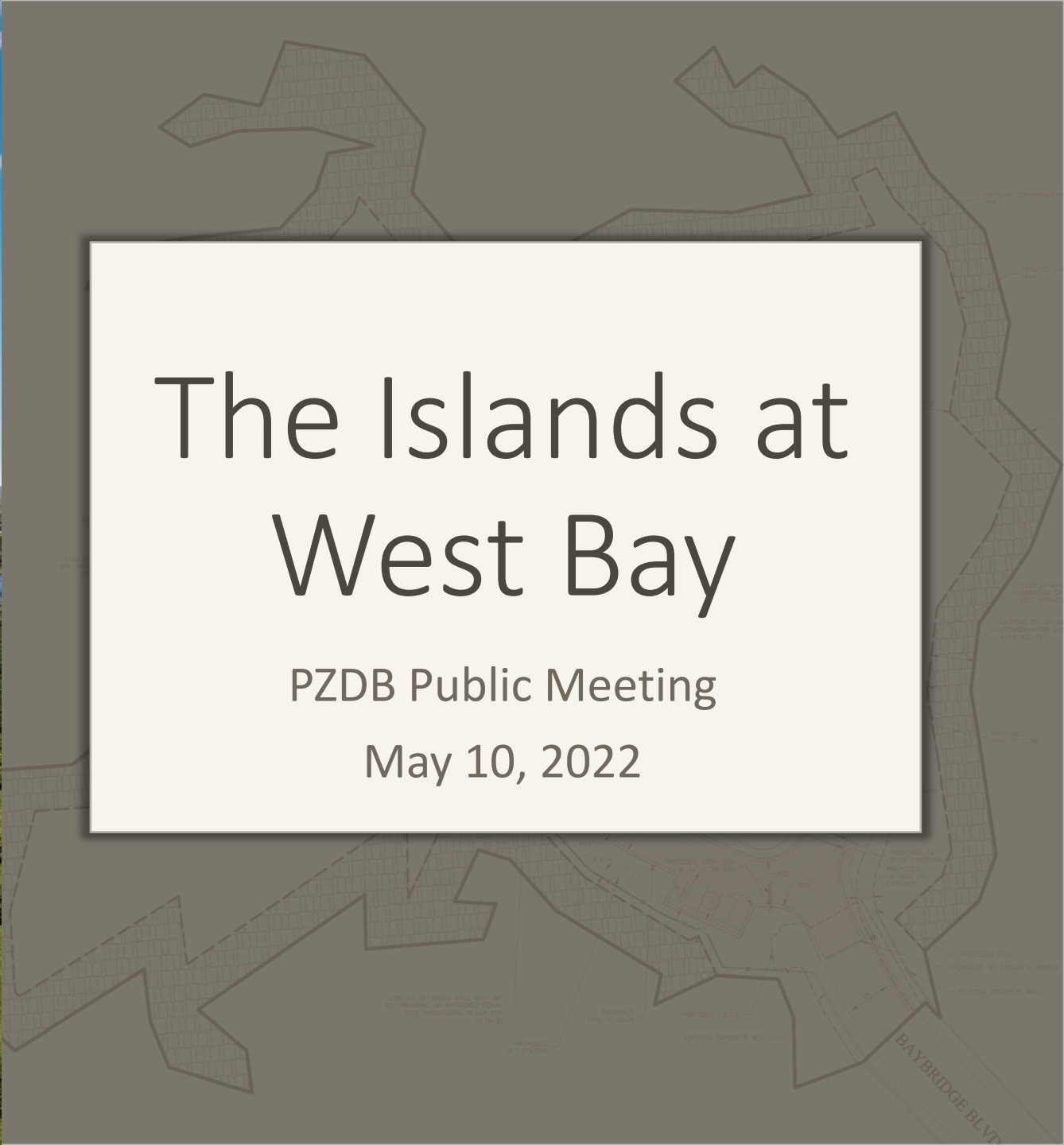




The Islands at West Bay

PZDB Public Meeting

May 10, 2022



THE ISLANDS AT WEST BAY

APPLICANT/OWNER | West Bay Hill, LLC

PLANNING, ENGINEERING, ENVIRONMENTAL | Johnson Engineering, Inc.

ARCHITECTURE | Garcia Stromberg / GS4 Studios

THE ISLANDS AT WEST BAY

July 3, 2021 - PZDB Public Information Meeting for the Planned Development Amendment

September 28, 2021 – PZDB Public Hearing – recommended approval of the PD Amendment

November 17, 2021 – Village Council approved the PD Amendment

April 22, 2022 – Development Order application submitted to Village

May 10, 2022 – PZDB Public Meeting on the Development Order

THE ISLANDS AT WEST BAY

PRESENTATION TODAY WILL INCLUDE:

- Civil Plans
- Landscape Plan
- Enhanced Landscape Plan
- Lighting Plan
- Architectural Elevations

CONSTRUCTION PLANS

FOR



WEST BAY CLUB®

ISLAND AT WEST BAY

SECTION 06, TOWNSHIP 47 S., RANGE 25 E. LEE COUNTY, FLORIDA

UTILITIES PROVIDING SERVICE:

WATER AND SEWER:

LEE COUNTY UTILITIES
1500 MONROE ST
FORT MYERS, FLORIDA 33901
PHONE: (239) 533-8181

TELEPHONE:

COMCAST
12641 CORPORATE LAKES DRIVE
FORT MYERS, FLORIDA 33913
PHONE: (800) 266-2278

CABLE:

COMCAST
12641 CORPORATE LAKES DRIVE
FORT MYERS, FLORIDA 33913
PHONE: (800) 266-2278

ELECTRIC:

FLORIDA POWER & LIGHT COMPANY
10834 WINKLER ROAD
FORT MYERS, FLORIDA 33908
PHONE: (239) 415-1326

GARBAGE COLLECTION:

WASTE PRO
13110 RICKENBACHER PARKWAY
FORT MYERS, FLORIDA 33913
PHONE: (239) 337-0800
FAX: (239) 225-2758

FIRE CONTROL DISTRICT:

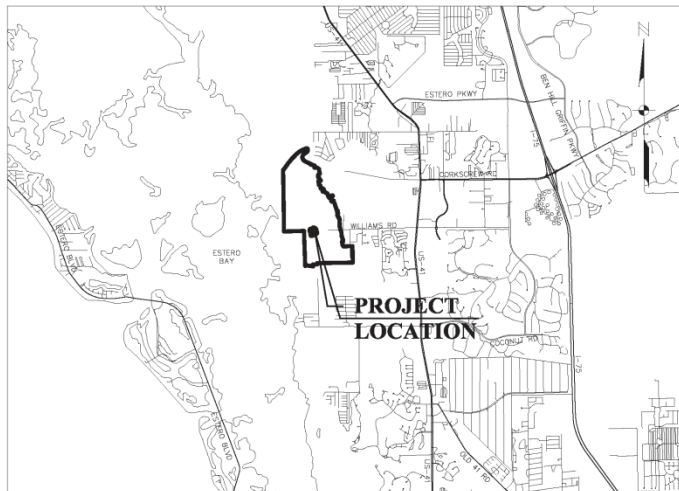
ESTERO FIRE DISTRICT
21500 THREE OAKS PARKWAY
ESTERO, FLORIDA 33928
PHONE: (239) 390-8000

GAS:

TECO PEOPLES GAS
5901 ENTERPRISE PKWY
FORT MYERS, FLORIDA 33905
PHONE: (877) 832-6747

INDEX OF PLANS

SHEET NO.	DESCRIPTION
C01	COVER
C02	GENERAL NOTES & ABBREVIATIONS
C03	AERIAL PHOTOGRAPH
C04	FLUCFCS MAP
C05	SOILS MAP
C06	EXISTING CONDITIONS & DEMO PLAN
C07	EROSION CONTROL PLAN
C08	SITE PLAN - GROUND LEVEL
C09	SITE PLAN - ARRIVAL DECK
C10	PAVING GRADING & DRAINAGE
C11	UTILITY PLAN
C12 & C13	PLAN & PROFILE
C14	TYPICAL SECTIONS
C15	TYPICAL DETAILS
C16	ROADWAY AND DRAINAGE DETAILS
C17 & C18	PUMP STATION DETAILS
R01 & R02	LCU DETAILS
ATTACHMENTS	
L01	LANDSCAPE CODE PLAN
L02	LANDSCAPE DETAILS
L03	LANDSCAPE NOTES
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LD-100.1	FIXTURE SCHEDULE
LD-101 - LD-108	LIGHTING PLAN
LD-401	PHOTOMETRIC PLAN
A2.-01 - A2.04	ARCHITECTURAL ELEVATIONS
A-5.20	MONUMENT SIGN DRAWINGS



