



January 14, 2026

Ms. Mary Gibbs
Village of Estero
9401 Corkscrew Palms Circle
Estero, Florida 33928

RE: Conservation Easement Amendment
West Bay Club
Project No. 25WBC4418

Dear Mary:

Per our meeting with Becky Sweigert and you on October 16, 2025, a conservation easement was granted to Lee County for West Bay Club in association with Lee County Zoning Resolution No. Z-96-005. The conservation easement was recorded on April 30, 1998, prior to the establishment of the Village of Estero (Village). As discussed, West Bay Club is seeking an amendment to the conservation easement.

This conservation easement amendment is needed to address public safety concerns with the West Bay Club golf course. The driving range was made two-sided and totals less than 250 yards in length, which was adequate over 25 years ago when the course was constructed. Now, with improved technology, improved strength and fitness of golfers, and improved golf balls, a 250-yard tee shot is commonplace. As such, there have been multiple instances of golfers reporting nearly being hit by golf balls driven from the opposite side of the range. Similarly, the short game practice area is wedged into a space containing the cart path to the first tee and the practice putting green. Chip shots, pitches, and sand shots can be erratic at any level, and West Bay Club has experienced countless near misses and some hits in this area. As such, the driving range and short-range areas need to be expanded to eliminate an increasingly dangerous situation.

West Bay Club is requesting to amend the conservation easement recorded on April 30, 1998, in which Lee County was the grantee. Specifically, this amendment requests the release of 2.50± acres from Conservation Area No. 2 (CA-2) to expand the golf course driving range to industry and safety standards. To offset the release, West Bay Club proposes adding 1.57± acres to CA-3 and 2.14± acres to CA-4, providing a net increase of 1.21± acres of lands in conservation easement.

Specifically, this amendment request includes the following:

- Amend Conservation Easement Area No. CA-2 by releasing 1.43± acres (Release Parcel A) associated with the expansion of the driving range. This area is composed of Pine Flatwoods and Upland Scrub/Pine and Hardwoods habitats and lies north of the existing driving range that sits between West Bay Boulevard and Chapel Trace.
- Amend Conservation Easement Area No. CA-2 by releasing 1.07± acres (Release Parcel B) associated with the expansion of the chipping range. This area is composed of Palmetto Prairie and Upland Scrub/Pine and Hardwoods habitats and lies east of the existing driving range that sits between West Bay Boulevard and Chapel Trace.
- Amend Conservation Easement Area No. CA-3 by adding 1.57± acres (Additional Parcel A). This area is composed of Pine Flatwoods and Upland Scrub/Pine and Hardwoods habitats. It connects to the existing CA-3 to the south.
- Amend Conservation Easement Area No. CA-4 by adding 2.14± acres (Additional Parcel B). This area is composed of Pine Flatwoods and Upland Scrub/Pine and Hardwoods habitats. It lies south of Kings Road and connects to the existing CA-4 to the south.

The proposed new conservation lands will provide like-for-like habitat replacement for the released conservation area. The new conservation easement will be granted to the Village, with third-party enforcement rights to the Florida Fish and Wildlife Conservation Commission and the South Florida Water Management District.

To assist in your review of this proposed amendment, the items listed below are enclosed:

- Copy of Recorded Conservation Easement
- Proposed Conservation Easement Amendment Summary
- Aerial with Release Parcels (Figure 1)
- Aerial with Additional Parcels (Figure 2)

Upon authorization of the existing easement release, the new conservation easement will be recorded with the Village.

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Should you have any questions or require additional information, please do not hesitate to contact me. Thank you for your assistance in this matter.

Sincerely,

PASSARELLA & ASSOCIATES, INC.



Kenneth Passarella
President

KP/nh

Enclosures

cc: Ken Kouril, w/enclosures
Daniel Oliverio, w/enclosures
Derek Vachon, w/enclosures
Neal Montgomery, w/enclosures