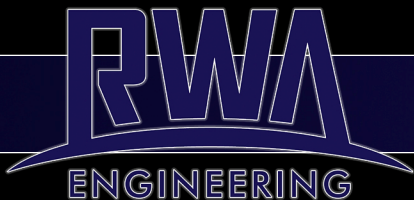


Amendment to the Pelican Sound Residential Planned Zoning Development (DCI2025-E001) Hearing Date May 13, 2025



**PELICAN SOUND
GOLF & RIVER CLUB**

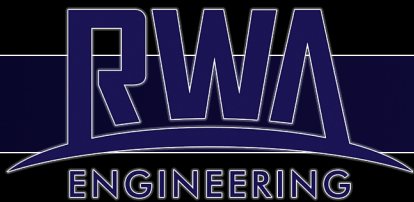


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Today's Presentation

Agenda:

- Subject Property
- Proposed Amendment
- Permitting History
- Questions



PRESENTATION OVERVIEW



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SUBJECT PROPERTY:

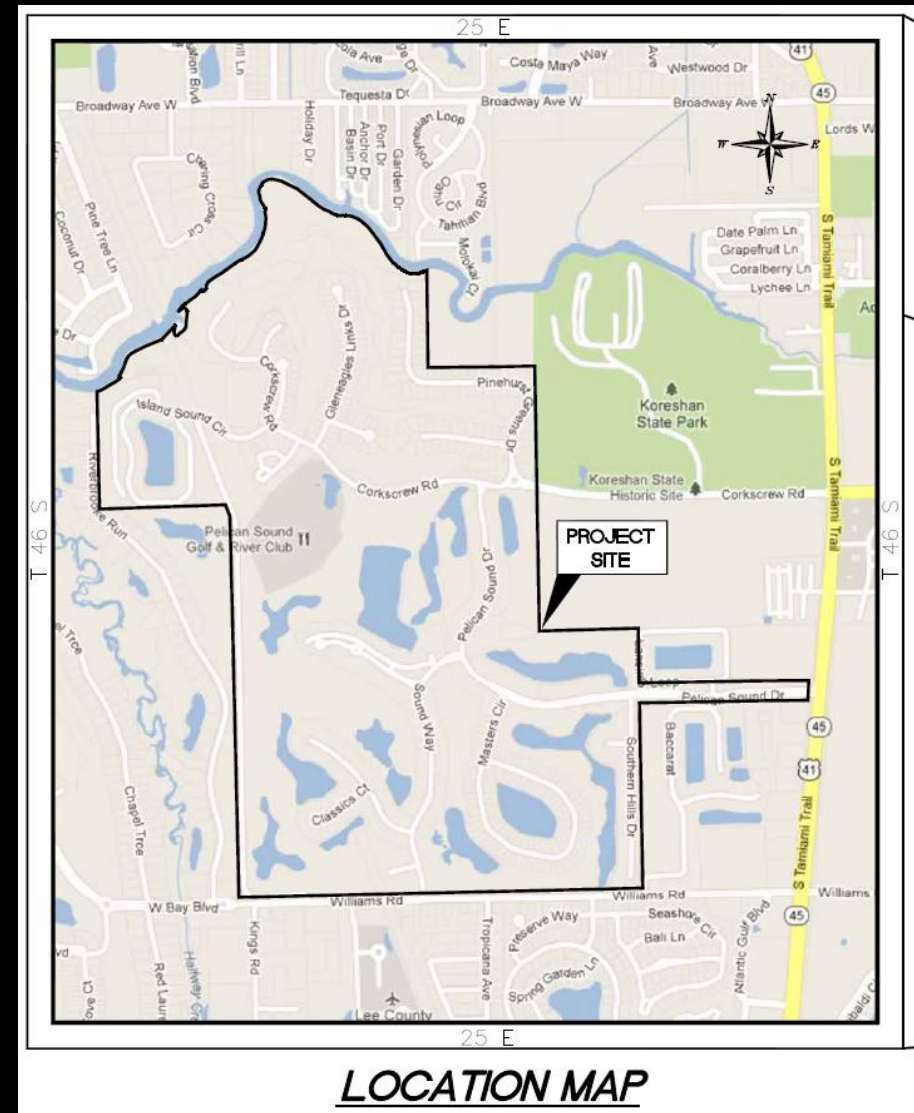
- 547 ± acres
- Zoning: Residential Planned Development (RPD)
- Res. Z-95-077
- Max. 1,480 Dwelling Units

Existing Use(s):

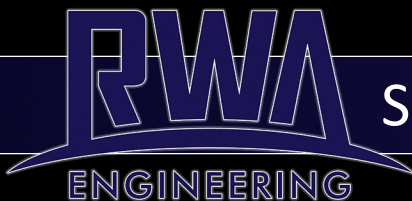
- Single-Family & Multi-Family Residential
- Supporting Accessory Uses: Golf Course/ Clubhouse, Tennis/ Pickleball Facilities, River Club & Recreational Center

Previous Zoning Amendments

- Res. Z-13-003 (2013 Lee County)
- Ord 2022-15 (Village of Estero)



LOCATION MAP



SUBJECT PROPERTY



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PROPOSED AMENDMENT:

- To amend conditions of Lee County Resolution Z-13-003 to allow for two permanent moorings for Pelican Sound shuttle boats in the place of the previously approved temporary moorings.

Site Location





PERMITTING HISTORY:

- The dock was previously permitted from The Army Corps of Engineers in 2010, removing the existing dock and extending the boat ramp and construction of a separate dock for Pelican Sound residents.
- Another permit in 2010 by SFWMD extended to include the boat slips, kayak launch, observation pier and the boat ramp.
- The mooring dock was constructed in 2012. The scheduled ferry operation utilizes two pontoon style boats to ferry Pelican Sound residents to and from Lover's Key.

PERMITTING HISTORY:

- In 2022, Hurricane Ian damaged many marine facilities and leasing docks including Fish Tale Marina. Losing their mooring facility, Pelican Sound Golf & River Club, Inc. sought Temporary Use Permits from the Village of Estero for the overnight shuttle moorings at the River Club dock.
- Temporary Use Permits were requested in 2023 and 2024 for overnight moorings.
- Not finding a viable option for permanent mooring for the 2025 season, Pelican Sound Golf and River Club chose to seek an amendment to Resolution Z-13-003, requesting that the temporary moorings be changed to permanent moorings.
- Letters of “No Objection” are on file from neighboring residents.



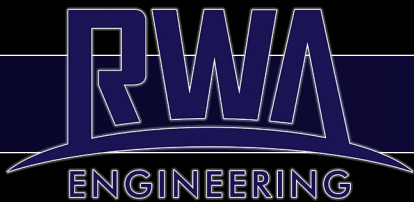
MOORING LOCATIONS



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QUESTIONS?



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THANK YOU FOR YOUR TIME & CONSIDERATION

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