



Pelican Sound
Golf & River Club

Hearing Date November 19, 2025

Amendment to the Pelican Sound Residential Planned Development Zoning (DCI2025-E001)



ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE • CONSTRUCTION SERVICES

MEET THE TEAM

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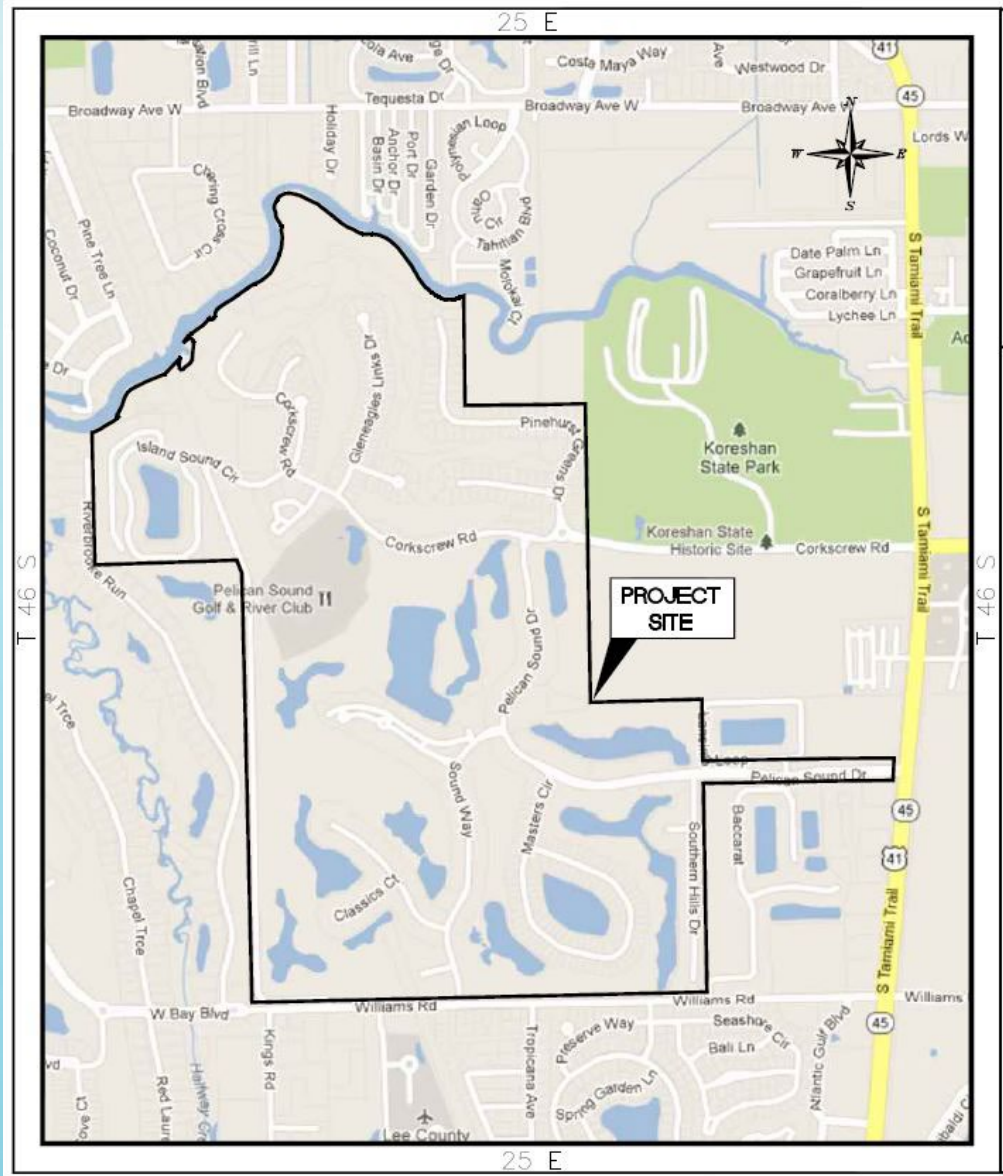
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Pelican Sound Golf & River Club
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Estero, FL 33928

