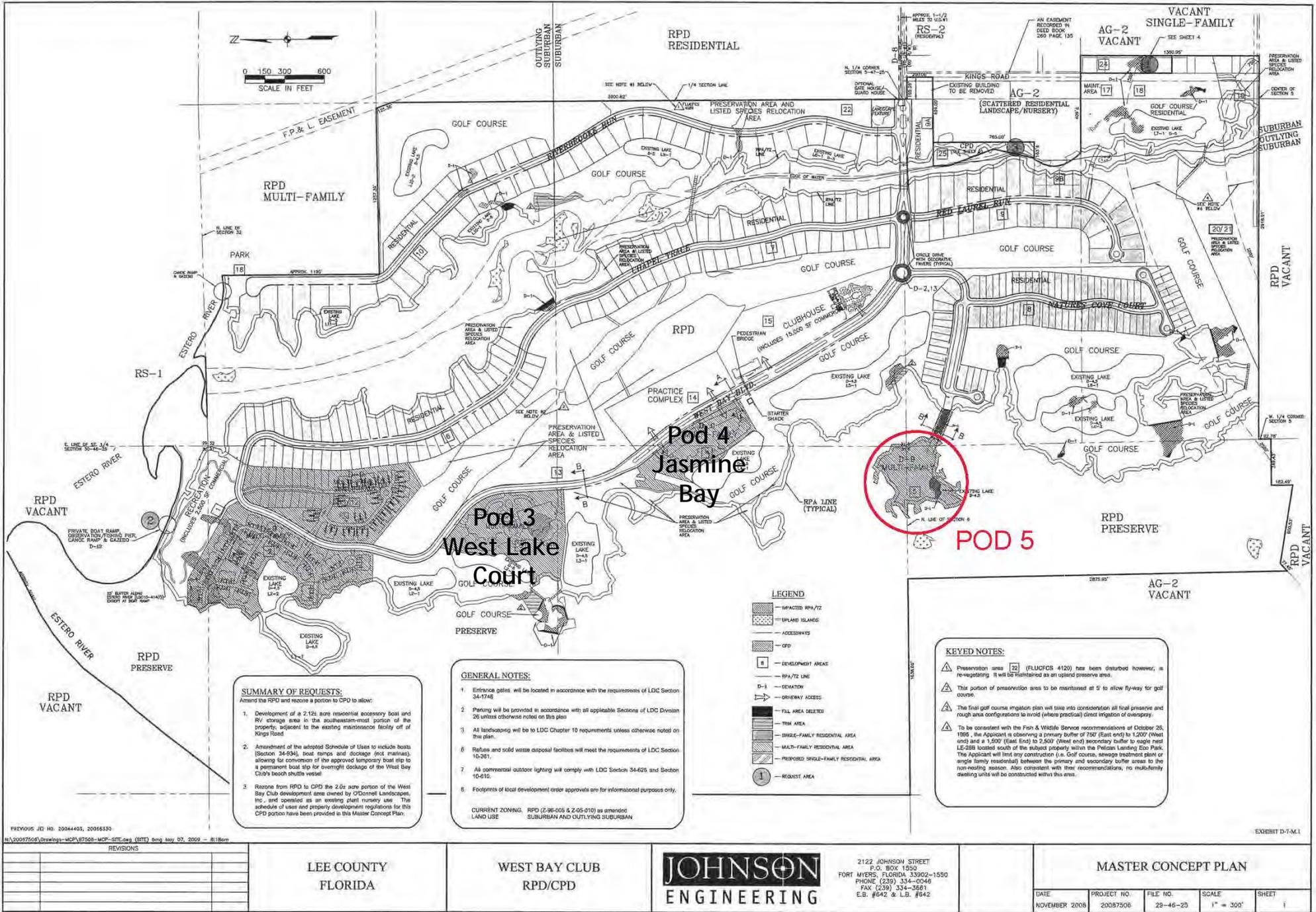
POD 5

WEST BAY CLUB RPD



# West Bay Club

- ▶ 866 acres
- ▶ 540.8 acres indigenous preserve area
- ▶ Subject site: Pod 5 Multifamily
- 5 acres



PREVIOUS JOB NO. 20064403, 20066330  
N:\2007566\Drawings-MCP\87506-MCP-SITE.dwg (SITE) Only 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

