

Notice of a Communications Media Technology (“CMT”) Public Meeting
Local Planning Agency
Friday, July 17, 2020
9:00 A.M.
Bonita Springs City Hall
9101 Bonita Beach Road
Bonita Springs, Florida 34135

PUBLIC COMMENT

RECEIVED BY CITYMEETINGS@CITYOFBONITA.SPRINGS.ORG

Debbie Filipek

From: Allen Hergenbahn <a.hergenbahn@icloud.com>
Sent: Tuesday, July 14, 2020 2:40 PM
To: City Meetings
Subject: Meeting July 17th

Allen Hergenbahn again

Need clarification if this reply email is the same for others (not wanting to talk) can email their comments to.

Since London Bay " Bayside on Estero Bay is second on the business agenda how many comments will be chosen to read during the meeting?

Hoping you received my Email

Debbie Filipek

From: Allen Hergenbahn <allenjh1@gmail.com>
Sent: Tuesday, July 14, 2020 4:23 PM
To: City Meetings
Subject: Meeting Friday 17th meeting

Follow Up Flag: Follow up
Flag Status: Flagged

My name is Allen Hergenbahn.
 I would prefer to speak via phone
 but if not use my email at last resort!

Here's are some comments I have taken off the
 "Save Weeks Fish Camp" Facebook group

We are 1016 members strong.

I have included my concern also.
 AJH.

1) Attention local government officials:

This is the only recent issue that matters to a lot of people. If you fail to resolve this
 before the election, you're going to be out of a job. N.B.

2) Typical land developers go back on their word with the property owners across the country. We could protest I guess
 but, I believe they should take care of the public as far as plenty of access for boaters.

3) # moneydoesntcare. T.D.

4) Very disturbing and disappointing! A.Z.

5) Now what? R.S.

6) So concerning. J.L.

7) It may be out of your comfort zone, but if you want elected officials to be on your side, vote for the ones who are
 fighting the development. E.S.

8) Mark Wilson is a

9) 100%

10) Pelican Landing is the blame too also.
 We all know who the complainers are.

11) Let's not let one community or The Colonies or The Hyatt as well control the future.

12) After London Bay held their repetitive presentation, one from the audience said "It will be a long wait if someone has to take a shuttle to get their boat trailer

13) Developers are ridiculous. 15 trailer spots ?? Those will be full in a half hour. L.D.

13) Still crumbs.

14) Nice, but too small. They need to enlarge their proposal. They have plenty of money to do so. The boat ramp needs to be double wide so two can be launching or leaving at the same time. W.Y.

15) Are you Village of Bonita Springs Counsel members prepared to swear under oath if necessary, that you have received no gifts or any economic incentives from anyone affiliated with London Bay or any organization connected with London Bay?

Allen Hergenbahn, ajh

Allenjh1@gmail.com

3430 Morning Lake Drive

Bonita Springs/ Estero FL 34134

630 624-1038

--

Allen Hergenbahn, CFF

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WARNING: Computer viruses may be transmitted via email. You should check this email and any attachments for the presence of viruses. I accept no liability for any damage caused by any virus transmitted by this email.

Debbie Filipek

From: Carrin Turnbull <carrin.turnbull@aol.com>
Sent: Tuesday, July 14, 2020 4:27 PM
To: City Meetings
Subject: Rezoning for London Bay Homes Development Project

Dear City Council:

To approve the London Bay Homes request for rezoning the Weeks Fish Camp for their Raptor Bay Development Project would be a grievous act against the residents of Coconut Road. There hardly seems to be any hope of being able to widen Coconut Road to accommodate any more traffic, even with its present zoning, therefore it would be harmful to owners and residents of the area to grant a rezoning. Please honor the livelihood and welfare of our citizens by denying this rezoning request.

Thank you,
Carrin and Neil Turnbull
23540 Via Veneto Blvd., #204,
Bonita Springs, FL 34134.