LOCATION MAP

0 5,000 10,000
(INTENDED DISPLAY SCALE: 1"=5,000')

APRIL 2022

DEVELOPER/OWNER

WEST BAY HILL LLC
20 NORTH WACKER DRIVE, SUITE 1922
CHICAGO, IL 60606
PHONE: (312) 422-5466

STRAP NUMBER

06-47-25-E2-07MF1.0000
06-47-25-E2-07LK5.02CE

SIZE OF PARCEL

5.39 ACRES

ZONING

RPD

NOTICE TO ALL CONTRACTORS
IT'S THE LAW IN FLORIDA
TO BUSINESS DAYS BEFORE
YOU DIG
CALL SUNSHINE
1-800-432-4770
STATE, COUNTIES & CITIES
ARE 30% PART OF THE
ONE CALL SYSTEM THEY
MUST BE CALLED
INDIVIDUALLY



JOHNSON
ENGINEERING

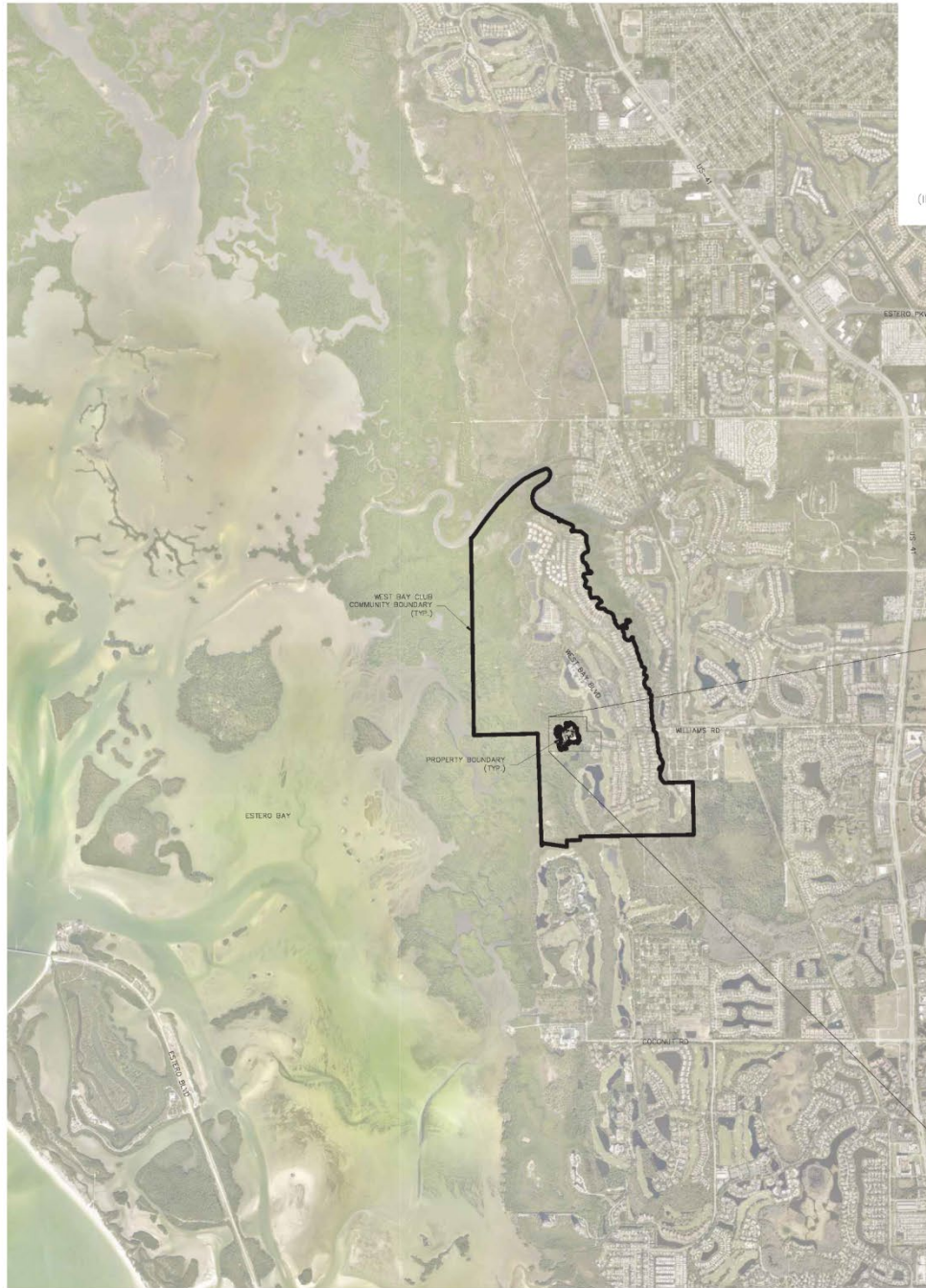
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 62421

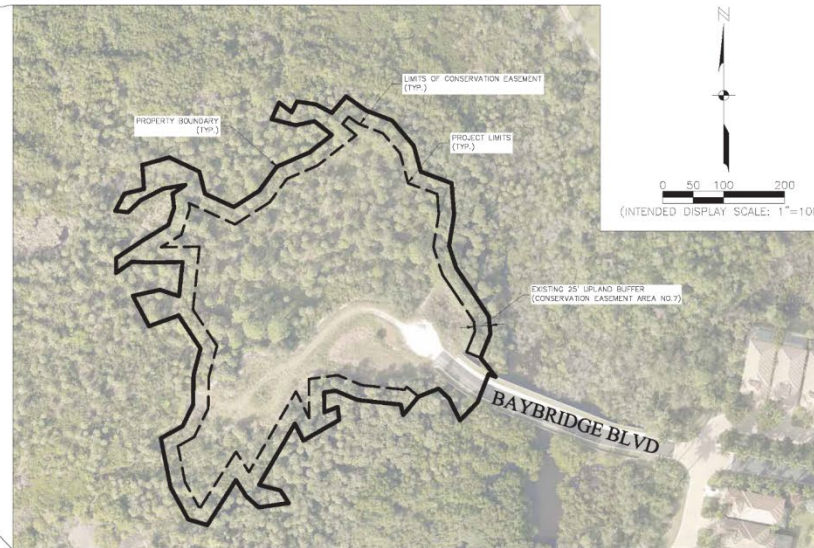
DANA L. HUME, PE

DATE

SHEET NUMBER
C01



(INTENDED DISPLAY SCALE: 1"=1,500')



AERIAL PHOTOGRAPH SOURCE: MR SID - FLIGHT YEAR 2021

AERIAL PHOTOGRAPH

SCALE: 1" = 100'

ELEVATIONS ARE REFERENCED TO NAVD 1988
CONVERSION TO NGVD 1929 IS:
NAVD 1988 + 1.19 = NGVD 1929

JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
3122 JOHNSON STREET
FORT MYERS, FL ORLDA 33901
PHONE: (239) 334-8946
FAX: (239) 334-3801
E.B. HOGG & L.B. HOGG