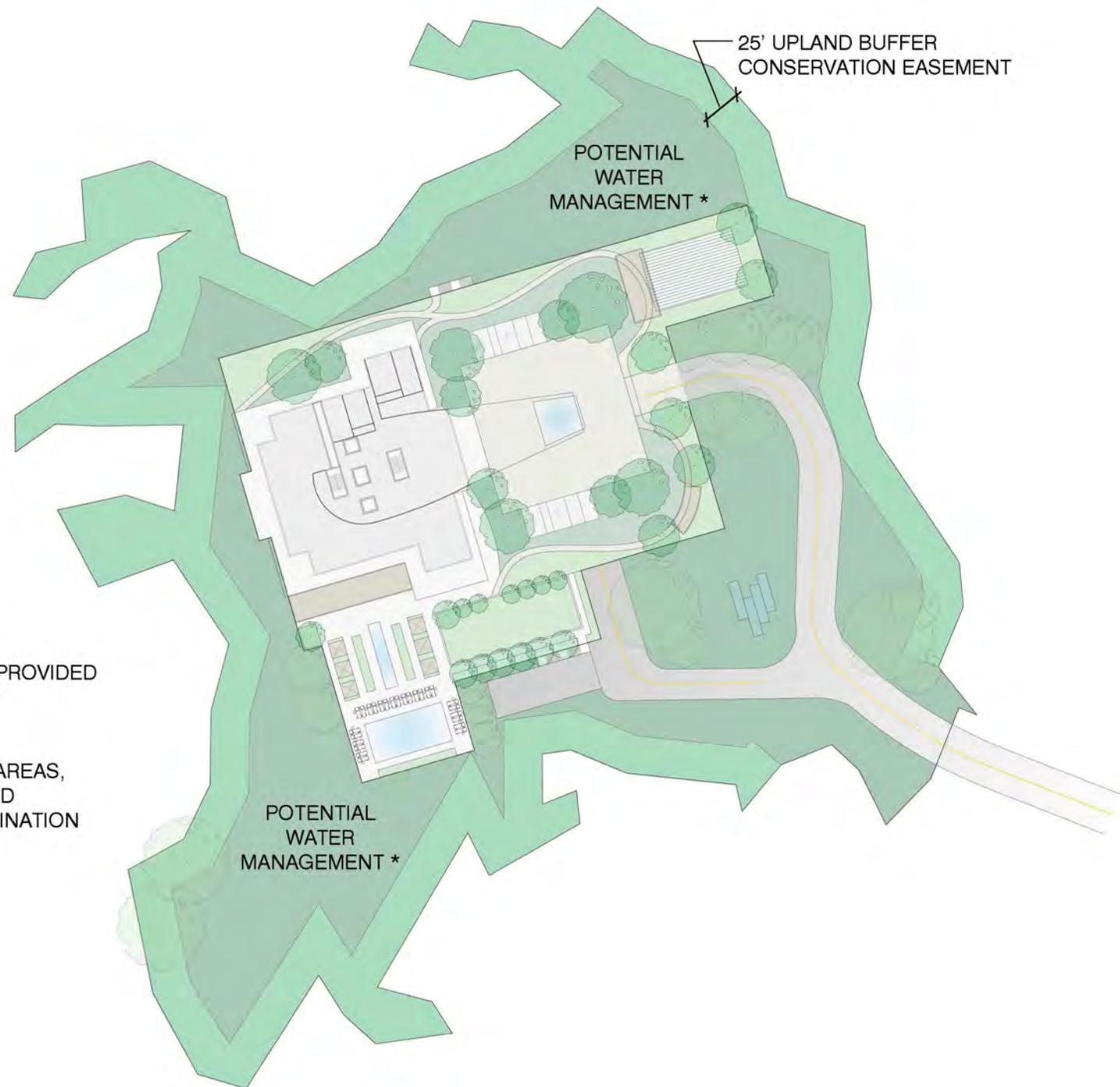
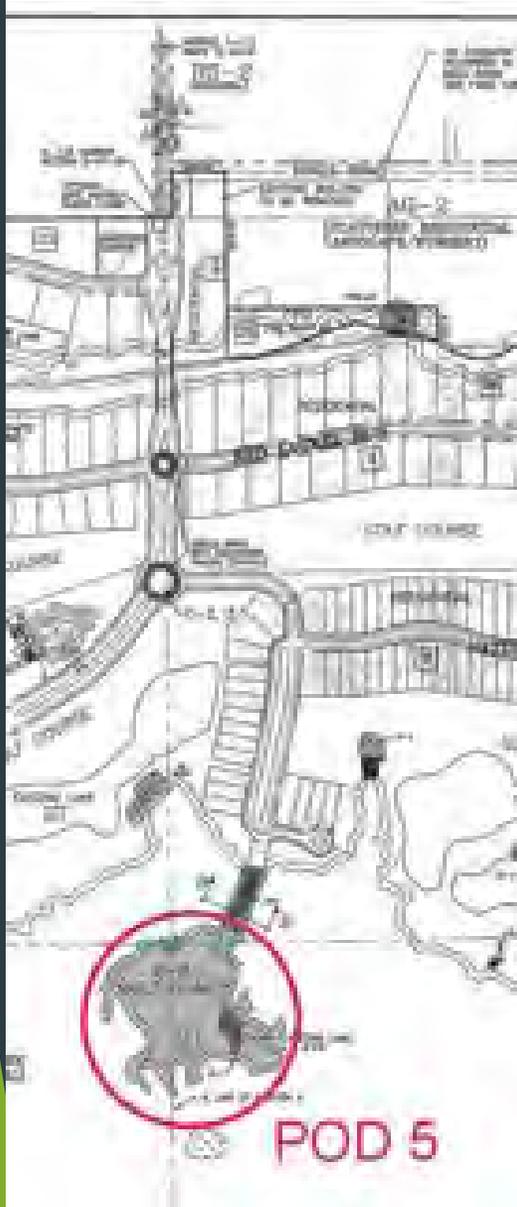


# West Bay Club RPD - Units Completed / Unbuilt

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
<b>Subtotal – Constructed Units</b>	<b>704 units</b>	<b>242 units</b>
<b>Total Allowed per PD zoning</b>	<b>Max. 1,016 units</b>	<b>Max. 630 units</b>

- ▶ 312 remaining units are allowed in PD
- ▶ Pod 5 limited to 101 units per private covenant
- ▶ 88 units are proposed on Pod 5