Debbie Filipek

From: web@esterotoday.com on behalf of R Neal Melvin <bevrneal@gmail.com>
Sent: Tuesday, July 14, 2020 4:42 PM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road. With the ever growing population in Estero & surrounding area, it should be very obvious that one boat ramp can not adequately service this need. Please act accordingly on this proposal. Thank you for your consideration!

R Neal Melvin

--

Mr R Neal Melvin
bevrneal@gmail.com
10351 Foxtail Creek Co
Estero, FL 34135

5.

Debbie Filipek

From: Robert Mattucci <southold360@gmail.com>
Sent: Tuesday, July 14, 2020 5:45 PM
To: City Meetings
Subject: Rezoning Request Feedback Raptor Bay

Please be advised that I am a resident of The Colony, Pelican Landing and vehemently oppose the rezoning request regarding Raptor Bay and the towers.

The sole reason for my opposition is the increased traffic and safety on Coconut Road.

1. Coconut Road is not designed to handle all this additional traffic from the Bayview Project and also with development of these 4 towers being proposed
2. The density with the proposed number of residents is unacceptable
3. There is a serious issue should there be a need to evacuate this coastal area
4. Access to the Marina for Pelican Landing and the Hyatt would be severely impacted
5. There are environmental issues regarding development and traffic in this sensitive area
6. Change in quality of life for all impacted residents who use Coconut Road daily

Finally, increased traffic on Coconut Road needs to be studied in its entirety:

- A. Bayview Proposal
- B. Raptor Bay 4 Tower Proposal
- C. Other proposed residential project on Coconut Road.
- D. Other high rise development in the Colony.

E. Development on U.S. 41 and Coconut Road (Hotel and professional building)

How can Coconut Road handle all this increase in traffic keeping motorists and pedestrians safe??

Thank you for your consideration

Robert Mattucci
23760 Merano Ct Unit 101
Bonita Springs Fl. 34134

6.

Debbie Filipek

From: Jeff S. <fyrcountry@yahoo.com>
Sent: Tuesday, July 14, 2020 5:52 PM
To: City Meetings
Subject: Meeting July 17, 2020 London Bay Homes

Dear City Council,

Unfortunately I will be unavailable today but I would like it to be known that access to the water is a humanitarian right and not a privilege. We have thousands of people standing behind us and want the City of Bonita Springs along with the mayor to do what is right for the public and not what is best for a private company with a handful of wealthy residents. All we are asking for is comparable to any other public ramp and just want a little extra space for more ramps and vehicle/trailer parking. I hope to have a ramp for everyone to use including the children of everybody in the future. This should not be a political flip flop of variance and code changes, cut and dry public access! Thank you all again for your support!

Jeff Savinsky
"Save weeks fish camp"

Debbie Filipek

From: web@esterotoday.com on behalf of Julio Rodrigues <jrodrigues@iecis.com>
Sent: Tuesday, July 14, 2020 7:08 PM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road. please keep this access public for boaters

--

Mr Julio Rodrigues
jrodrigues@iecis.com
23366 El Dorado blvd
Bonita Springs , FL 34134

Debbie Filipek

From: web@esterotoday.com on behalf of Keith Hopkins <keith@hopkinscc.com>
Sent: Tuesday, July 14, 2020 7:18 PM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Thank you in advance for considering my comment. My wife and I built a brand new house in Estero in 2005 at the Estates of Estero. One of the major draws to the area for my family, as well as, the dozens of family's I've sold property to in Bonita and Estero was having access to the Week's Fishing camp launch. My neighbors and I have always been excited about this hidden gem. A decade later, I'm happy to report we are back on our feet and the proud owners of a new boat. Unfortunately, we no longer have any access to the Estero Bay from our Estero home. Coming from Corkscrew road, our choices are to head north or south. If we head south to the Imperial River I have to make an impossible U turn with a 30 foot trailer in tow or battle the traffic down to Lovers Key. Heading north, our boat is too large to launch from San Carlos so we need to head to Punta Rassa or the Cape. For now, we've decided to pay to keep our in dry storage on Cape Coral which is a enormous inconvenience. I strongly believe not having a local boat launch has absolutely negatively impacted the surrounding property values. I urge you to prioritize this issue. The demand for public access to the water from the community continues to increase. Although the developer has proposed public access to Estero Bay, offering a single boat ramp will be woefully inadequate based on the needs of the area residents. Please consider the existing residents of Bonita and Estero in this decision.

