

PUBLIC COMMENT CARD : Entry # 27333

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Village Council Meeting

Name

Steven Bartelstone

Address

4751 West Bay Blve
1101
Estero 33928
United States
[Map It](#)

Community

West Bay

Email

sdbavon@aol.com

Phone

(860) 748-1600

Representing

Myself

Date

11/15/2021

Agenda Item No. or Topic

2021-12

Comments

PUBLIC COMMENT CARD : Entry # 27333

I am a resident of Jasmine Bay South . I live directly across from this project. I have previously filed my objections with the two council members who represent West Bay and asked that my letter be made part of the public record. To summarize, I am against the proposal because the building is too high for West Bay and the Village , and it is not compatible with the architecture of West Bay or the Village. There is no compelling reason to have a contemporary glass structure which is 50' higher than Jasmine Bay and also substantially deeper. The Planning and Zoning Design Board said in its deliberations that it was a fair trade to have a taller building ,(in violation of current zoning)in exchange for 12 less units. That is not the job of the PZBD. It is the job of the PZBD to act in accordance with the LDC and CP of the Village. The applicant has attempted to avoid the regulations pertaining to variances and has not requested. a change to the LDC which would require an amendment to the LDC. He has applied for a deviation which requires a lesser standard and less of a burden in terms of proof or time . The developer did not even meet that lesser standard. There was no competent evidence that the project either promoted the health safety and welfare of the Community or that a taller, fatter building would improve the quality of the project for the community. The staff relied solely upon the self serving statements of the applicant The application should be denied because : 1. it is inconsistent with the CP and the LDC and would require a variance or amendment to the LDC and CP not thru a deal with the PZBD; 2. the substantial height relief sought by the applicant should be done thru an amendment to the LDC and CP or a variance; 3. a deviation should not be used on such a substantial change to the LDC which is change is inconsistent with the Village's history of only granting small height deviations and generally in commercial or retail settings, and 4. if the Council determines it is appropriate to use the deviation process the applicant did not meet two of the requirements for a deviation. Respectfully submitted; Steven D. Bartelstone

Notes



Admin Notification (ID: 5e70ca9c71a8d)

added 22 hours ago

WordPress successfully passed the notification email to the sending server.

PUBLIC COMMENT CARD : Entry # 27320

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Village Council Meeting

Name

Stuart Schweitzer

Address

22276 Natures Cove Ct
Estero 33928
United States
[Map It](#)

Community

West Bay Club

Email

stuart.schweitzer@gmail.com

Phone

(201) 575-1968

Representing

Stuart & Harriet Schweitzer

Date

11/15/2021

Agenda Item No. or Topic

Application of West Bay Hill Partners at POD 5 West Bay

Comments

PUBLIC COMMENT CARD : Entry # 27320

I respectfully request that this application be denied. The proposed structure is too tall and is incompatible with the architectural character of West Bay and the Village of Estero. Zoning rules are there for a reason, and this project does not comply with them. While there is scope under the Zoning rules for a deviation from the Zoning regulations, this project does not comply with the requirement that any such deviation improve the quality of the project and promote the health, safety and welfare of the community. This test has plainly not been met except in the eyes of the developer. I urge the Council to refuse the application and send the a message that the Village of Estero can be counted on to stick to its Zoning requirements.

The Developer's Plan does not comply with the Comprehensive Plan or the LDC

The substantial relief from the height regulation of 220' sought by the applicant should be done through an amendment to the LDC and Comprehensive Plan or a variance and not as a deviation

A deviation should not be used on such a material change to the LDC , such a change requires a variance and proof of hardship
Even if the Council determines it is appropriate to use the deviation standards the applicant did not comply with the requirements of a deviation which requires that the deviation will improve the quality of the project and that a taller predominately glass building somehow promotes the health, safety and welfare of the community

Notes



Admin Notification (ID: 5e70ca9c71a8d)

added 24 hours ago

WordPress successfully passed the notification email to the sending server.

PUBLIC COMMENT CARD : Entry # 27313

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Village Council Meeting

Name

Gerald (Jerry) Beaubien

Address

20110 Riverbrooke Run
Estero 33928-2958
United States
[Map It](#)

Community

West Bay Club

Email

gabeaubien@aol.com

Phone

(205) 908-5426

Representing

West Bay Club Community Association

Date

11/15/2021

Agenda Item No. or Topic

West Bay Island Parcel Condo

Comments

PUBLIC COMMENT CARD : Entry # 27313

As President of the West Bay Community Association I felt it was imperative to respond to some potentially misleading communication you may have received per the above agenda topic. Our CA BOD chose a neutrality position on the Developer's proposed height amendment, because we felt that decision was the Village Zoning/Planning Board and the Council authority. However, such that there is no confusion the CA BOD unanimously supports the Island Parcel development. The BOD has proactively acted as a liaison on behalf of our residents the Island Parcel developer. Any and basically all questions, issues or concerns brought to our attention were communicated immediately to the Developer for resolution. From our perspective the Developer professionally and effectively responded to the questions regarding the project concept with the data driven factual and technical information. The Developer and Architect listened and acknowledged the issues and or concerns with their initial architectural concept and have systemically addressed the concerns and issues with their current Island Parcel Design and development.