# SITE PLAN



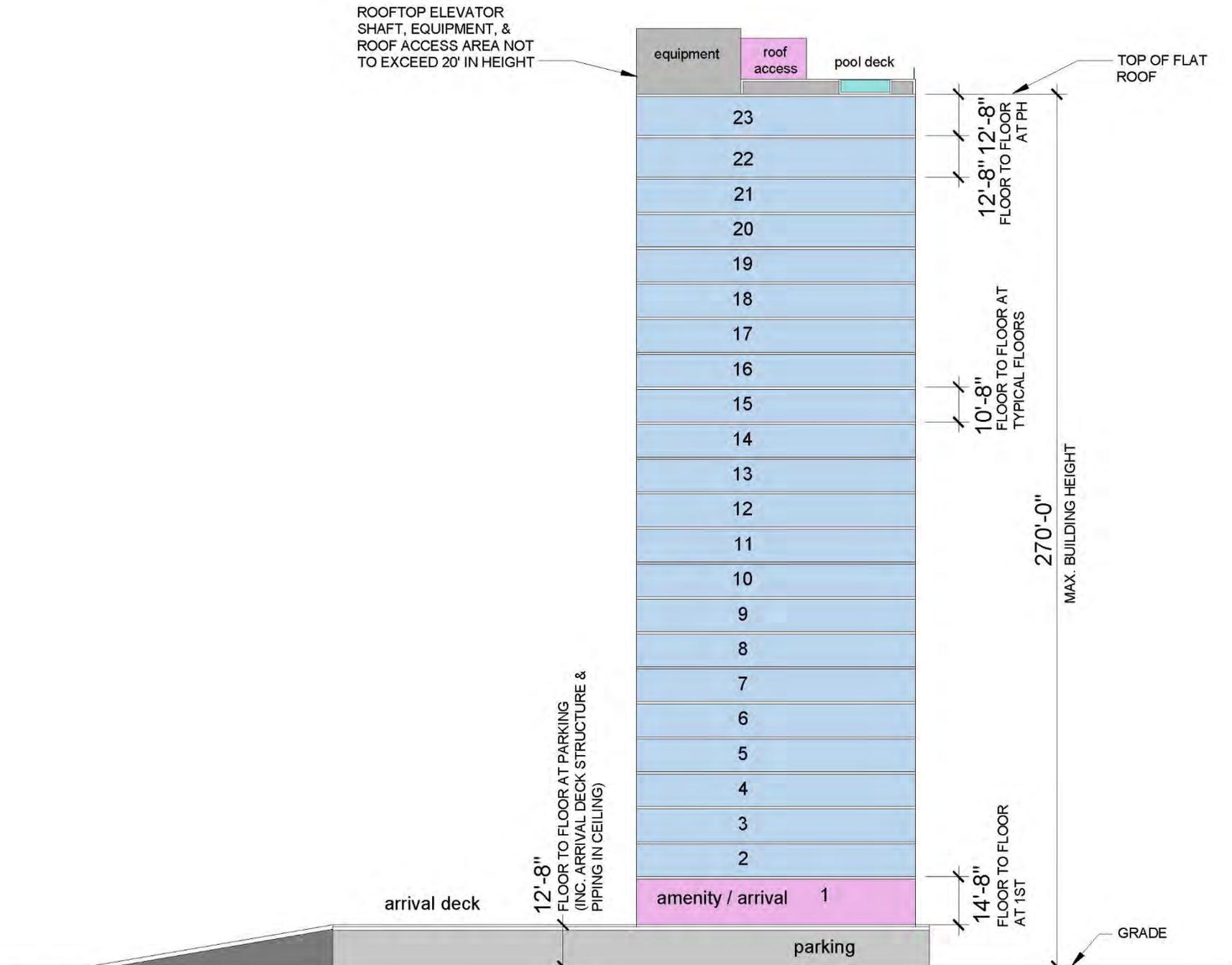
MIN. OPEN SPACE: 60%

FINAL LANDSCAPE PLANS TO BE PROVIDED  
AT THE TIME OF FINAL PLAN AND  
DEVELOPMENT ORDER

\* MAY INCLUDE DRY DETENTION AREAS,  
PERVIOUS AREAS, UNDERGROUND  
STORAGE CHAMBER, OR A COMBINATION  
OF THESE TREATMENTS

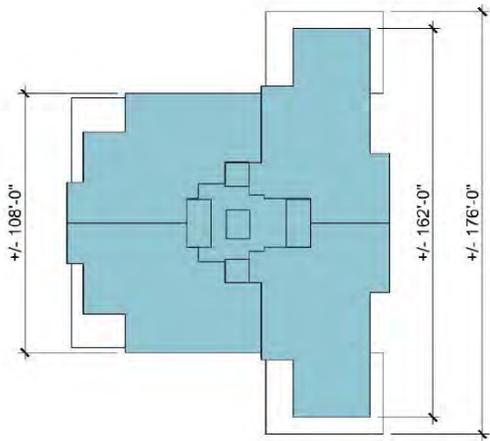
# QUALITY DESIGN

- ▶ 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'

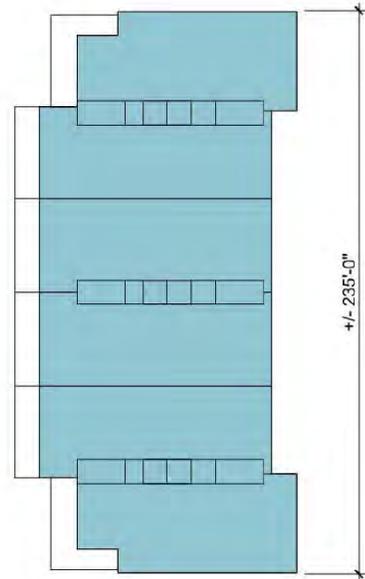


# SHADOW COMPARISON

23 Story Building with 4 units per floor



4 unit per floor proposed plan diagram

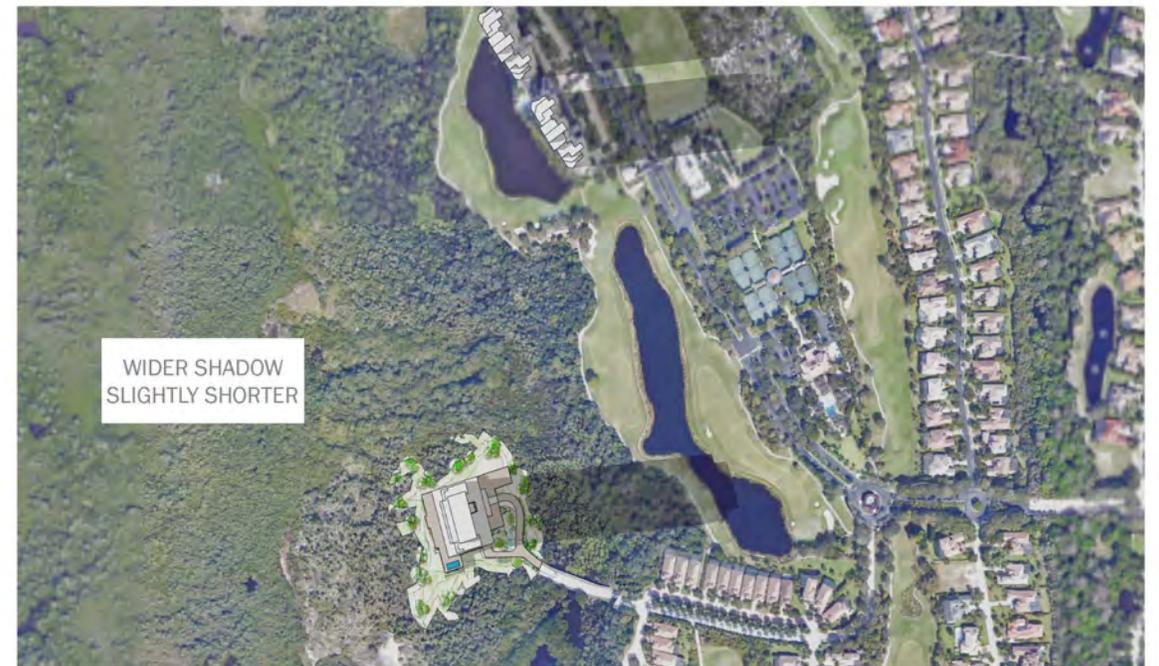


6 unit per floor plan diagram

20 Story Building with 6 units per floor



PROPOSED 4 UNIT FLOORPLATE - SAMPLE SHADOW



6 UNIT FLOORPLATE - SAMPLE SHADOW

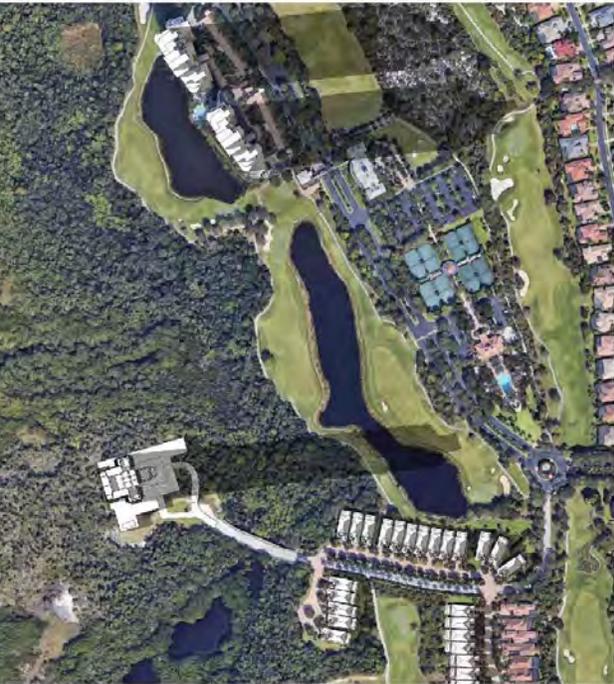
# SHADOW STUDIES - Year-round 1 hour before sunset