Thank you

Keith and Rushell Hopkins

--

Mr Keith Hopkins
keith@hopkinscc.com
9156 ESTERO RIVER CIR
Estero, FL 33928

Debbie Filipek

From: Robert Krogh <rckrogh@gmail.com>
Sent: Tuesday, July 14, 2020 9:15 PM
To: City Meetings
Subject: Weeks Fish Camp

A single boat ramp at the old Weeks Fish camp is NOT acceptable! There should be at least 2 ramps and a large number of parking spots for vehicles with boat trailers. To do nothing less is a step backward for the local residents and folks who want to use Estero Bay.

Thanks for your consideration and concern for residents who want to keep access to Estero Bay.

Best regards,

Bob Krogh

10.

Debbie Filipek

From: web@esterotoday.com on behalf of Joanne Braz <joannebraz@hotmail.com>
Sent: Tuesday, July 14, 2020 10:35 PM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

--

Ms Joanne Braz
joannebraz@hotmail.com
4561 Slash Pine Way E
Estero, Florida 33928

Debbie Filipek

From: web@esterotoday.com on behalf of Phil Olive <philolive@me.com>
Sent: Wednesday, July 15, 2020 8:28 AM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

--

Mr Phil Olive
philolive@me.com
21132 Braxfield Loop
Estero, FL 33928

Debbie Filipek

From: web@esterotoday.com on behalf of Laurie Olive <lauriejolive@hotmail.com>
Sent: Wednesday, July 15, 2020 8:30 AM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

--

Ms Laurie Olive
lauriejolive@hotmail.com
21132 Braxfield Loop
Estero, FL 33928

13.

Debbie Filipek

From: web@esterotoday.com on behalf of George Lee Paul <lee_paul@surroundtech.com>
Sent: Wednesday, July 15, 2020 9:25 AM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

The former Weeks marina is greatly missed and the London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering single boat ramp access, falls well short of what is required for the area and boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

--

Ms George Lee Paul
lee_paul@surroundtech.com
9197 Estero River Circle
Estero, FL 33928

Debbie Filipek

From: web@esterotoday.com on behalf of Lawrence Fik <lafik@hotmail.com>
Sent: Wednesday, July 15, 2020 9:50 AM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

--

Mr Lawrence Fik
lafik@hotmail.com
10271 Cape Roman Rd.
Estero , Fl. 3413

LB.

Debbie Filipek

From: web@esterotoday.com on behalf of Rushell Hopkins <rushell.hopkins@live.com>
Sent: Wednesday, July 15, 2020 9:56 AM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

As a boat owner and resident of Estero

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

The Weeks family preserved that spot to be used and enjoyed by the families of Estero. For this developer to be so greedy and only provide one access ramp is such an insult. I also wonder how much parking will be available for trailers? One access is terrible, but more restrictive parking is even worse.

--

Mrs Rushell Hopkins
rushell.hopkins@live.com
9156 Estero River Circle
ESTERO, FL 33928

Debbie Filipek

From: joyce fik <joycefik@hotmail.com>
Sent: Wednesday, July 15, 2020 10:02 AM
To: City Meetings
Subject: July 17th meeting regarding Estero Bay access

Hello,

Please count me in as opposing the current proposal regarding access to Estero Bay as being inadequate and shortsighted.

As I am a kayaker along with my wife, we would be frequent users of the facility.