DATE: 04/08/2022
DRAWN BY: JRE
FL License No. 152421

WEST BAY HILL, LLC

ISLAND AT WEST BAY
LEE COUNTY, FLORIDA

NO.	DATE	DESCRIPTION

DATE: APRIL 2022
PROJECT NO. 20149693-004
FILE NO. 00-47-25
SCALE: As Shown

AERIAL PHOTOGRAPH

SHEET NUMBER

C03

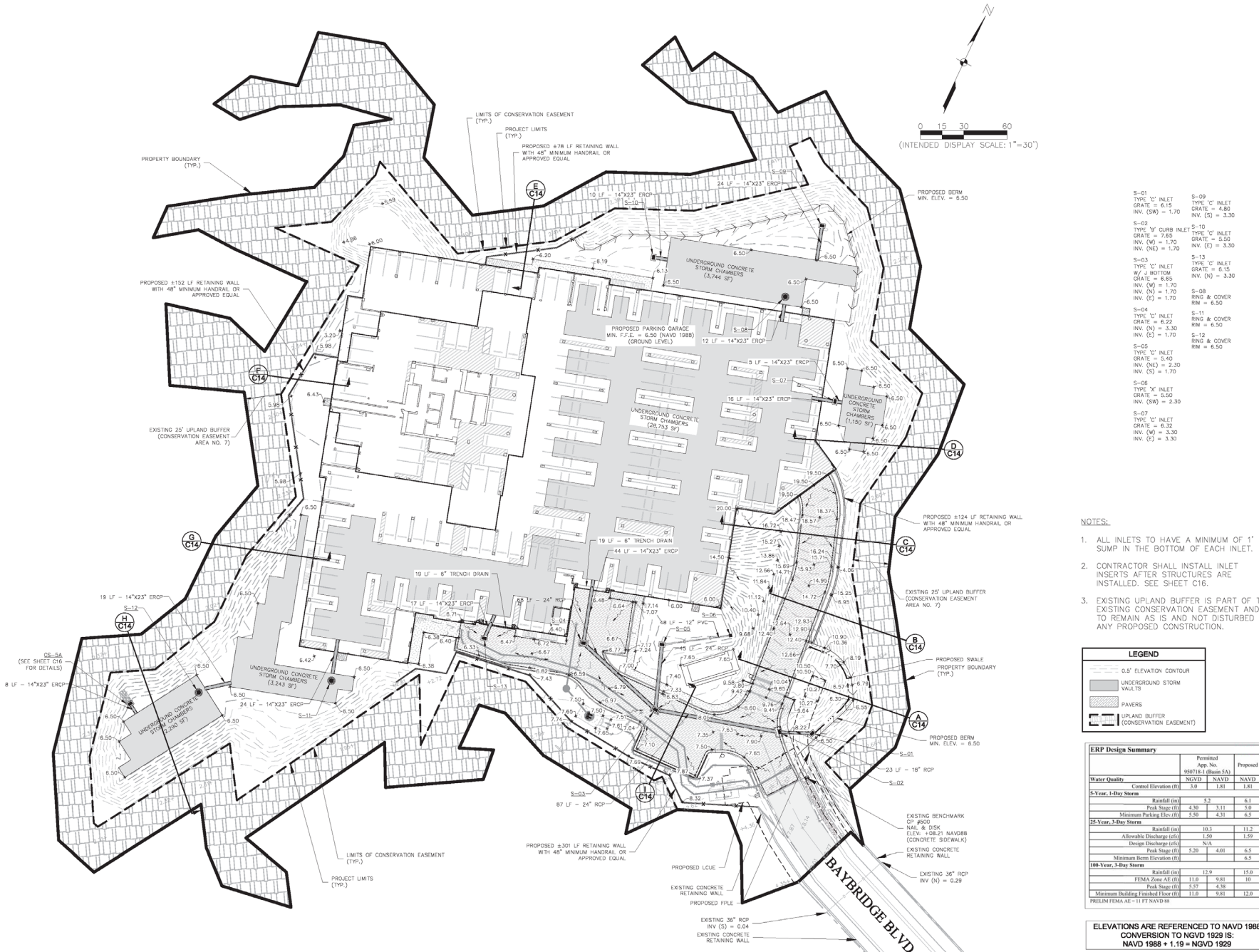
REVISIONS	DATE
DESCRIPTION	
NO.	

DATE: APRIL 2022
PROJECT NO: 20142683.004
FILE NO: 06-47-25
SCALE: As Shown

PAVING GRADING & DRAINAGE

SHEET NUMBER

C10



- S-01 TYPE 'C' INLET
GRATE = 6.15
INV. (SW) = 1.70
- S-02 TYPE 'F' CURB INLET
GRATE = 7.55
INV. (W) = 1.70
INV. (NE) = 1.70
- S-03 TYPE 'C' INLET
W/ J BOTTOM
GRATE = 6.85
INV. (W) = 1.70
INV. (N) = 1.70
INV. (E) = 1.70
- S-04 TYPE 'C' INLET
GRATE = 6.22
INV. (N) = 3.30
INV. (S) = 1.70
- S-05 TYPE 'C' INLET
GRATE = 5.40
INV. (NE) = 2.30
INV. (S) = 1.70
- S-06 TYPE 'X' INLET
GRATE = 5.50
INV. (SW) = 2.30
- S-07 TYPE 'C' INLET
GRATE = 6.32
INV. (W) = 3.30
INV. (S) = 3.30
- S-09 TYPE 'C' INLET
GRATE = 4.80
INV. (S) = 3.30
- S-10 TYPE 'C' INLET
GRATE = 5.50
INV. (S) = 3.30
- S-13 TYPE 'C' INLET
GRATE = 6.15
INV. (N) = 3.30
- S-08 RING & COVER
RM = 6.50
- S-11 RING & COVER
RM = 6.50
- S-12 RING & COVER
RM = 6.50

- NOTES:
- ALL INLETS TO HAVE A MINIMUM OF 1' SUMP IN THE BOTTOM OF EACH INLET.
 - CONTRACTOR SHALL INSTALL INLET INSERTS AFTER STRUCTURES ARE INSTALLED. SEE SHEET C16.
 - EXISTING UPLAND BUFFER IS PART OF THE EXISTING CONSERVATION EASEMENT AND IS TO REMAIN AS IS AND NOT DISTURBED BY ANY PROPOSED CONSTRUCTION.

LEGEND

- 0.5' ELEVATION CONTOUR
- UNDERGROUND STORM
- WALKS
- PAVERS
- UPLAND BUFFERS (CONSERVATION EASEMENT)

ERP Design Summary

Water Quality	Control Elevation (ft)	Permitted		Proposed	
		NGVD	NAVD	NGVD	NAVD
5-Year, 1-Day Storm	3.0	1.81	1.81	6.1	6.1
25-Year, 3-Day Storm	5.2	4.31	4.31	5.0	5.0
100-Year, 3-Day Storm	12.9	9.81	9.81	10	10