MARCH

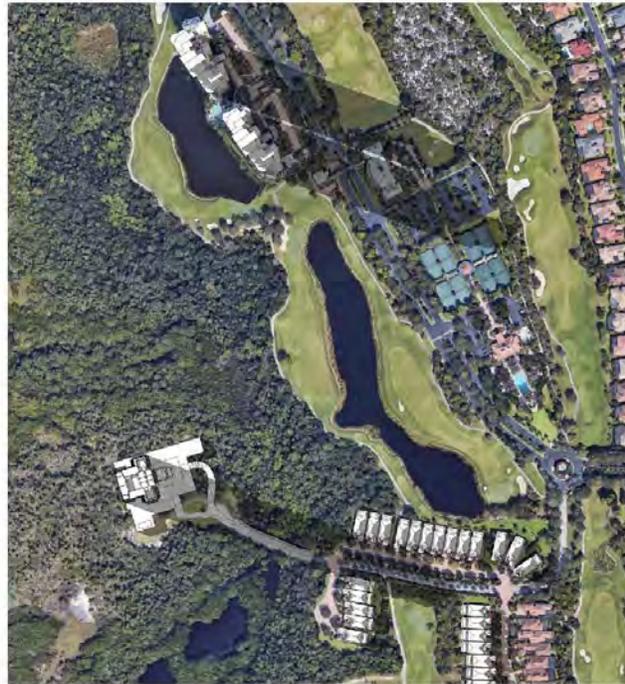
JUNE

SEPTEMBER

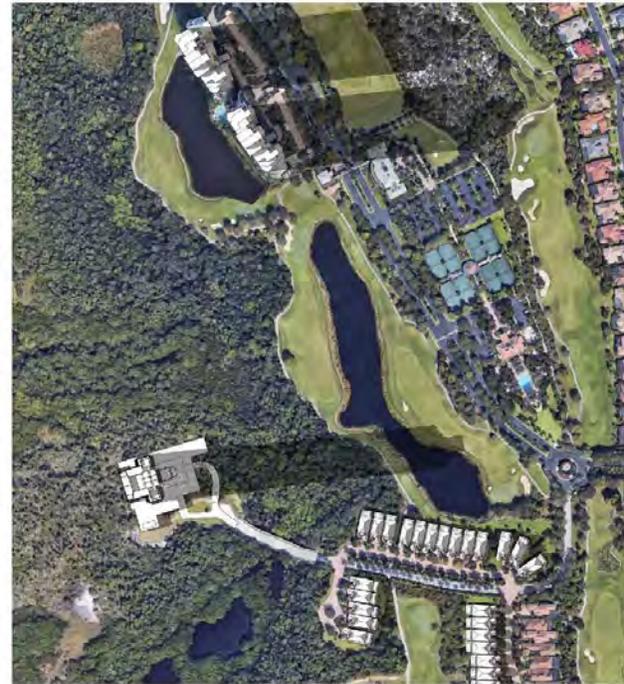
DECEMBER



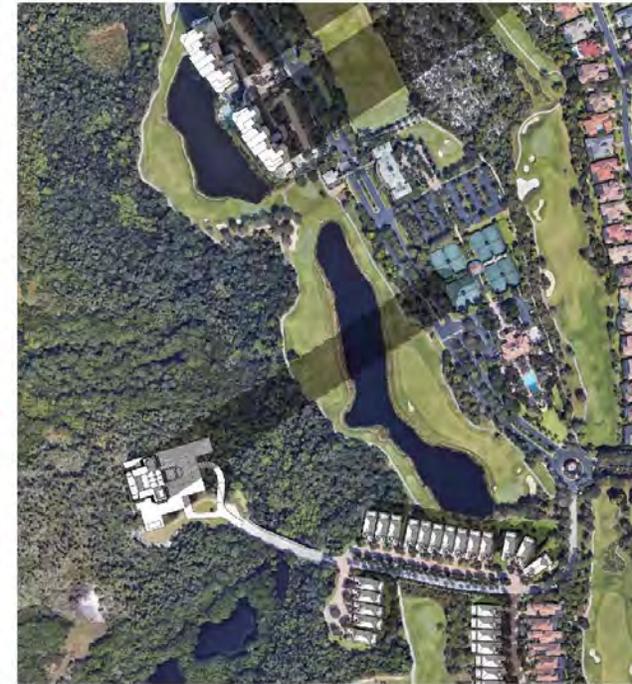
MARCH 21 - 1 HOUR BEFORE SUNSET (6:39 PM)



JUNE 20 - 1 HOUR BEFORE SUNSET (7:18 PM)



SEPTEMBER 22 - 1 HOUR BEFORE SUNSET (6:22 PM)



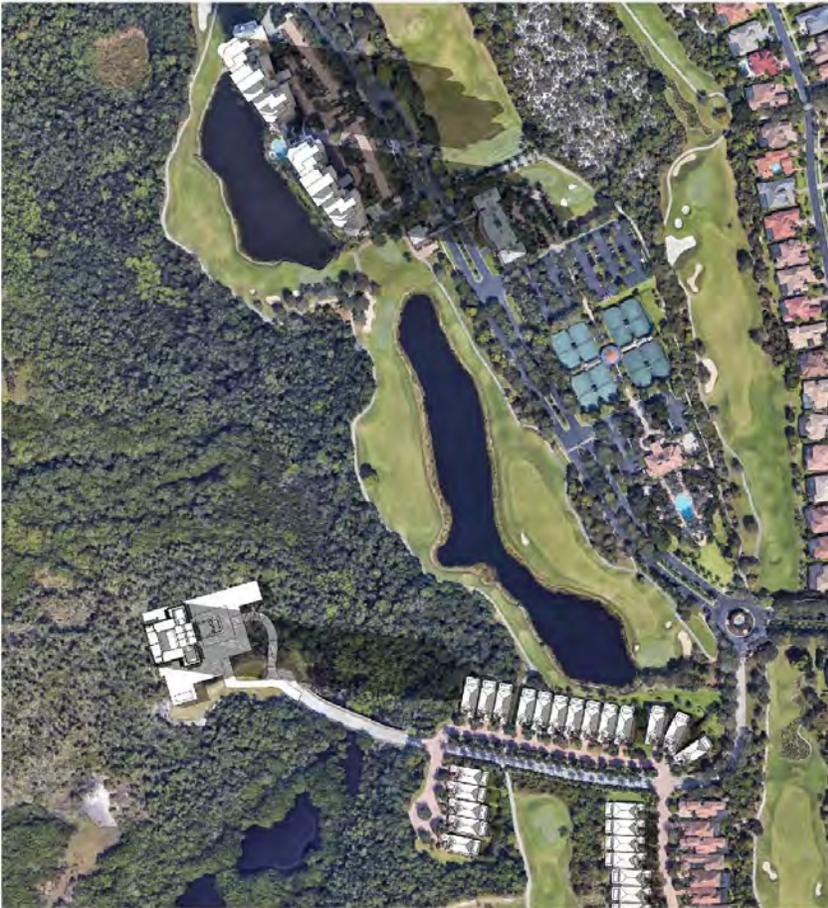
DECEMBER 21 - 1 HOUR BEFORE SUNSET (4:35 PM)