Let's please get this right the first time as there will not be a redo.

Thank you

Lawrence Fik
10271 Cape Roman Rd.
Estero, Fl. 34135

Sent from my iPad

Debbie Filipek

From: web@esterotoday.com on behalf of Jeremy Stakely <jeremy@stakely.net>
Sent: Wednesday, July 15, 2020 10:29 AM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

--

Ms Jeremy Stakely
jeremy@stakely.net
22866 Forest Ridge Dr
Estero, FL 33928

Debbie Filipek

From: Adele Amico <receptionist@trishleonard.com>
Sent: Wednesday, July 15, 2020 10:30 AM
To: City Meetings
Subject: July 17th 9AM Meeting

Adele Amico
239-297-3559

Good morning,

As a resident of Estero, it is encouraging that the Weeks Fishing Camp is now under their realm of the London Bay group. London Bay is an extremely user friendly developer that always reaches out to the community with all of their developments, for their feedback. Presently, London Bay has already had over 50 meetings with the public, and their decision to build a public launch on their private property, epitomizes the true meaning of embracing the communities input. Transparency has always been a London Bay's priority with all of their developments with the community and this particular project, is no exception.

Please forward communications to amico48@comcast.net as I may not be in the office to receive your emails

Thank you
Adele Amico
Resident of Estero since 2003

Debbie Filipek

From: web@esterotoday.com on behalf of D. Michael Burke <Michael@BurkesBeach.com>
Sent: Wednesday, July 15, 2020 11:30 AM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

--

Mr D. Michael Burke
Michael@BurkesBeach.com
4245 Deephaven Lane
Bonita Springs, FL 34134

Debbie Filipek

From: web@esterotoday.com on behalf of Ralph Pike <bffpresident@flyfishingnaples.com>
Sent: Wednesday, July 15, 2020 11:45 AM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road. Having boating and kayaking access to the east wall of Estero Bay would be of tremendous benefit to boaters and fishers. Members of the Backcountry Fly Fishers (BFF) in Naples frequently fish in Estero Bay. The critical issue for use of the proposed single boat ramp is having adequate parking. If the parking is limited people will not risk the time it takes to drive to the ramp only to find there is no place to park or worse they will park along the right-of-way creating a safety hazard. A large parking area and double wide boat ramp such as the access to the Imperial River off of Hwy 41 would be a much better solution.

Thank you for the opportunity to provide input.

Ralph Pike
BFF President
Naples, FL

--

Mr Ralph Pike
bffpresident@flyfishingnaples.com
1822 Senegal Date Dr
Naples, Florida 34119

Debbie Filipek

From: web@esterotoday.com on behalf of Thomas Kilarki <tmk448@sbcglobal.net>
Sent: Wednesday, July 15, 2020 12:02 PM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

--

Mr Thomas Kilarki
tmk448@sbcglobal.net
23711 Eddystone Rd. #20
Esero, FL 34135

Debbie Filipek

From: Clyde Raby <carptech95@yahoo.com>
Sent: Wednesday, July 15, 2020 1:01 PM
To: City Meetings
Subject: Boat ramp Weeks fish camp

We need more than one boat ramp and more parking.

Thanks

Clyde Raby 4568 San Antonio Lane Bonita Springs Florida 34134

Sent from Yahoo Mail on Android

Debbie Filipek

From: web@esterotoday.com on behalf of Michael Monge <sales@flchams.com>
Sent: Wednesday, July 15, 2020 1:50 PM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

--

Ms Michael Monge
sales@flchams.com
21675 WINDHAM RUN
ESTERO, FL 33928

Debbie Filipek

From: Allan Bowditch <allan.bowditch@abconsultingintl.com>
Sent: Wednesday, July 15, 2020 3:56 PM
To: City Meetings
Subject: An Additional Comment for the Planning Meeting on July 17th

Importance: High

Please be kind enough to add the following comment to my earlier submission. For the July 17th Meeting Allan Bowditch on behalf of the ECCL Tel 239-498-7744.