ELEVATIONS ARE REFERENCED TO NAVD 1988
CONVERSION TO NGVD 1929 IS:
NAVD 1988 + 1.19 = NGVD 1929

WEST BAY HILL, LLC

ISLAND AT WEST BAY
 LEE COUNTY, FLORIDA

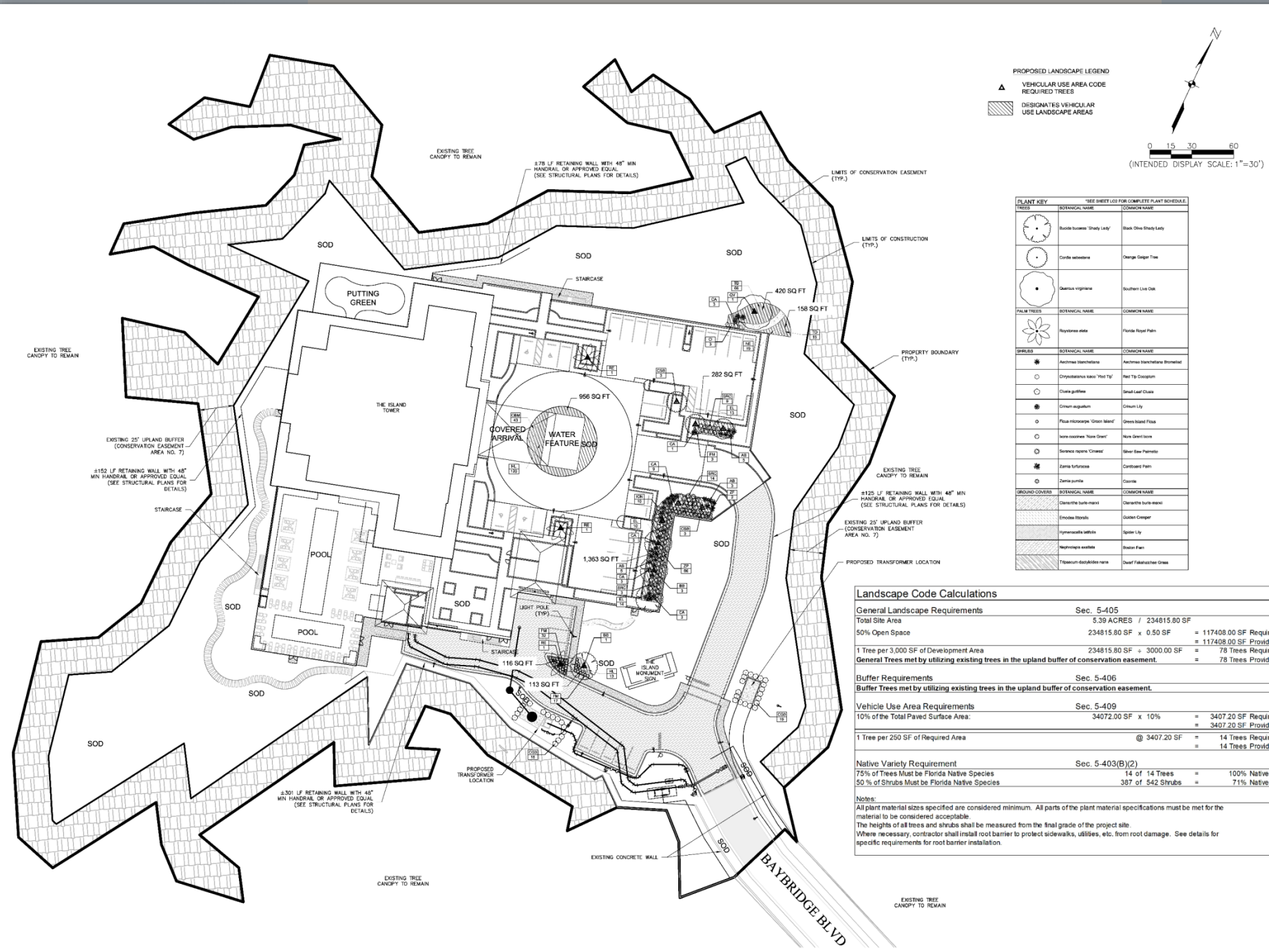
NO.	REVISIONS	DESCRIPTION	DATE

DATE: APRIL 2022
 PROJECT NO. 20149683-004
 FILE NO. 06-47-25
 SCALE: As Shown

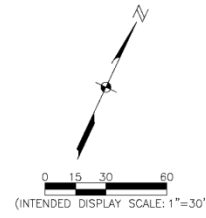
LANDSCAPE CONCEPT PLAN

SHEET NUMBER

L01



PROPOSED LANDSCAPE LEGEND
 ▲ VEHICULAR USE AREA CODE
 REQUIRED TREES
 ▨ DESIGNATES VEHICULAR
 USE LANDSCAPE AREAS



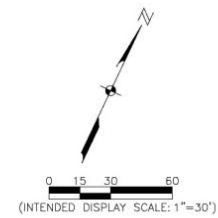
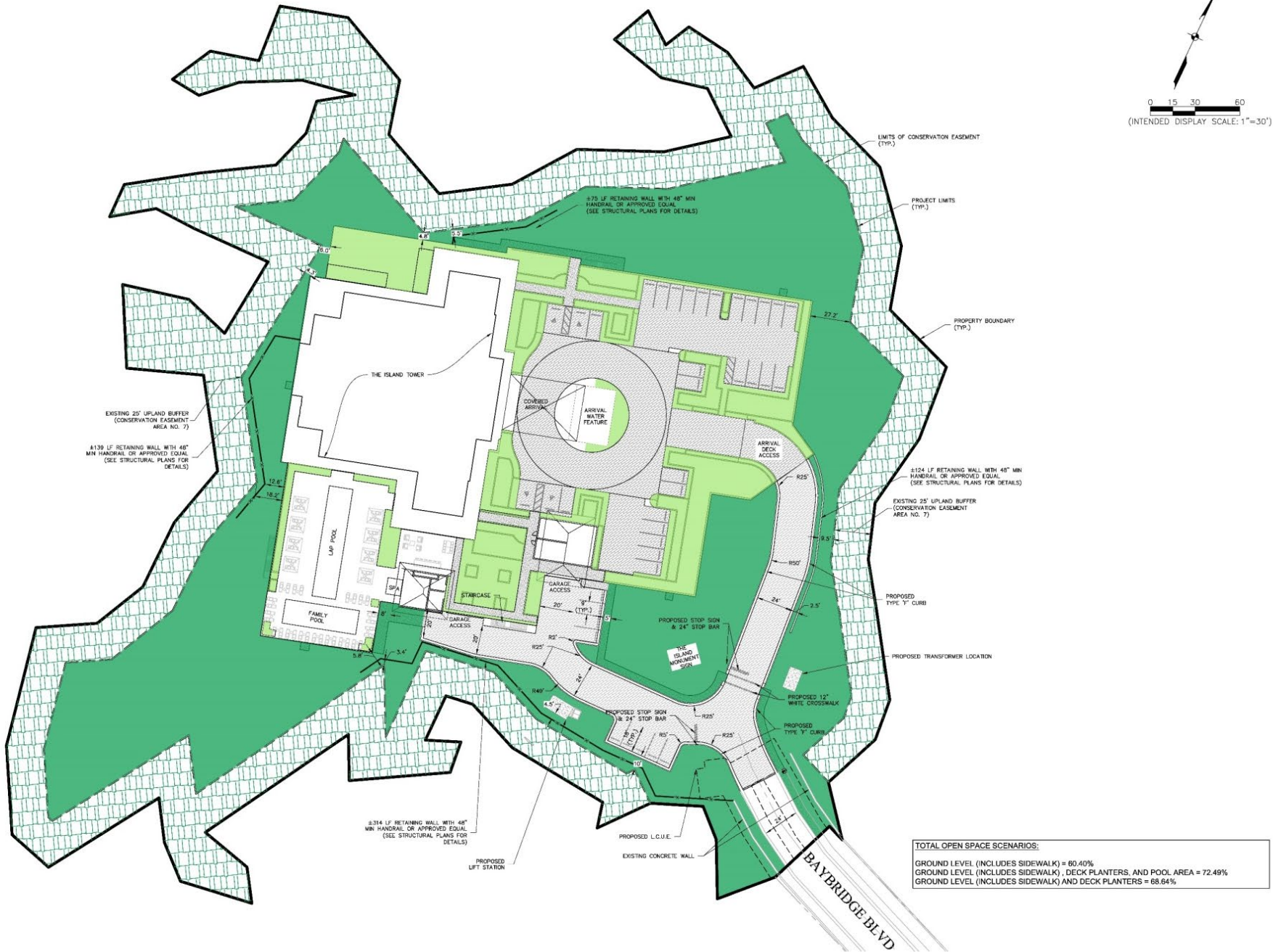
SEE SHEET L01 FOR COMPLETE PLANT SCHEDULE

TREES	SCIENTIFIC NAME	COMMON NAME
	<i>Sida bicolor</i>	Bark Olive Shady Lady
	<i>Cordia alliodora</i>	Orange Ginger Tree
	<i>Quercus virginiana</i>	Southern Live Oak
	<i>Roystonea regia</i>	Florida Royal Palm
SHRUBS	SCIENTIFIC NAME	COMMON NAME
	<i>Anacardium occidentale</i>	Acacia/Manihotina Bromeliad
	<i>Chrysanthemum leucifolium</i>	Red Tip Coccinifer
	<i>Clerodendron bungeanum</i>	Small Leaf Clusia
	<i>Citrus aurantium</i>	Orange
	<i>Ficus microcarpa</i>	Green Island Fig
	<i>Hibiscus tiliaceus</i>	White Green Islet
	<i>Ipomoea pes-caprae</i>	Shore Sea Purslane
	<i>Zinnia mexicana</i>	Caribbean Palm
	<i>Zinnia mexicana</i>	Coastal
GROUND COVERS	SCIENTIFIC NAME	COMMON NAME
	<i>Carex flacca</i>	Carex flacca
	<i>Smilax latifolia</i>	Golden Cougher
	<i>Hypoxis aurea</i>	Spider Lily
	<i>Nephrolepis exaltata</i>	Spotted Fern
	<i>Thysanotus uniflorus</i>	Chief Palm/Starburst Grass

Landscape Code Calculations

General Landscape Requirements	Sec. 5-405
Total Site Area	5.39 ACRES / 234815.80 SF
50% Open Space	234815.80 SF x 0.50 SF = 117408.00 SF Required
1 Tree per 3,000 SF of Development Area	234815.80 SF ÷ 3000.00 SF = 78 Trees Required
General Trees met by utilizing existing trees in the upland buffer of conservation easement.	78 Trees Provided
Buffer Requirements	Sec. 5-406
Buffer Trees met by utilizing existing trees in the upland buffer of conservation easement.	78 Trees Provided
Vehicle Use Area Requirements	Sec. 5-409
10% of the Total Paved Surface Area	34072.00 SF x 10% = 3407.20 SF Required
1 Tree per 250 SF of Required Area	@ 3407.20 SF = 14 Trees Required
	14 Trees Provided
Native Variety Requirement	Sec. 5-403(B)(2)
75% of Trees Must be Florida Native Species	14 of 14 Trees = 100% Native
50% of Shrubs Must be Florida Native Species	387 of 542 Shrubs = 71% Native

Notes:
 All plant material sizes specified are considered minimum. All parts of the plant material specifications must be met for the material to be considered acceptable.
 The heights of all trees and shrubs shall be measured from the final grade of the project site.
 Where necessary, contractor shall install root barrier to protect sidewalks, utilities, etc. from root damage. See details for specific requirements for root barrier installation.