# SHADOW STUDIES - Summertime before sunset

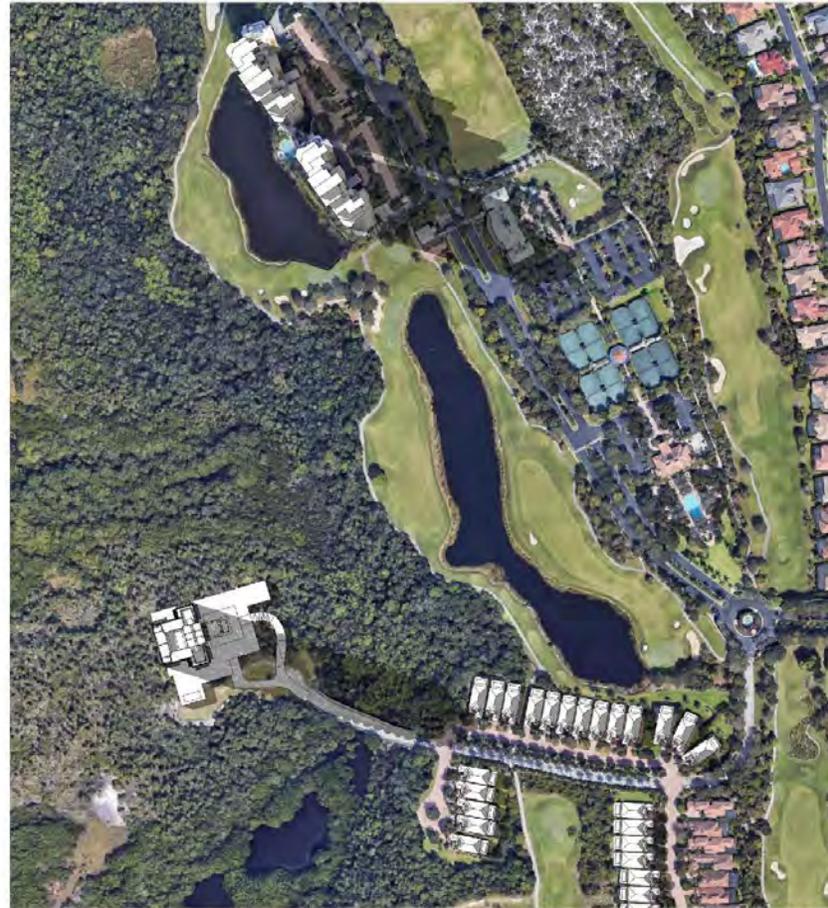
MAY

JUNE

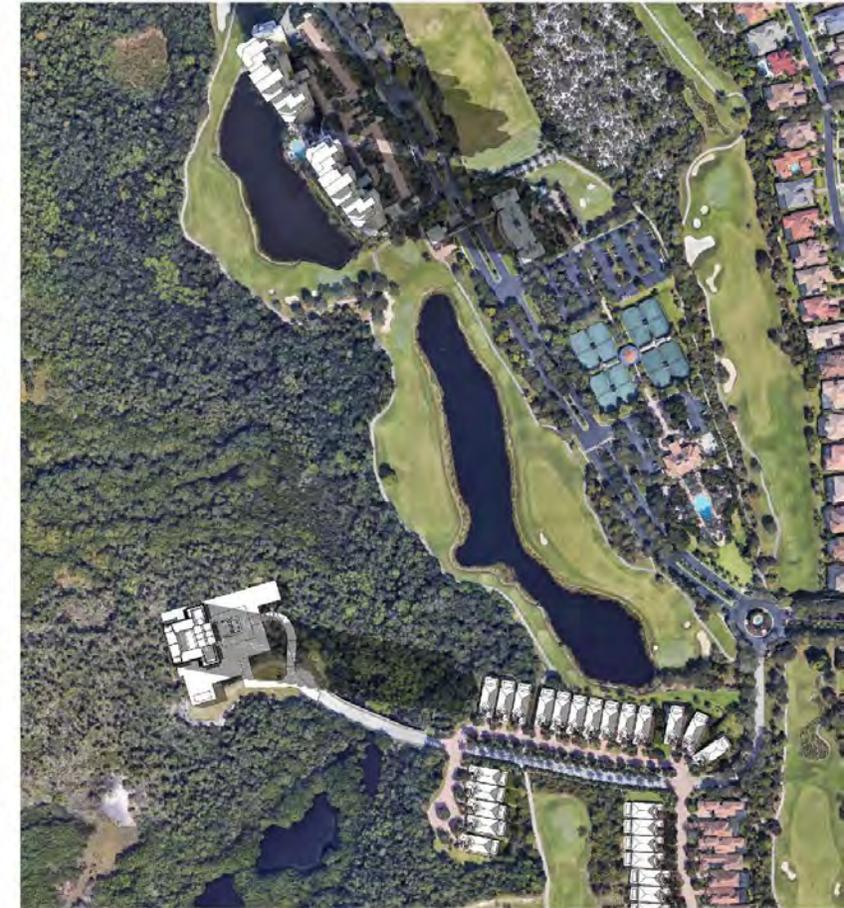
AUGUST



MAY 1 - 6:30 PM



JUNE 20 - 6:50 PM



AUGUST 1 - 6:40 PM

# WEST BAY CLUB ARCHITECTURAL THEME - 2003

## West Bay Club Architectural Guidelines Manual for Exterior Modifications

### Architectural Design

SECTION 4.1  
PAGE 1  
DATE 08-01-03

The underlying premise of West Bay Club is the establishment of an exclusive country club community that weaves individual neighborhoods with sensitivity into the fabric of a naturally beautiful environment with views to the wetlands, winding creeks, pockets of preserved native vegetation, and woodlands.

The successful accomplishment of the concept has resulted in a master planned community that thoughtfully balances environmental issues with community and club amenities, optimizing the value of residential neighborhoods.