Additional Comment.

In several previous discussions with ECCL representatives it has been stated that the view of those in the Colony and Pelican Landing need to be considered.

The ECCL accepts that perspective. However, with the result of the survey results completed in Nov 2018 by 1966 residents across 40 communities, 438 residents were specifically from the Colony/Pelican Landing. They represented 22% of the overall sample. On examination of just their results, no statistical differences were found in relation to all the questions asked. In fact 81% (as opposed to 83% overall) of those in this subgroup felt that a single boat ramp was unacceptable. Although it was try in the open ended responses many expressed concerns about the potential increase in traffic congestion along Coconut Road and the potential hazards of turning into their communities, these comments were NOT specific to boaters brining their boats to launch but directed at **the overall development** itself being proposed by London Bay Homes.

Allan Bowditch Market Research Advisor to the ECCL

With 40 years experience in the industry.

Thank you.

Allan

Debbie Filipek

From: James Hollars <jimanellie@icloud.com>
Sent: Wednesday, July 15, 2020 3:57 PM
To: City Meetings
Subject: London Bay Proposal

Ladies and Gentlemen,

I would like to register my support for limiting the public boat launch ramp capacity at the proposed London Bay development at the site of the former Weeks Fish Camp. As you all know, extensive development is planned for this area, including a new luxury community for seniors and the possible construction of four new high rise condominium towers at Raptor Bay. The addition of these new residences in the area around the already existing Colony at Pelican Landing main gate and the Hyatt Regency Coconut Point are going to greatly increase the traffic load on Coconut Road. It is my understanding that Coconut Road cannot be expanded to four lanes. This means that there is a significant potential for major traffic issues as the local population grows.

Last year I attended London Bay's presentation about the proposed Bayview development to Pelican Landing residents. They have been consistent in proposing one boat launching ramp with 10 boat slips and parking for 10-15 vehicles with trailers. I supported this proposal then and I support it now. There is plenty of boat access to Estero Bay in Bonita Springs. I have rarely seen any of the boat trailer parking areas around Estero Bay full during the time since Weeks Fish Camp closed. I see no justification for adding to what will certainly be increasing traffic congestion in the area by building a larger facility for the public launching of private boats.

Thank you for your consideration.

Best regards,

Jim Hollars

James A. Hollars
Member of The Colony at Pelican Landing Foundation Board of Directors

Address:
23880 Messina Ct.
Bonita Springs, FL 34134

Tel: 239 250 9077

Debbie Filipek

From: Charlie Strader <charlie@ConservationBonita.org>
Sent: Thursday, July 16, 2020 3:03 PM
To: City Meetings
Cc: Amy Quaremba; Jesse Purdon; Laura Carr; Chris Corrie; Mike Gibson; Fred Forbes; Arleen Hunter; Matt Feeney
Subject: LPA July 17 meeting - Public Comment

Re: Local Planning Agency July 17 meeting - public comments

Please forward to all LPA members before the 9am meeting.

=====

Dear LPA Members,

First, I hope all are well.

Re the CPA18-54980-BOS and CPA18-54982-BOS proposed Comprehensive Plan Amendments by LB Estero Bay Investments at the old Weeks Fish Camp properties:

It appears the developer is asking to basically double the dwelling density with not a lot in return for the residents of Bonita Springs in regards to public access and the potential increased negative effects on the waters of Estero Bay.

Considering the previous use approval for the property included much greater public use, it is disappointing to see such uses greatly decreased. I hope during your decision making, you will consider what our area may look like in 50 years as we build out. Such public access and uses along the water will become even more precious. This proposal is far different that the original Annexation Agreement re public use.

This is a an important parcel in regards to our local environment, archaeology, history and boating access. As you know, our area is already limited in public access to boat ramps. If you are a boater, you also know of the complications and delays that can occur from having only a single boat ramp as opposed to a double ramp. The internet of full of videos showing what can go wrong at boat ramps.