There has been a somewhat biased reference to a survey conducted by the Jasmine Bay South Condo Association BOD. It as been stated their survey resulted in 85% of the their residents responding were opposed to the increased height and modernists design. What was not communicated is the South Tower has 109 units (representing approximately 15% of the total units in West Bay) all received the survey. A total of 32 (29% of the total units) residents completed the three question survey. 26 of the 32 (81%) of respondents were opposed to the height and the design. The third survey question result was discarded as the question was deemed confusing as it did not yield anticipated support. The Architect has modified the design such that it is consistent with the evolving contemporary SW Florida Coastal design criteria reflected in the CA's Architectural Design Guidelines. Our most recent new home construction and remodels reflect this emerging design interpretation.

The Island Parcel Condo is the finale for the West Bay Community and what is important for our community is for the developer to have the talent, support and ability to offer the most commercially attractive and competitive product offering possible.

Personally the narrower, taller four units per floor, lower density (88 vs 100+ units) upscale design seems to be compatible, but enhancing addition to the community.

Regards,

Jerry Beaubien
WBC CA BOD - President

Notes



Admin Notification (ID: 5e70ca9c71a8d)

added November 15, 2021 at 11:12 am

WordPress successfully passed the notification email to the sending server.

PUBLIC COMMENT CARD : Entry # 27299

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Village Council Meeting

Name

ROGER SIRLN

Address

4761 W BAY BLVD
906
ESTERO 33928
United States
[Map It](#)

Community

WEST BAY CLUB

Email

roger.sirlin@gmail.com

Phone

(914) 484-7470

Representing

resident

Date

11/17/2021

Agenda Item No. or Topic

West bay club Pod 5 rezoning

Comments

I am in favor of the revisoin to the zoning code to allow the higher height of the proposed condo building. It will benefit not only West Bay the entire Estero Community.

Notes

Admin Notification (ID: 5e70ca9c71a8d)

added November 14, 2021 at 6:40 pm

WordPress successfully passed the notification email to the sending server.

PUBLIC COMMENT CARD : Entry # 27297

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Village Council Meeting

Name

Maurizio Nisita

Address

22021 Red Laurel Lane
Estero 33928
United States
[Map It](#)

Community

- None -

Email

nisita72@gmail.com

Phone

(239) 405-4775

Representing

Maurizio Nisita

Date

11/14/2021

Agenda Item No. or Topic

zoning variance

Comments

I am opposing the variance regarding the new high rise planned for the West Bay Club. Specifically I oppose the height increase and the design which is not consistent with the architectural style pf the community. I know that many residents have opposed the subject variance and do not understand why the interest of the developer should prevail. I am sure that if I wanted to make substantial modifications to my existing home, such as adding a couple of floors or expanding the footprint beyond the allowed parameters , my request would be rejected. The rules then should be the same for everyone and not bent for the financial interest of a developer to the detriment of the majority of members of the entire community

Notes

Admin Notification (ID: 5e70ca9c71a8d)

added November 14, 2021 at 9:04 am

PUBLIC COMMENT CARD : Entry # 27296

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Village Council Meeting

Name

Glenn Tatangelo

Address

4930 Baybridge Blvd
Estero 33928
United States
[Map It](#)

Community

West Bay

Email

gtatangelo@snet.net

Phone

(203) 394-3164

Representing

Myself

Date

11/14/2021

Agenda Item No. or Topic

West Bay High Rise Deviation Application

Comments

PUBLIC COMMENT CARD : Entry # 27296

I am disappointed that the Village of Estero Planning and Design Board (PZD) have sent the Town Council their recommendation to approve the application to increase the height of the new high rise from 220' to 290'. This recommendation also includes having the design be non conforming to the West Bay's and the Village of Estero's existing architectural design standards. To allow the PZD to sneak this application under a "deviation" versus a "variance" sure looks like questionable business practices.

Although there were over 40 residents who sent in e comments to the PZD in opposition vs 8 residents in favor, the PZD chose to recommend an approval.

Why would the PZD chose to change the rules for this developer ? There was absolutely no compelling reason to do this. I purchased in Natures Cove knowing that someday there would be a 220' high rise that conformed to the West Bay and Village of Estero architectural standards. I do not understand why our elected officials would not protect us and allow a developer to change the rules only for his own financial benefit.

Please vote NO to this recommendation. If the applicant wants to build, make him work within the existing regulations.