West Bay Club has established a specific character, style and direction as it relates to architectural design. The design selected for single-family homes is inspired by the architecture of Mediterranean Province, a comfortable, appealing and distinctively crafted style, yet well seasoned with the spirit of the best Southwest Florida communities.

# WEST BAY CLUB ARCHITECTURAL THEME – NOV. 2020

## West Bay Club Architectural Guidelines Manual for Exterior Modifications

### **Architectural Design**

The underlying premise of West Bay Club is the establishment of an exclusive club community with high standards and aesthetic beauty that weaves individual neighborhoods into a naturally beautiful environment with adjacent views to the wetlands, winding creeks, pockets of preserved native vegetation, and woodlands.

The successful accomplishment of the concept has resulted in a master planned community that thoughtfully balances environmental issues with community and club amenities, optimizing the value of residential neighborhoods.

West Bay Club has established a specific character, style and direction as it relates to architectural design. The design originally selected for single-family homes was inspired by the architecture of Mediterranean Province, which has developed into, and includes, a comfortable and appealing style incorporating a lighter Mediterranean feel, as well as a Coastal Contemporary and Transitional style. As design evolves in new home construction and modification, design standards will be updated to incorporate a blend of the best mix of architectural styles.

# WEST BAY CLUB

Bay House



Red Laurel Lane (single family)



Golf Niblick



Jasmine Bay



# FLORIDA VERNACULAR & MEDITERRANEAN REFERENCE IMAGES



1  
Articulated massing



2  
Wood trellis and detailing



3  
Trellis building cap



4  
Articulated base with simplified body



6  
Window styles and mullion patterning



7  
Wood siding and balcony details



8  
Trellised covered outdoor areas



9  
Thin column rhythm at projecting balconies, siding



10  
Brackets at overhangs, exposed framing



11  
Standing seam metal roof, rhythm of balcony columns, building base



12  
Roof top elements, open truss gables, deep balconies creating outdoor rooms



13  
Thin column rhythm at deep balconies



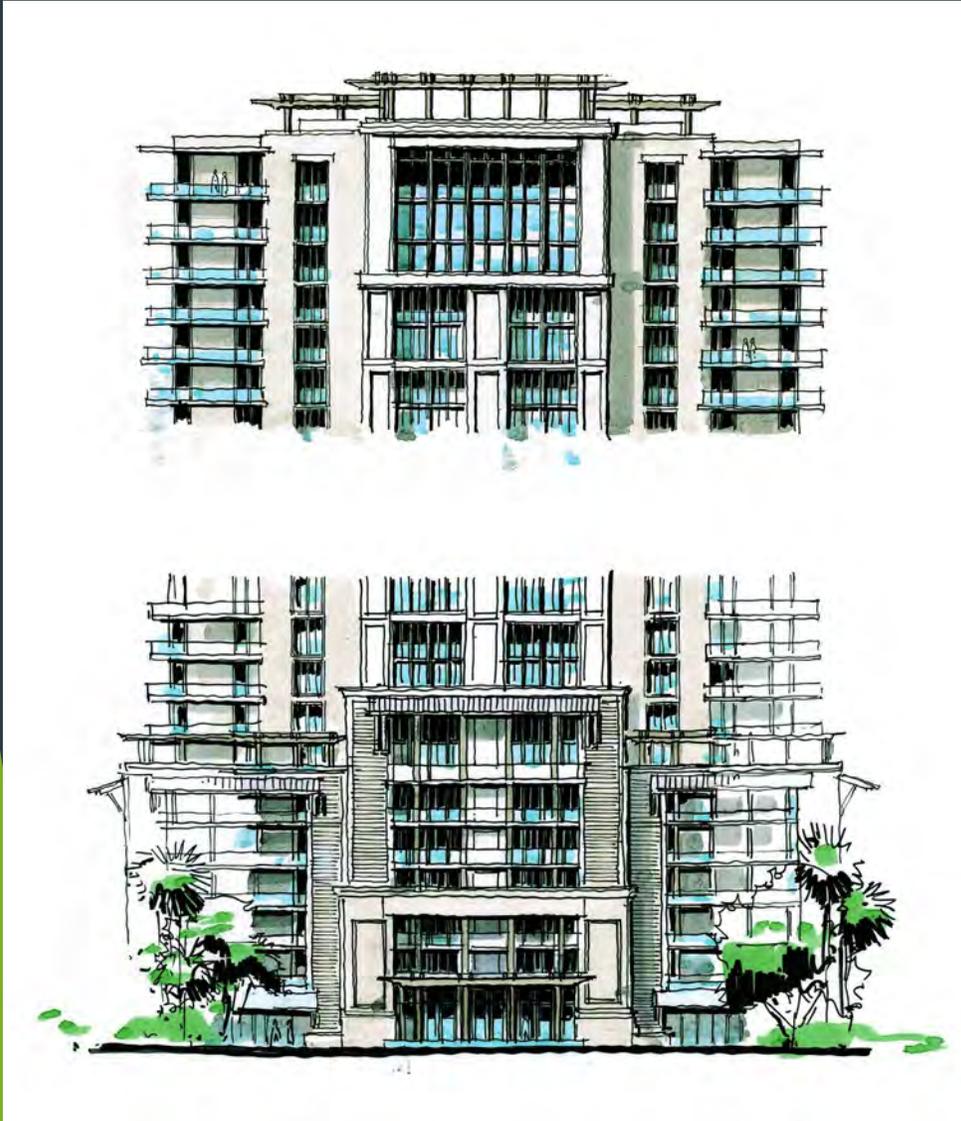
5  
JASMINE BAY - WEST BAY CLUB  
Accent edge bands, grey roofs

## West Bay Club



14  
GOLF NIBLICK BUILDING - WEST BAY CLUB  
Warm earth tone color palette, wood work at overhangs

# CONCEPT SKETCHES



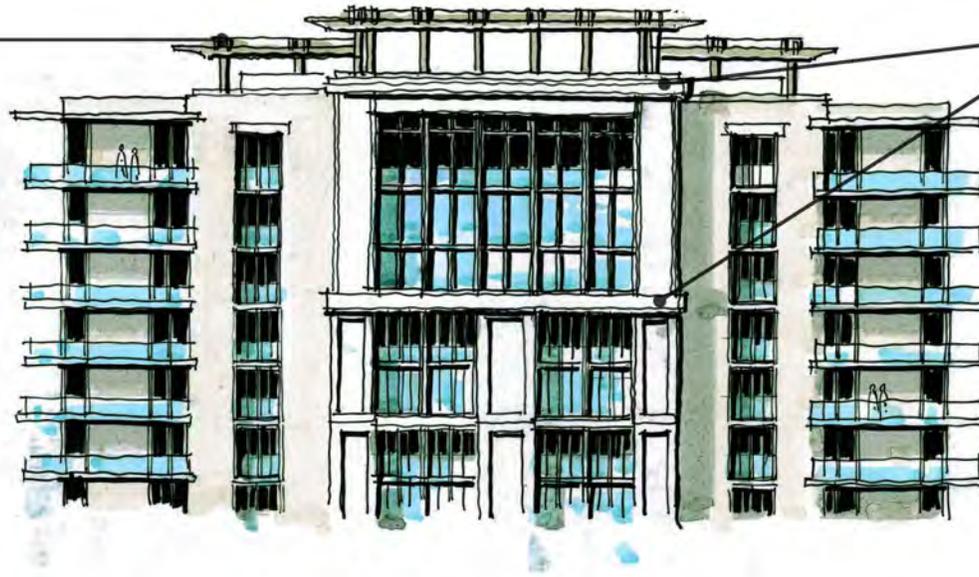
Warm earth tone color palette

Base Color

Body Color

Accent Color

Trellis building cap & rooftop elements (3,12)