Re the developers proposal for public use of: *At a minimum, the development must provide the following waterfront public facilities: one (1) publicly accessible boat ramp, ten (10) boat slips for use by the public, one (1) boat slip dedicated to the Estero Fire District, one (1) boat slip dedicated to the Lee County Sheriff's Office, and fifteen (15) boat trailer parking spaces.* I consider it a weak "minimum" and trust you can negotiate for better public access and use.

Also of concern is the proposal of: *A buffer shall not be required between the CPD/RPD areas;*

Given the stated goals of the COBS' Resource Protection and Lee County's Wetland categories, the proposed development does not seem to match the intents. Stormwater quality runoff concerns are especially important re this parcel. The standard BMP of use of swales and wet/dry detention areas concern me when parcels are along the bays. I am hoping we could start improving the technology in new developments as we all know that during wet periods, the retention areas overflow.

Regarding the sites potential archaeological resources, given the sites proximity to the Mound Key (the capital of the Calusa) there is likely archaeological material still below the surface (in addition to learned antidotal information of past sites on the property). I was aware of the limited cultural resources assessment survey in 2013. Granted much of the

surface of the site has been modified, but I hope you will require archaeological monitoring of subsurface disruptions during construction.

Re approving building heights above 75 ft, well, I guess that ship has already sailed along that coast of Estero Bay and maybe increased height will allow for a smaller footprint of impervious surface area as stormwater is a concern on that parcel.

Re the Conservation/Coastal Management Element - Marina Siting Criteria, Objective 22.3 and Marina Design Criteria, Objective 22.4. Policy 22.3.4b. *"Marinas are encouraged in previously disturbed areas and in areas that have historically been used for marina-related activities."* I do not quite understand how only 10 proposed public boat slips matches the intent.

Thank you for your service, attention, and negotiations in behalf of the residents of Bonita Springs.

Stay safe,
Charlie Strader
Kent Rd, Bonita Springs

Public Comments by

Josh Christensen, General Manager, Gulf Coast Florida, Suffolk
D (239) 791-3031 • C (239) 633-7347

For Local Planning Agency Agenda
Friday, July 17, 2020
9:00 A.M.

To the members of the Local Planning Agency, City of Bonita Springs, thank you for allowing me to submit these comments for consideration of the Bayview project as proposed by London Bay Homes.

My name is Josh Christensen and I am General Manager of the Gulf Coast Florida region for Suffolk Construction.

Suffolk is a national enterprise that invests, innovates, and builds. We are an end-to-end business that provides value throughout the entire project lifecycle by leveraging our core construction management services with vertical service lines that include real estate capital investment, design, self-perform construction services, technology start-up investment and innovation research/development.

Suffolk is a national company with \$4.5 billion in annual revenue, 2,400 employees and main offices in Boston, New York, Miami, West Palm Beach, Tampa, Estero, Dallas, Los Angeles, San Francisco, and San Diego. We serve clients in every major industry sector, including healthcare, science and technology, education, transportation/aviation, and commercial. Suffolk is privately held and is led by founder, chairman and CEO John Fish and we are ranked #23 on the *Engineering News Record* list of "Top 400 Contractors."

More importantly, as a native Southwest Floridian, I am most proud of our local presence, and the opportunities we present to the local workforce. We currently perform over \$300MM annually out of our Estero office, which serves as the headquarters for our Gulf Coast operations. We have over 100 employees based out of this office, in addition to the thousands of trade partner employees that work on our projects on an ongoing, daily basis. Most of these employees are longtime Lee County residents, and many are Bonita Springs or Estero residents, and they would like nothing more than to work on such a transformative project in their hometown.