DRAWN BY: JAC/PLC
 PL: 04/28/22 10:00 AM

WEST BAY HILL, LLC

ISLAND AT WEST BAY
 LEE COUNTY, FLORIDA

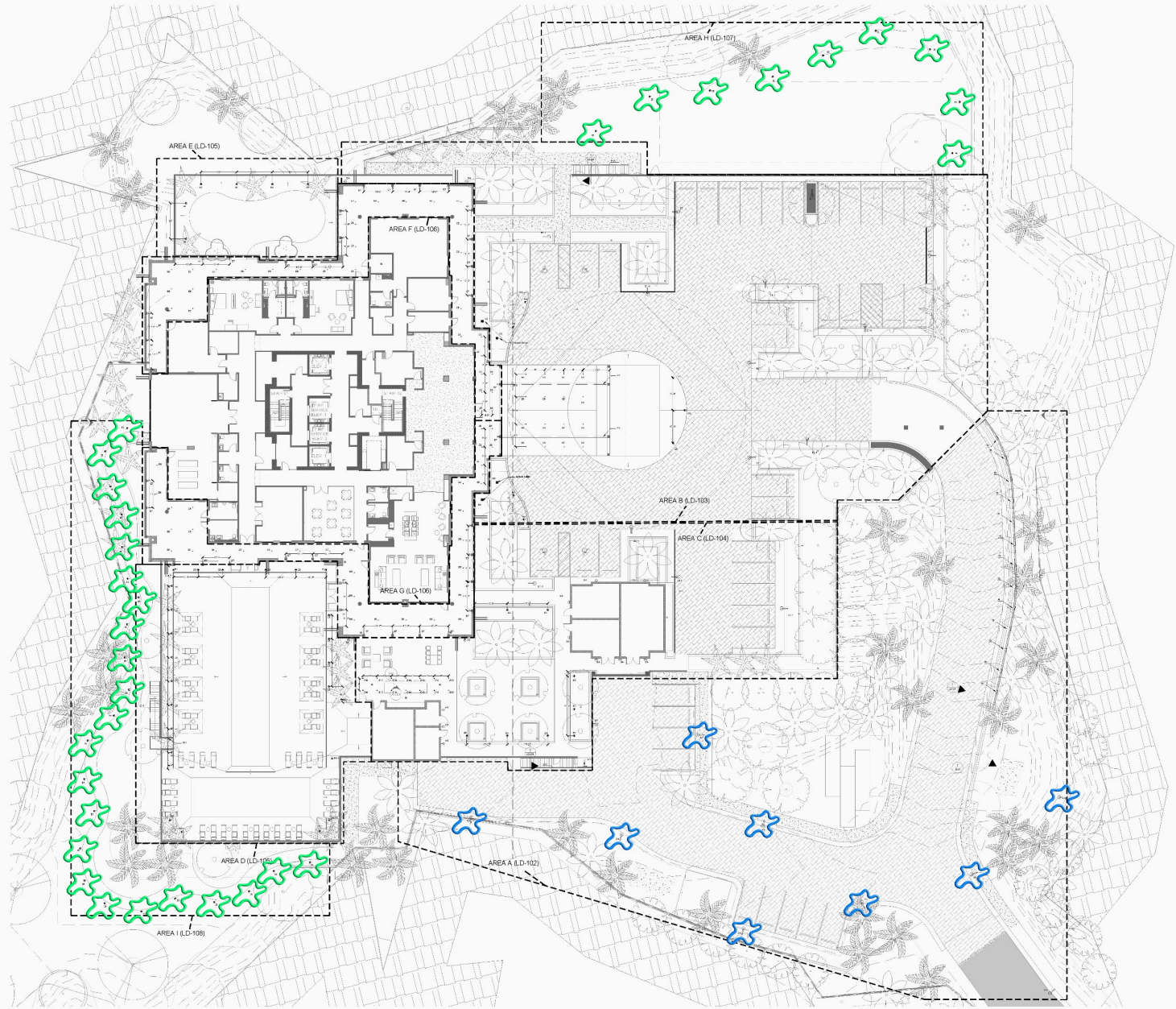
NO.	DATE	DESCRIPTION



DATE: APRIL 2022
 PROJECT NO. 20140663-004
 FILE NO. 06-47-25
 SCALE: As Shown

OPEN SPACE

SHEET NUMBER
EXHIBIT

TOTAL OPEN SPACE SCENARIOS:
 GROUND LEVEL (INCLUDES SIDEWALK) = 80.40%
 GROUND LEVEL (INCLUDES SIDEWALK), DECK PLANTERS, AND POOL AREA = 72.49%
 GROUND LEVEL (INCLUDES SIDEWALK) AND DECK PLANTERS = 68.64%



-  Light Pole Locations
-  Bollard Light Locations

FULL LIGHTING LIGHTING PLAN
NTS

03-31-2022 80% DESIGN DEVELOPMENT

PROJECT NUMBER: LD-101

DATE: 03/31/2022

PROJECT: THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL
TOWNE
LEE COUNTY, FL

CLIENT: West Bay Hill LLC
22850 Tamiami Trail
South
Egg Creek, FL 33928
238-945-8009

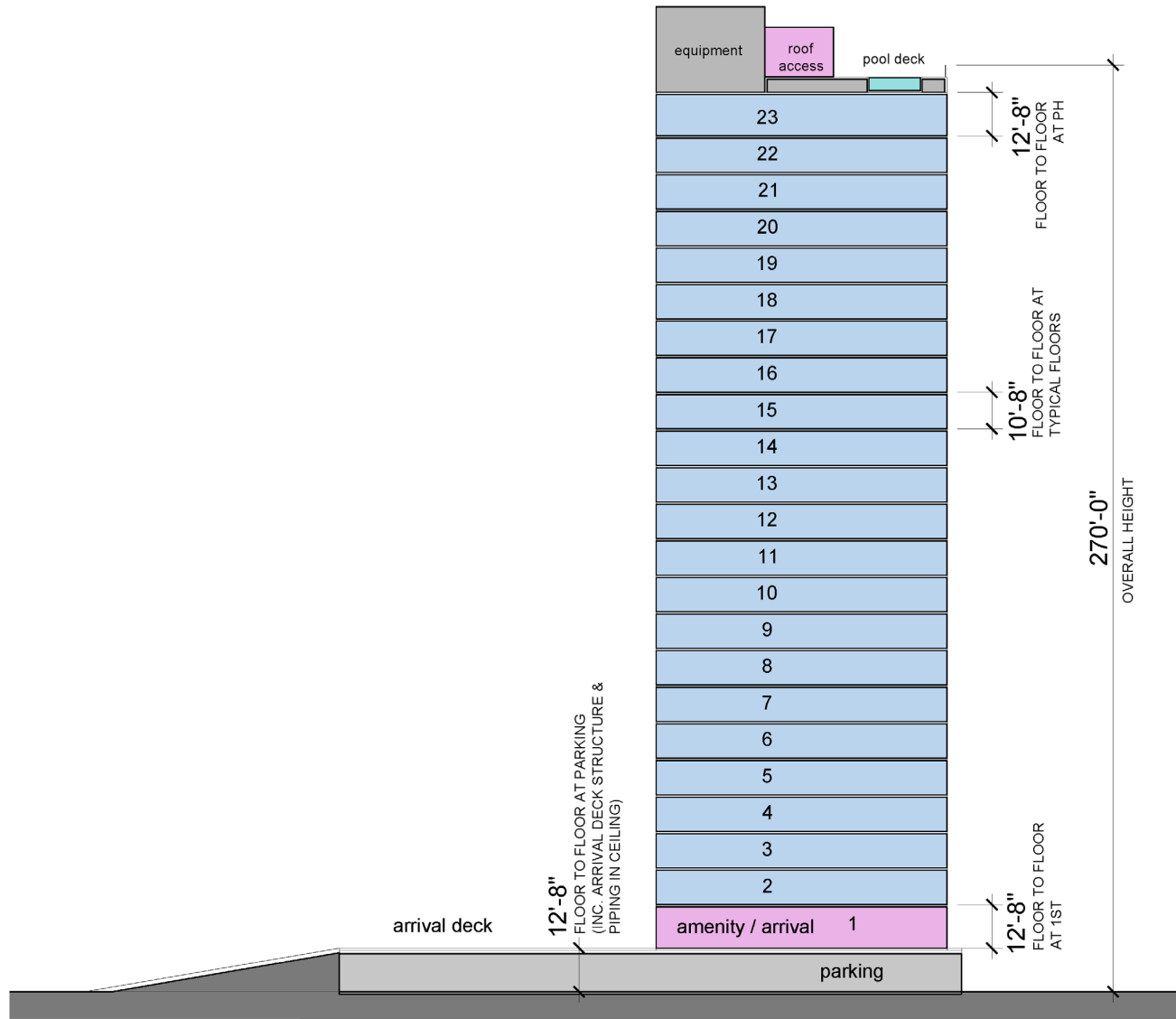
DESIGN: MIAMI LIGHTING
2550 S Bayshore Dr
Suite 206
Miami, FL 33133
305-442-2004