Accent edge bands (5)

Articulated base with simplified body (4)

Warm earth tone color palette (14)

Wood look trellis elements (2,8)

Articulated massing, Articulated base & simplified body (1&4)



Accent bands, Grey/standing seam metal roof, Brackets at overhangs (5, 10, 11)

Thin column rhythm at deep balconies (13)

Wood look siding (7)



# CONCEPT SKETCHES



DEEP OVERHANGS  
EXPOSED RAFTERS

STANDING SEAM  
METAL ROOFS

ACCENT EDGE  
BANDS

TRUSSISED  
OUTDOOR AREAS

CORNER BOARDS AT  
EDGES

HORIZONTAL  
WOOD LOOK SIDING

BRACKETS

DEEP BALCONIES  
WITH VERTICAL  
COLUMN RHYTHMS  
CREATING  
OUTDOOR POOLS

# Previous Design

More glass

More white

More contemporary



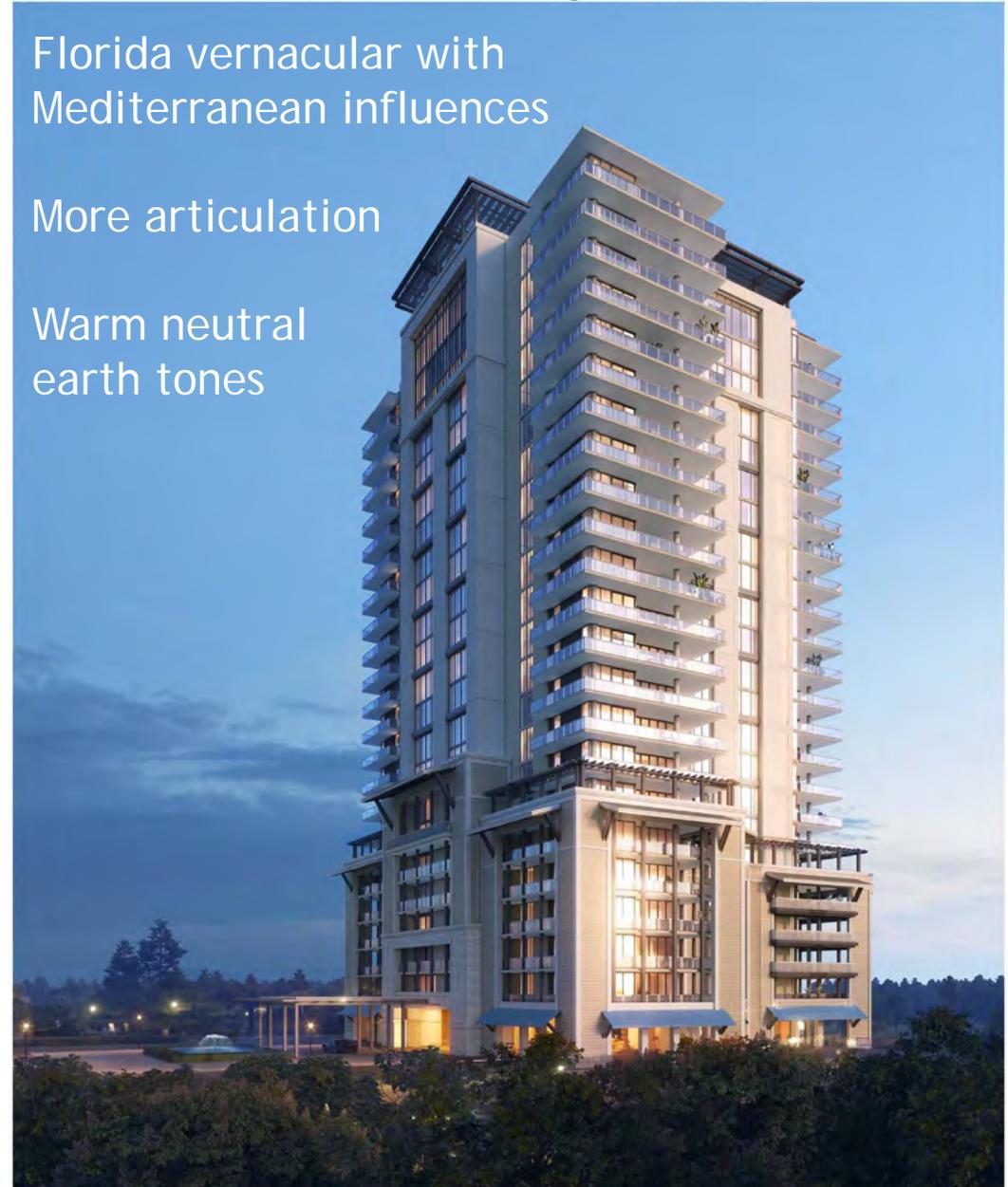
Previously Provided South & West Elevation