MEETING AGENDA

- Subject Property
- Proposed Amendment
- Permitting History
- Shuttle Operation
- Safety Protocols
- Conclusion



SUBJECT PROPERTY



- 547 ± acres
 - Zoning: Residential Planned Development (RPD)
 - Res. Z-95-077
- 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)

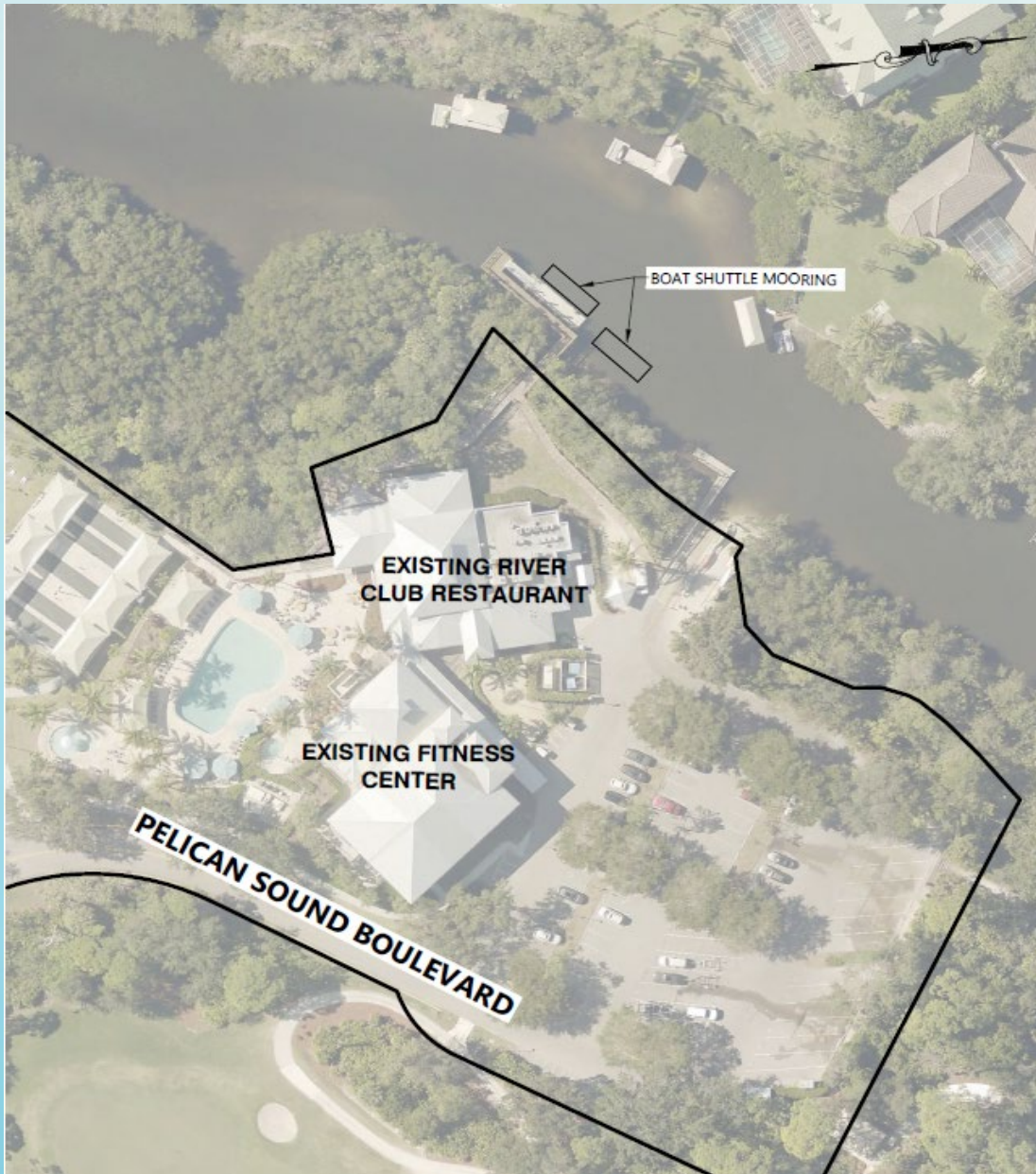
To amend conditions of
Resolution Z-13-003 to allow
permanent moorings for two Pelican
Sound shuttle boats in the place of the
previously approved temporary
moorings.