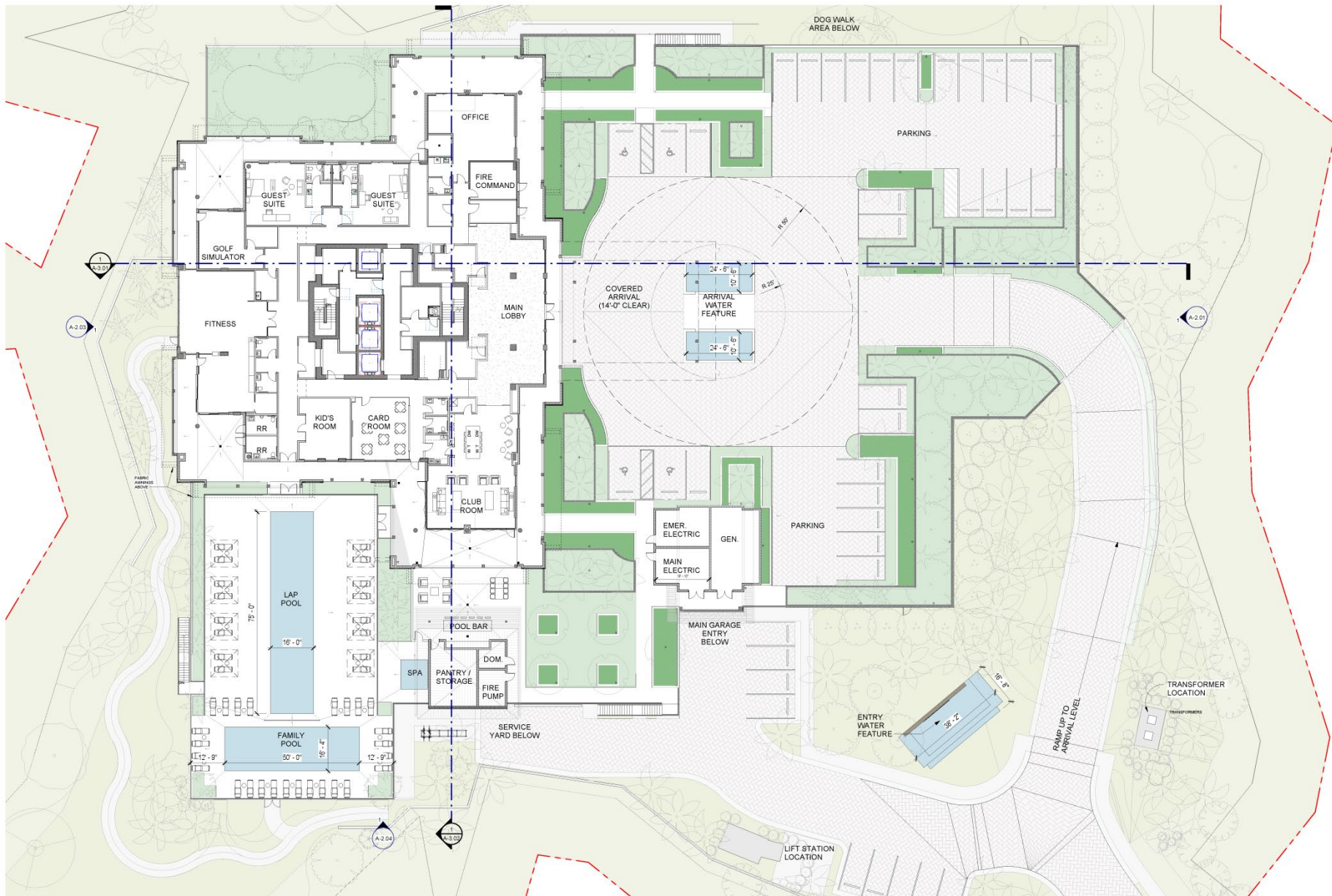
GARCIA STROMBERG
GS4 studios

1001 Brickell Avenue, Suite 1010
Miami, Florida, 33130
305-442-2004
© GS4 studios

To the best of the architect or engineer's knowledge, the plans and specifications are true and correct as of the date of preparation. The architect or engineer does not warrant or represent that the information is accurate or complete in accordance with the section and Chapter 90S, Florida Statutes.

REV	DESCRIPTION	DATE





LEVEL 01 - REFERENCE PLAN
 1/16" = 1'-0"
 1
 A-1.01

D.O. SUBMISSION

PROJECT NUMBER: 1000
 SHEET NUMBER: **A-1.01**
 PRINT DATE: 4/20/2025 10:48 AM

DRAWING NAME:
LEVEL 01 - REFERENCE PLAN

PROJECT:
THE ISLAND AT WEST BAY
 WEST BAY CLUB RESIDENTIAL TOWER
 LEE COUNTY, FL

CLIENT:
West Bay Hill LLC
 22950 Tamiami Trail
 South, Estero, FL 33928
 239-949-9009

GARCIA STROMBERG
 GSstudios
 ARCHITECTS & INTERIORS

10000 S. Pine Ridge Rd., Suite 100
 South, Manatee County, FL 34685
 239-949-9009
 239-949-9009
 239-949-9009

REV. DESCRIPTION DATE
 01/15/25
 02/10/25
 03/10/25
 04/10/25

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS ARE ACCURATE AND COMPLETE AS SHOWN AND TO BE CONSIDERED IN ACCORDANCE WITH THE SECTORS AND CHAPTERS OF THE FLORIDA STATUTES.

© GS Studios

FLORIDA VERNACULAR & MEDITERRANEAN REFERENCE IMAGES



1
Articulated massing



2
Wood trellis and detailing



3
Trellis building cap



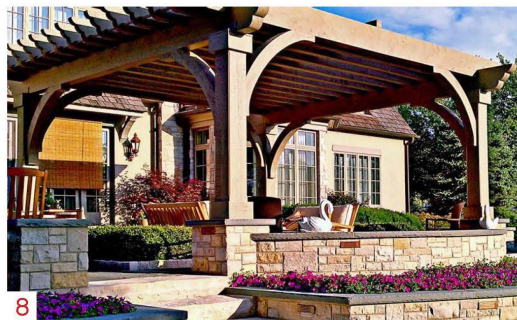
4
Articulated base with simplified body



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



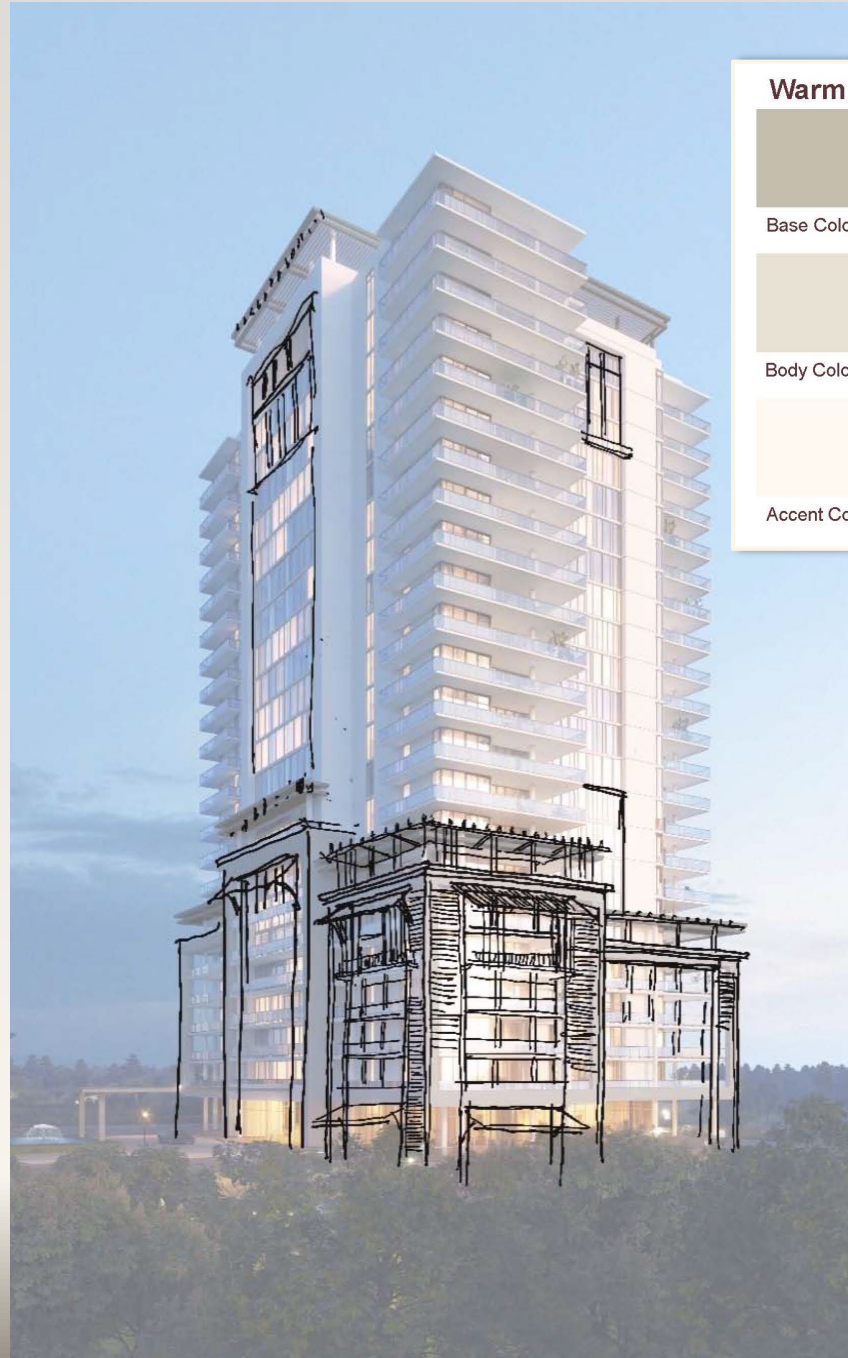
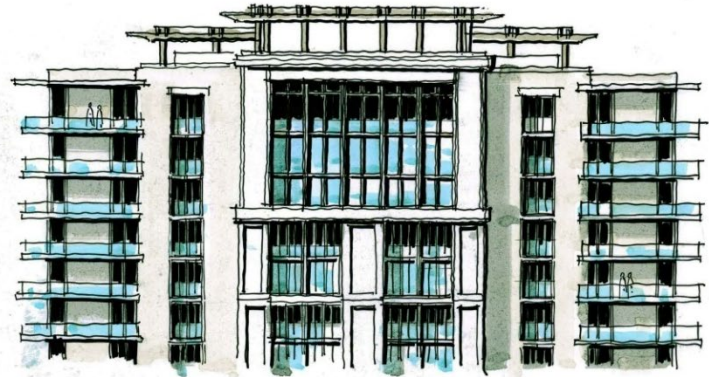
5
JASMINE BAY - WEST BAY CLUB
Accent edge bands, grey roofs