Thank you

Notes



Admin Notification (ID: 5e70ca9c71a8d)

added November 14, 2021 at 8:54 am

WordPress successfully passed the notification email to the sending server.

PUBLIC COMMENT CARD : Entry # 27295

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

John Braive

Address

22080 Red Laurel Ln
Estero 33928
United States
[Map It](#)

Community

West Bay

Email

jbraive48@gmail.com

Phone

(239) 676-9388

Representing

Self

Date

11/14/2021

Agenda Item No. or Topic

Natures cove high rise, West Bay Club

Comments

I thoroughly oppose the recommendation to allow a a zoning change from 220 feet to 290 feet.
This will disrupt the character of the community and my view.
I am against!

Notes

Admin Notification (ID: 5e70ca9c71a8d)

added November 14, 2021 at 8:47 am

WordPress successfully passed the notification email to the sending server.

PUBLIC COMMENT CARD : Entry # 27258

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Village Council Meeting

Name

gardner Odenbach

Address

4751 West Bay Blvd #701
Estero 33928
United States
[Map It](#)

Community

West Bay

Email

gardyodenbach@gmail.com

Phone

(585) 738-7080

Representing

District 1

Date

11/11/2021

Agenda Item No. or Topic

Island Tower at West Bay Club

Comments

I oppose the 50ft height variance requested by the Island Tower developer and oppose glass facade due to reflecting sun. The building should conform with the existing West Bay architecture.

Thank You for your consideration.

Notes

Admin Notification (ID: 5e70ca9c71a8d)

added November 11, 2021 at 9:56 pm

WordPress successfully passed the notification email to the sending server.

PUBLIC COMMENT CARD : Entry # 27231

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Village Council Meeting

Name

Mary Ann Shamis

Address

4761 West Bay Blvd. #406
Estero 33928
United States
[Map It](#)

Community

West Bay Jasmine North

Email

mhshamis@gmail.com

Phone

(440) 759-6602

Representing

self

Date

11/10/2021

Agenda Item No. or Topic

Island tower height

Comments

I prefer that the height is not approved to be 50 feet higher than Jasmine Bay.
Thank you.

Notes

Admin Notification (ID: 5e70ca9c71a8d)

added November 10, 2021 at 8:14 pm

WordPress successfully passed the notification email to the sending server.

PUBLIC COMMENT CARD : Entry # 27227

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

Meir Kehila

Address

4751 West Bay Blvd
804
Estero 33928
United States
[Map It](#)

Community

West Bay Club

Email

meirkehila1@me.com

Phone

(239) 676-4706

Representing

Myself

Date

11/17/2021

Agenda Item No. or Topic

Island Bay Tower

Comments

Please don't allow the builder to get any more height then the original plan.
Nobody like it!!!

Notes

Admin Notification (ID: 5e70ca9c71a8d)

added November 10, 2021 at 3:29 pm

WordPress successfully passed the notification email to the sending server.

PUBLIC COMMENT CARD : Entry # 27200

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

Marilyn and Leslie ROZSA

Address

4751 West Bay Blvd
Unit 501
Estero 33928
United States
[Map It](#)

Community

West Bay

Email

lesrozsa@gmail.com

Phone

(239) 206-7760

Representing

Self

Date

11/10/2021

Agenda Item No. or Topic

Zoning amendment for development of island property in West Bay,

Comments

This site is presently approved for a 220 foot condominium tower. On Nov. 17, 202 at 9:30AAM, They are applying for a zoning amendment for a to 270 foot tower as well as architectural approval of a predominantly glass structure. They have made some changes to their initial design, however we are still very concerned that the tower is mostly glass, and given its closeness to the existing Jasmine Bay towers, we have a major concern of glare off this building from morning and setting suns which will absolutely spoil our enjoyment of our balcony. We have visited the new site, and it's closeness to existing towers is concerning, as related to glare from the glass. In closing, we are opposed to a glass building and believe that another surface would be in keeping with an updated West Bay Architecture Plan.

Notes

PUBLIC COMMENT CARD : Entry # 27199

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Village Council Meeting

Name

Jeffrey Agee

Address

4751 West Bay Blvd
Unit 901
Estero 33928
United States
[Map It](#)

Community

West Bay

Email

ajeфф1955@comcast.net

Phone

(217) 520-1186

Representing

Jasmine Bay Condominium

Date

11/10/2021

Agenda Item No. or Topic

West Bay

Comments

PUBLIC COMMENT CARD : Entry # 27199

The developer WBH/IHC choose to debut this project during low season at a meeting on July 7. Residents have always known that a high rise condominium building was to built on the site but the height was restricted to 220 feet and the number of units to a maximum of 101. There is no opposition to development of the site, rather to the building height and the design linked to it.

Developer reasons for requesting a height variance/deviation include the ability to build a "more exclusive" product and decrease the number of units from 120 to 88.