Permanent mooring will allow overnight
mooring of shuttle boats.

SITE LOCATION



MOORING LOCATIONS



Shuttle is operated as amenity to Pelican Sound ***RESIDENTS ONLY*** to Lovers Key

- The shuttle has been operating since 2004
- Regardless of Pelican Sound zoning, no known restrictions for shuttle boats to operate up and down the river.
- Current zoning allows temporary mooring of shuttles.
- Shuttle boats were previously moored overnight at off-site location and brought to Pelican Sound each day of service.

Aerial Dimensional Plan



- The Pelican Sound mooring dock, observation pier, boat ramp, and kayak launch were previously permitted with The South Florida Water Management District and The Army Corps of Engineers in 2010 and constructed in 2012.
- Shuttle boats were stored off-site overnight and brought to Pelican Sound each day of service until 2022, when Hurricane Ian damaged many marine facilities and leasing docks including Fish Tale Marina.
- Losing their off-site mooring facility, Pelican Sound Golf & River Club, Inc. sought Temporary Use Permits from the Village of Estero for mooring the shuttle boats overnight 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.
- Meetings have been held with residents on the river to address their safety concerns and develop protocols for the safe operation of the shuttle boats.
- Letters of “No Objection” are on file from neighboring residents.

SHUTTLE OPERATION

- The shuttle boat operation utilizes two pontoon style boats to ferry Pelican Sound residents to and from Lover's Key.
- Boat One operates all year round with three (3) trips daily.
- Boat Two operates approximately 14 weeks out of the year with three (3) trips daily.
- Average Daily Departure: 2.48 (4.96 round trips)
- Prior to Ian, the boats were stored nightly off-site at Fish Tale Marina, adding additional daily round trips (total of 586 additional round trips per year).
- Allowing overnight mooring of shuttles will reduce river travel trips for beginning and end of day trips without passengers to off-site mooring.

SHUTTLE SCHEDULE

		Boat One Departures	Boat Two Departures
January	Tuesday – Sunday	10AM • 12PM • 2PM	Not Operating
February	Tuesday – Sunday	10AM • 12PM • 2PM	11AM • 1PM • 3PM
March	Tuesday – Sunday	10AM • 12PM • 2PM	11AM • 1PM • 3PM
April	Tuesday – Sunday	10AM • 12PM • 2PM	11AM • 1PM • 3PM
May 1-15	Wednesday – Sunday	10AM • 12PM • 2PM	Not Operating
May 16 – 31	Saturday & Sunday	10AM • 12PM • 2PM	Not Operating
June	Saturday & Sunday	10AM • 12PM • 2PM	Not Operating
July	Saturday & Sunday	10AM • 12PM • 2PM	Not Operating
August	Saturday & Sunday	10AM • 12PM • 2PM	Not Operating
September	Saturday & Sunday	10AM • 12PM • 2PM	Not Operating
October	Saturday & Sunday	10AM • 12PM • 2PM	Not Operating
November 1-23	Wednesday – Sunday	10AM • 12PM • 2PM	Not Operating
November 24-30	Wednesday – Sunday	10AM • 12PM • 2PM	11AM • 1PM • 3PM
December 1-24	Wednesday – Sunday	10AM • 12PM • 2PM	Not Operating
December 25-31	Wednesday - Sunday	10AM • 12PM • 2PM	11AM • 1PM • 3PM

SAFETY PROTOCOL

1. Safe and Courteous Operation

- Operate at safe speed at all times. Narrow river width requires extra caution and maneuverability.
- Remain vigilant for paddlers, wildlife, and boat traffic, especially near bends and overhanging vegetation.

2. Horn Use at Sharp Turns

- Sound one prolonged horn blast (4–6 seconds) before entering any blind or sharp turn.
- Reduce speed to idle when approaching turns with obstructed views.
- Be prepared to stop or yield to avoid conflicts around blind corners.