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

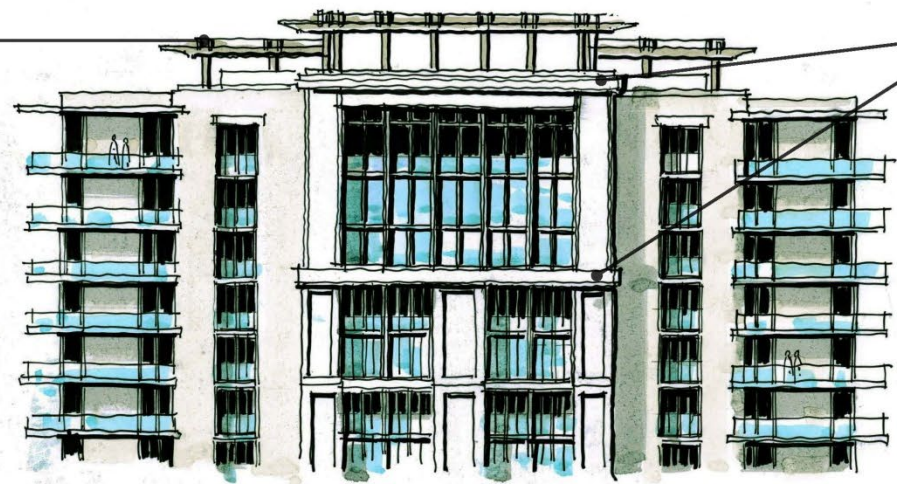


Body Color



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)





DEEP OVERHANGS
EXPOSED RAFTERS

STANDING SEAM
METAL ROOFS

ACCENT EDGE
BANDS

TRELLISED
OUTDOOR AREAS

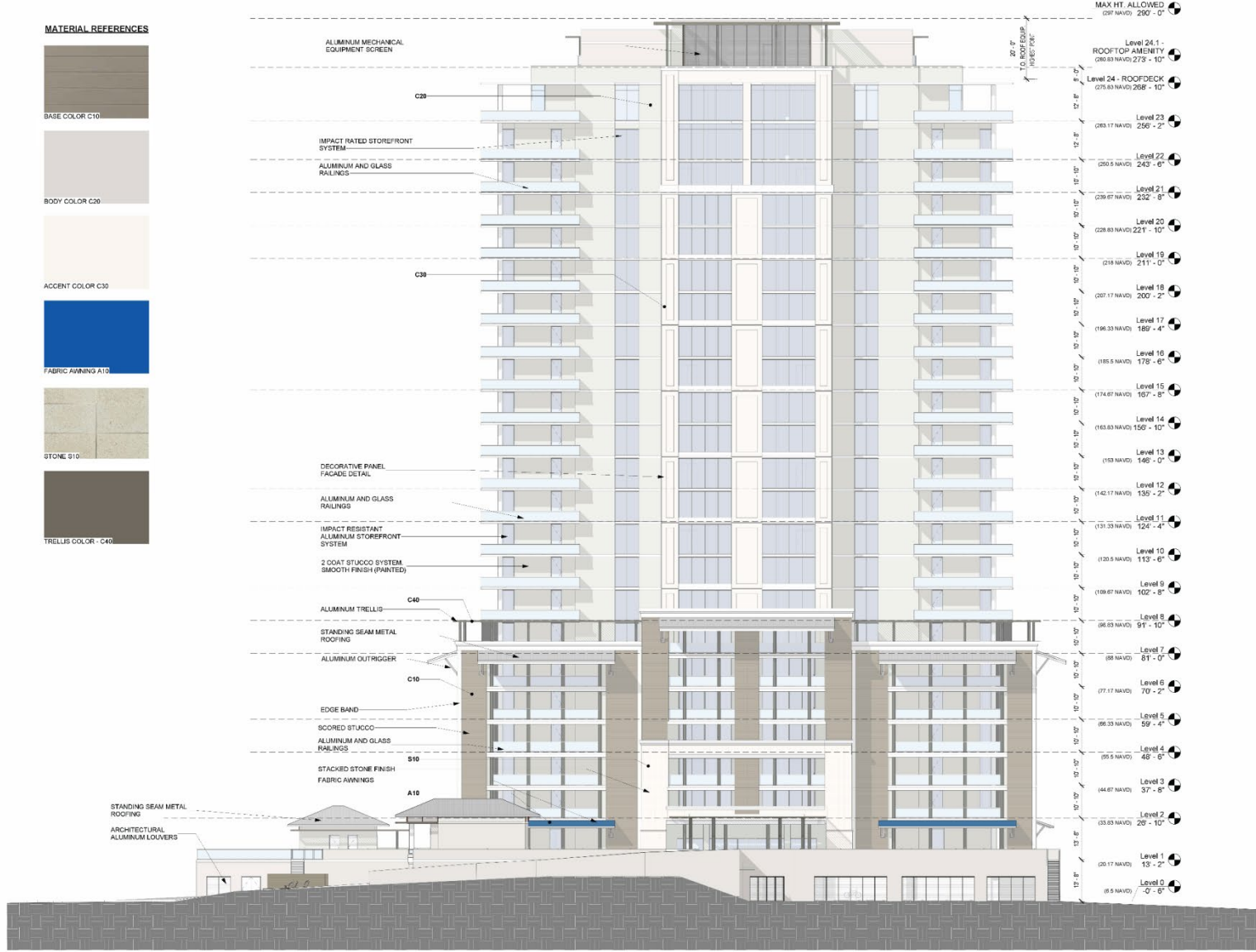
CORNER BOARDS AT
EDGES

HORIZONTAL
WOOD LOOK SIDING

BRACKETS

DEEP BALCONIES
WITH VERTICAL
COLUMN RHYTHMS
CREATING
OUTDOOR POOLS

MATERIAL REFERENCES



EAST ELEVATION

1/16" = 1'-0"

1
A-2.01

D.O. SUBMISSION

PROJECT NUMBER: 2020

SHEET NUMBER:

A-2.01

DATE: 04.22.2020

THE ISLAND AT WEST BAY WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL

West Bay Hill LLC
22050 Tamiami Trail
South
Estero, FL 33928
239-949-8009

GARCIA STROMBERG GS4studios
ARCHITECTS PLLC
10000 W. US HWY 1
Suite 100
Fort Myers, FL 33907
Phone: 772-336-8400
Fax: 772-336-8401
www.gs4studios.com

To the best of the architect's or engineer's knowledge, the plans and specifications are true and correct and conform to all applicable laws, codes and regulations as administered by the local authority in accordance with the Florida Building Code and Chapter 632, Florida Statutes.