# Enhanced Design

Florida vernacular with  
Mediterranean influences

More articulation

Warm neutral  
earth tones



Proposed South & West Elevation



GARCIA STROMBERG  
GS4studios

CONCEPT VIEW - NORTH & EAST ELEVATION

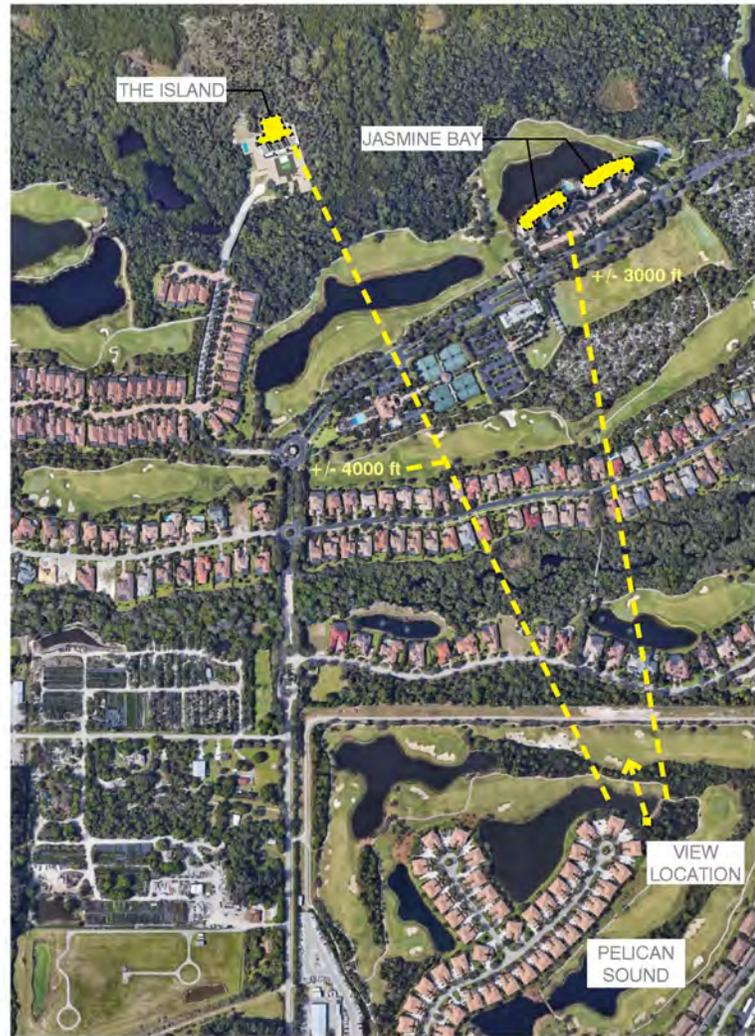
# EXTERNAL VIEW - WILLIAMS ROAD & US 41 (NOT IN VIEW)



not in view at  
eye level

Williams  
Road

# EXTERNAL VIEWS – PELICAN SOUND



PHOTOGRAPH FROM PELICAN SOUND LOOKING WEST



SIMILAR GOOGLE EARTH VIEW WITH THE ISLAND BUILDING PROJECTED IN PLACE

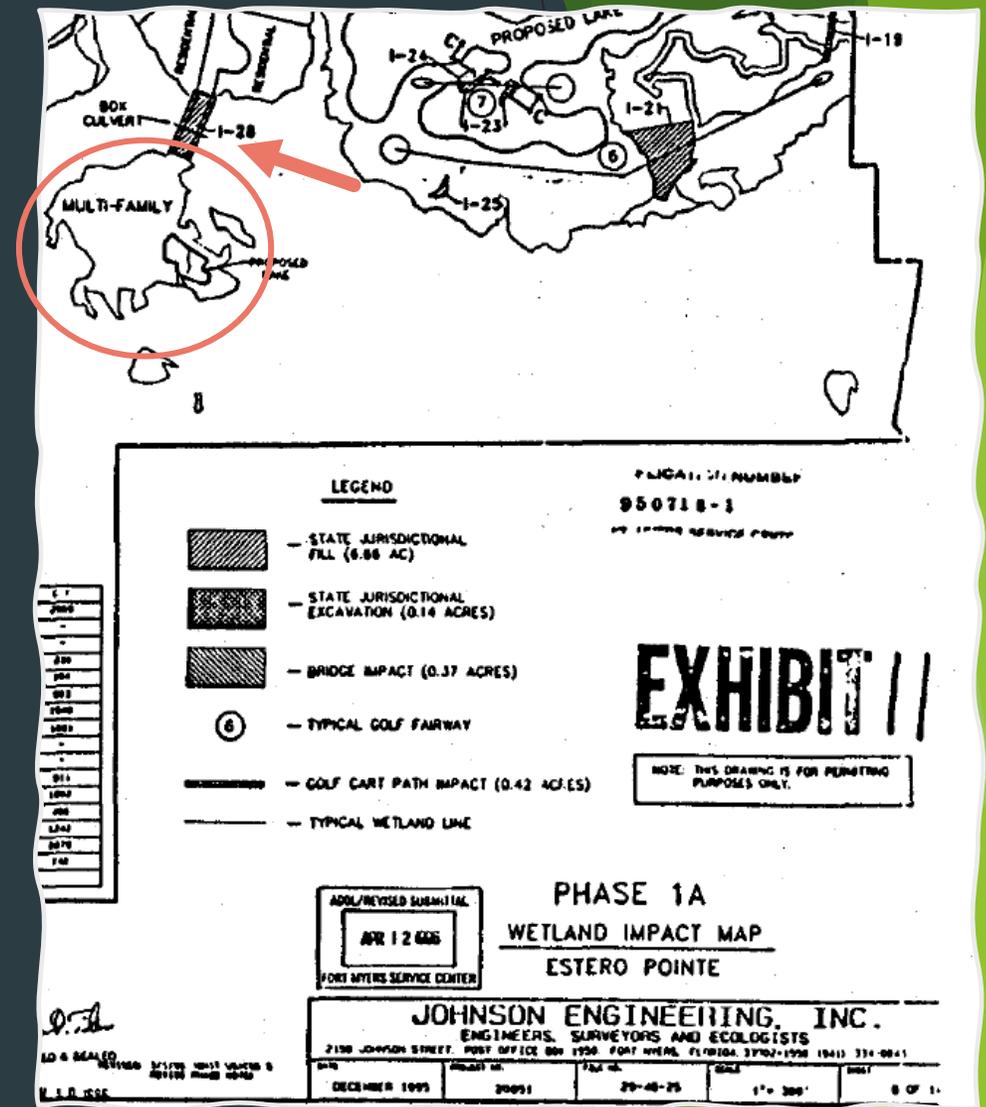
# TRANSPORTATION

- ▶ The TIS includes an evaluation of projected traffic volumes with 88 units
  - ▶ Williams Rd will operate at acceptable level of service.
  - ▶ Geometry standards (space for stacking cars) at the dual inbound entrance lanes are met.
  - ▶ Movement of vehicles and operations at the entrance gate will be addressed with a Construction Management Plan at time of development order.

# ENVIRONMENTAL

## 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



ERP Permit 36-03098-P

# 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 101 units

# Conditions of Approval

1. Max. 23 stories over parking, not to exceed 270 feet (with addition 20 feet for rooftop equipment)
2. Max. 88 units
3. One high rise on Pod 5; Min. open space 60%
4. 90% of required parking under principal building
5. Project in substantial compliance with Pattern Book dated 09.09.21
6. Footprint generally consistent with shadow study imagery in Pattern Book
7. Solid waste details, hurricane preparedness requirements, green building standards, protected species and tree survey, and construction traffic management plan will be further reviewed at time of development order.

QUESTIONS





South & West Elevation



North & East Elevation