Apart from a monetary incentive I find no compelling reason why the developer requires a height variance and I see no benefit to the WB community.

- 1). There is no non-economic reason a "higher quality" or "more exclusive" product has to be 23 instead of 20 stories.
- 2). The numbers of units allowed was never 120 but a maximum of 101 and the developer's belief the community would prefer 88 to 101 units is suspect (101 units would result in more HOA fees for the community).
- 3). In fact there has been no attempt on the part of the developer to ascertain community input on this project. The only survey performed was by the adjacent high rise (Jasmine Bay South) and showed 84% of residents favored a 220' height restriction and an architecture consistent with existing residences within West Bay. This negativity rate was confirmed by the percentage of negative comments to the PZD board.
- 4). A taller tower will impact a pre-existing neighborhood. Despite claims to the contrary the developer's own shadow studies impact residents in the Nature's Cove neighborhood one hour prior to sunset between the months of March and June.
- 5). Glare from a taller predominantly glass building (despite the use of non-reflective glass) will have significant effect on adjacent neighborhoods in particular the Jasmine Bay development not to mention the energy inefficiency of a predominantly glass design. The developer's own drawings submitted with his application show glare from the predominantly glass structure.
- 6). A taller structure allowing a predominately glass design is not consistent with the comprehensive community plan for West Bay nor consistent with existing architecture of the community. These are standards to which which everyone else in West Bay must conform when building or renovating an existing structure. No matter how many architectural adjectives are offered pictures show the structure proposed is clearly inconsistent with existing structures within West Bay.
- 7). The taller modernistic design does not complement surrounding West Bay developments, does not meet residential compatibility standards and is not in compliance with the Land Development Code of the Village of Estero protecting neighborhoods from incompatible encroachment.

Notes



Admin Notification (ID: 5e70ca9c71a8d)

added November 10, 2021 at 8:39 am

WordPress successfully passed the notification email to the sending server.

From: [Mary Gibbs](#)
To: [Tammy Duran](#)
Cc: [Carol Sacco](#)
Subject: FW: WBC Island Parcel Condo Proposed Design
Date: Monday, November 15, 2021 12:10:33 PM

Can you place this in with the e-comments for West Bay Club case? Thanks, I noticed a couple email addresses were incorrect.

From: GERALD BEAUBIEN [mailto:gabeaubien@aol.com]
Sent: Monday, November 15, 2021 11:38 AM
To: Jribble@wstero-fl.gov; fielsel@estero-fl.gov; Jon McLain <mclain@estero-fl.gov>; Katy Errington <errington@estero-fl.gov>; Jim Boesch <boesch@estero-fl.gov>; Jim Ward <ward@estero-fl.gov>; Jim Wilson <wilson@estero-fl.gov>
Cc: Mary Gibbs <gibbs@estero-fl.gov>
Subject: WBC Island Parcel Condo Proposed Design

[**NOTICE:** This message originated outside of the Village of Estero -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

To: The Village Of Estero City Council

As President of the West Bay Community Association; I felt it was imperative to respond to some potentially misleading communication you may have received per the above agenda topic. Our CA BOD chose a neutrality position on the Developer's proposed height amendment, because we felt that decision was the Village Zoning/Planning Board and the Council area of authority. However, the CA BOD unanimously supports the Island Parcel development. The BOD has proactively acted as a liaison on behalf of our residents with the Island Parcel developer. Any and basically all questions, issues or concerns brought to our attention were communicated immediately to the Developer for resolution. From our perspective the Developer professionally and effectively responded to the questions regarding the project concept with the data driven factual and technical information. The Developer and Architect listened and acknowledged the issues and or concerns with their initial architectural concept and have systemically addressed the concerns and issues with their current Island Parcel Design and Development Plan.

There has been a somewhat biased reference to a survey conducted by the Jasmine Bay South Condo Association BOD. It has been stated their survey resulted with 85% of the their residents responding in opposition to the increased height and modernists design. What was not communicated is the South Tower has 109 units (representing approximately 15% of the total units in West Bay) received the survey. A total of 32 residents (29% response rate) completed the three question survey. 26 of the 32 (81%) were opposed to the height and the design. The third survey question result was discarded as the question was confusing as it did not yield the same expected outcome. The Architect has modified the design such that it is consistent with the evolving contemporary SW Florida Coastal design criteria reflected in the WBC CA's Architectural Design Guidelines. Our most recent new home construction and remodels reflect this emerging design interpretation.

The Island Parcel Condo Project is the finale for the West Bay Community and what is important for our community is for the developer to offer the most commercially viable and

competitive product possible.

Personally the narrower, taller four units per floor, lower density (88 vs 100+ units) upscale design seems to be an ideal addition to benefit our Community.

Regards,

Jerry Beaubien
WBC CA - President