3. Yielding to Non-Motorized Craft

- Always yield to kayaks, paddleboards, and canoes. These craft are slower and more vulnerable.
- When passing within this narrow channel, slow to safe speed and pass cautiously on the widest side of the river if possible.
- Communicate clearly with small craft users through signals, verbal communication, or gestures when needed.

4. Speed Management

- Maintain idle or no-wake speed in any designated areas, in compliance with what regulations are.
- Adhere to the policy in the Low-Speed Zone at Mouth of River.

5. Visibility and Signaling

- Use your horn proactively when visibility is compromised or when approaching intersections or crossing paths.
- Ensure your boat's navigation lights are functional if operating near dusk, dawn, or in poor weather.
- Equip your vessel with a handheld spotlight if needed for increased visibility in low-light conditions.

6. Emergency and Awareness

- Carry a whistle, life jackets, and a waterproof communication device.
- In the event of a collision risk or emergency, slow immediately and communicate intentions clearly.
- Render assistance when safe and notify appropriate authorities if needed.

7. Compliance and Boater Responsibility

- All operators must be familiar with these protocols, any local navigation regulations and possess USCG certification.
- To ensure compliance, the on-board cameras on the front of the vessel and rear will be reviewed as needed.
- Bat Shuttles are equipped with GPS tracking with Speed Monitoring Device to ensure compliance.
- Respect all posted signs, speed limits, and marine markers.

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Proposed Zoning Ordinance Language – Boat Shuttle Operation – Mouth of the River

Purpose:

This policy aims to promote safe and efficient operation of the Pelican Sound Boat Shuttle service while protecting public safety and maintaining clear, navigable waterways.

Low-Speed Operation:

The boat shuttle service utilized by Pelican Sound shall operate at low speed within the designated mouth of the river area (as shown in Exhibit A). The operating speed within the designated mouth of the river shall be the average speed was 4.8 mph not to exceed a maximum of 5, except in the extenuating circumstances outlined below. This ensures safe boating conditions, minimizes wake, and reduces interference with other vessels.

Navigational Safety:

The shuttle shall maintain sufficient control and appropriate speed to prevent hazards to other boats, watercrafts, docks, and shoreline structures.

Exceptions:

The low-speed policy may be temporarily suspended when increased speed is necessary for safety or emergency reasons but not limited to, avoiding collisions, responding to emergencies, or maintaining control in adverse conditions.

Applicability:

The boundaries and area of application for this policy shall be as identified in Exhibit A - Mouth of the River Low-Speed Zone Map.



Pelican Sound
Golf & River Club



Step 1

Report the Issue Immediately

Call or Email Either Contact

Eric Long

GM/ COO

239-948-5232

elong@psgrc.org

Ivo Nedelchev

Assistant GM

239-948-5230

inedelchev@psgrc.org

Please Provide:

- Your name and contact info
- Date, time and location of the incident
- A brief description of the issue
- Photos or other evidence (if available)

Step 2

We'll Take It From There

- Your report will be logged and investigated promptly
- This includes the review of the on-board cameras on the front of the vessel and rear.
- Review of the GPS tracking with Speed Monitoring Device.
- If requested, you'll receive a follow-up with updates or resolution.
- Serious concerns will be escalated immediately.

Estero River Outfitters Feedback

Shuttle Mooring at 4788 Pelican Sound Blvd, Estero

- Hundreds of paddlers and rentals monthly traveling the river
- No complaints with the current shuttle operators or crew
- We do encourage our paddlers to stay clear of all powered vessels. Follow the shallow water signs and yield to all larger vessels.
- Mooring of shuttle causes no navigation or safety issues
- Questions – Please call Estero River Outfitters 239-992-4050

CONCLUSION

- We have met with residents along the river and have addressed their concerns to our best ability.
- We will be applying for the necessary permit modifications with SFWMD and ACOE to allow overnight mooring.
- Shuttles have a right to operate in the Estero River while abiding by current state and federal regulations.
- Safety protocols and incident complaint protocols have been implemented.
- Regardless of Pelican Sound's zoning, there are no restrictions under current regulations preventing shuttle boats from operating along the Estero River.
- We request your approval to allow permanent mooring for two shuttle boats with conditions noted by staff.