REV#	DESCRIPTION	DATE

© GS4 Studios

MATERIAL REFERENCES



BASE COLOR C10



BODY COLOR C20



ACCENT COLOR C30



FABRIC FINNING A10



STONE S10



TRELLIS COLOR - C40



NORTH ELEVATION
1/8" = 1'-0"



D.O. SUBMISSION

PROJECT NUMBER: 2303

SHEET NUMBER:

A-2.02

DATE: 04.22.2023

PROJECT:

THE ISLAND AT WEST BAY WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL

CLIENT:

West Bay Hill LLC
22050 Tamiami Trail South
Estero, FL 33928
239-949-0009

DESIGNER:

GARCIA STROMBERG GS4studios
ARCHITECTS, PLLC
10000 W. US HWY 1, SUITE 100
FORT MYERS, FL 33907

DATE:

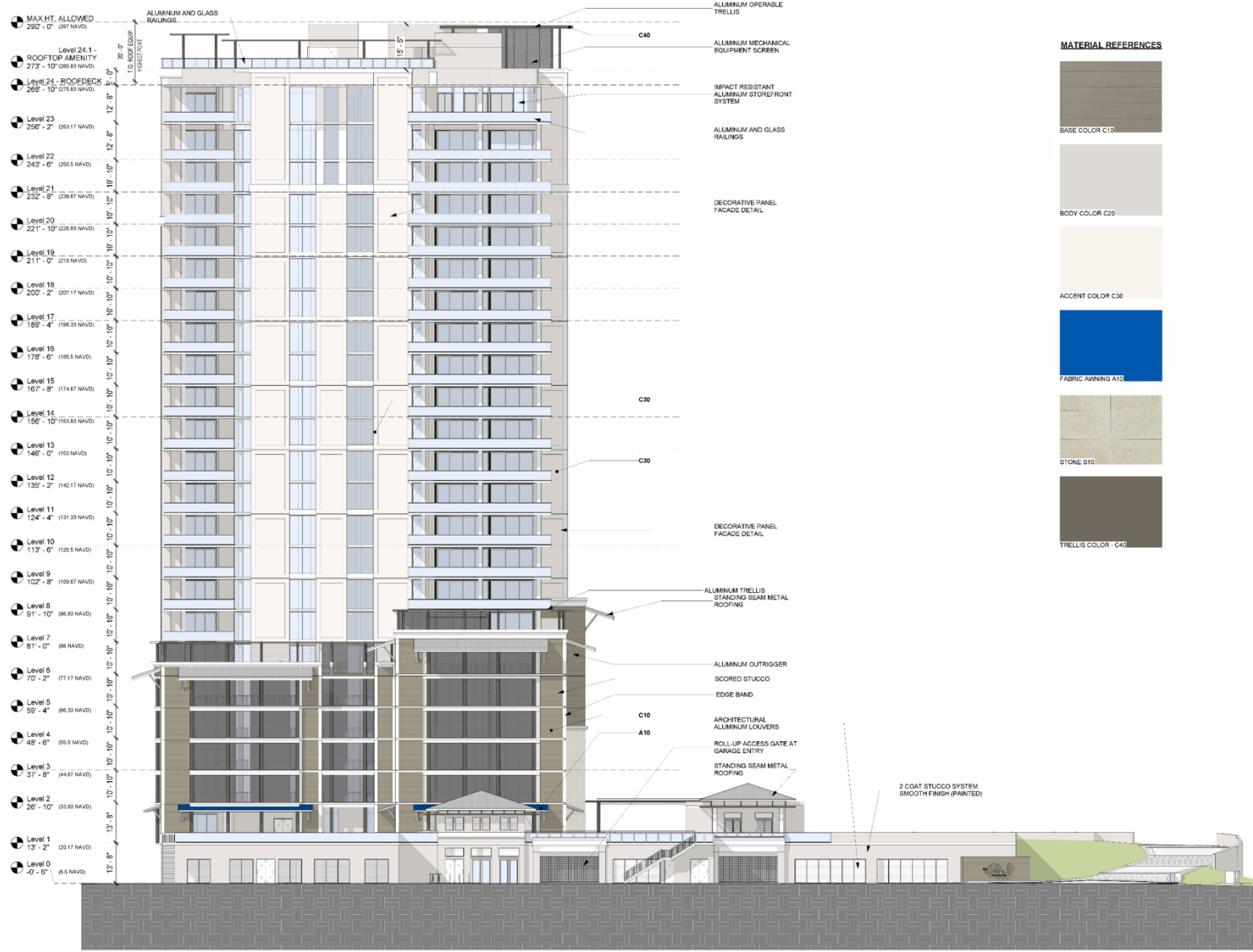
04.22.2023

REV#


REV#	DESCRIPTION	DATE

To the best of the architect or engineer's knowledge, the plans and specifications are true and correct as shown, and the work shall be performed in accordance with the details and conditions shown on these drawings.

© GS4 Studios



MATERIAL REFERENCES

-  BASE COLOR C10
-  BODY COLOR C20
-  ACCENT COLOR C30
-  FABRIC ANNING A10
-  STONE S10
-  TRELLIS COLOR - C40

To the best of the architect's knowledge, the plans and specifications are true and correct as shown and applied in accordance with the Section and Chapter 633, Florida Statutes.

REV	DESCRIPTION	DATE

TITLE
 © GSA studios

GARCIA STROMBERG
 GSA studios
 ARCHITECTS PLLC
 1000 N. Pine Street, Suite 100
 West Palm Beach, FL 33411 | TEL: 561-433-8866 | Copyright License #A2000020

CLIENT
West Bay Hill LLC
 22050 Transami Trail
 South
 E-8880, FL 33628
 239-949-6609

PROJECT
THE ISLAND AT WEST BAY
 WEST BAY CLUB RESIDENTIAL TOWER
 LEE COUNTY, FL

DRAWN BY
SOUTH ELEVATION

D.O. SUBMISSION
 PROJECT NUMBER: 2020
 SHEET NUMBER:
A-2.04
 DATE: 04/14/19

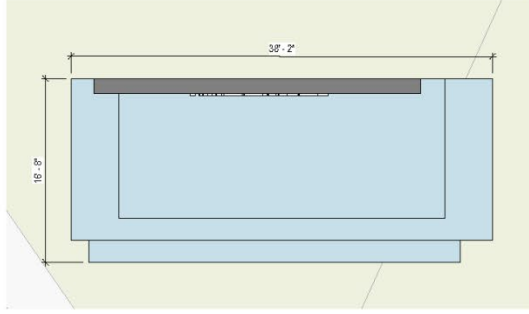


South & West Elevation



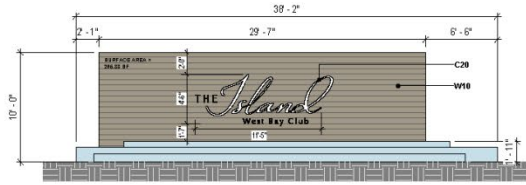
North & East Elevation





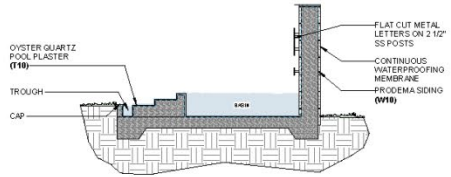
MONUMENT SIGN PLAN

3/16" = 1'-0" 8.6.20



MONUMENT SIGN - SE ELEVATION

3/16" = 1'-0" 8.6.20



MONUMENT SIGN SECTION

3/16" = 1'-0" 8.6.20



PRODEMA SIDING - W10



ACCENT COLOR - C20



OYSTER QUARTZ - T10

D.O. SUBMISSION

PROJECT NUMBER: 2302

SHEET NUMBER:

A-5.20

DATE: 02/24/24

BY: [Redacted]

MONUMENT SIGN DRAWINGS

THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL

West Bay Hill LLC
22000 Tamiami Trail
South
Eggie, FL 33928
239-949-9029

GARCIA STROMBERG GS4studios
ARCHITECTURAL STUDIO
2300 VERA PARK, SUITE 601 | TAMPA, FL 33611 | TEL: 813-978-8861 | CONTACT: LORNA@GS4STUDIOS.COM

DATE: 02/24/24

REV.	DESCRIPTION	DATE

To the best of the architect or engineer's knowledge, the plans and specifications are complete and correct as submitted for record and in accordance with the contract and Chapter 55, Florida Statutes.