Suffolk has had the honor of working with London Bay for many years as their construction partner for their development of luxury senior living and condominium campuses. London Bay consistently demands excellence in the buildings they develop, and are always extremely thoughtful with respect to the communities they build in. Being a good neighbor is always the highest priority in the construction process.

Regarding the Bayview project, we are extremely excited about not only the end product, but also the incredible impact to the local economy. From a construction standpoint, the positive impacts are significant.

- Construction impacts will be in excess of \$300 million
- Nearly 2,500 new jobs to the local economy
- Over 1,000,000 worker hours

- All construction activities will be limited to on-site (i.e. no off-site parking or anything else needed)

In conclusion, we believe that the Bayview development, would be of great benefit and economic impact to the local area. This development would stand as a shining example of the exceedingly high standards of our community, and will be consistent with the uncompromising quality and outstanding design for which London Bay is known.

Thank you.

27.

Debbie Filipek

From: ANNE CRAMER <annecramer@aol.com>
Sent: Thursday, July 16, 2020 4:41 PM
To: annecramer@aol.com; City Meetings
Subject: follow-up Re: Local Planning Agency meeting scheduled for 7/17/2020 at 9:00 a.m.

To whom it may concern:

Yesterday afternoon I sent a timely request to participate in tomorrow's Planning Agency meeting. However, I have not received a communication identifying how to go about participating in the meeting. Please advise soonest as I would like to have my voice heard with regard to certain issues.

Sincerely,

Anne Cramer
Resident of Bonita Springs
239-405-1919
annecramer@aol.com

In a message dated 7/15/2020 3:18:00 PM Eastern Standard Time, annecramer@aol.com writes:

I would like to participate by telephone in the subject meeting.

Anne Cramer
239-405-1919

Thank you,

Anne Cramer

Debbie Filipek

From: Jim Weeks <jimfromweeksfishcamp@gmail.com>
Sent: Thursday, July 16, 2020 10:06 PM
To: Jesse Purdon; Laura Carr; Chris Corrie; Mike Gibson; Fred Forbes; Arleen Hunter; Matt Feeney
Cc: City Meetings
Subject: Re: LPA July 17 meeting - Public Comment

Re: Local Planning Agency July 17 meeting - public comments

Please forward to all LPA members before the 9am meeting.

=====

Dear LPA Members,

Re the CPA18-54980-BOS and CPA18-54982-BOS proposed Comprehensive Plan Amendments by LB Estero Bay Investments at the old Weeks Fish Camp properties:

Hi all hope is all well with you and your families

Seems the decision begins. The future is in your hands.

I have been trying to work out a win win for community and London Bay Homes mentioned my mayor Simmons before all this covid stuff.

I am impressed that the developer is as well.

After a few meetings & phone conversations with their representative I feel they see the importance of this property to the future of both Bonita & Village of Estero not the mention ALL of SWFL This hinges on the development of the last piece of property in our area with this much access to Estero Bay & the Gulf of Mexico.

Please make sure they honor their promises of public access with the ships store , boat ramp, parking on site AS Well off site,ECT. That has been presented to myself , other members and groups with in our community.

Now I hear they are asking for a increase in density on the property as well .Please let's get a increase in parking for public usage as well as a wider boat ramp other than on what has been preposed .

Once again the future if our community is in your hands and we'll as Preserveing the unique history in our area.

Jim Weeks.

Save Weeks Fish Camp on Facebook.

Bonita Historical Society

Estero Historical Society

Coconut Road Coalition

ECCL

ECT

29,

Debbie Filipek

From: web@esterotoday.com on behalf of William HORKINS <BILLHORKINS@ROGERS.COM>
Sent: Monday, July 13, 2020 2:06 PM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

--

Mr William HORKINS
BILLHORKINS@ROGERS.COM
Pelican sound Golf and River CLub
Estero , FLA 33928

30.

Debbie Filipek

From: web@esterotoday.com on behalf of Bernard Bippen <3bipps@sbcglobal.net>
Sent: Monday, July 13, 2020 2:14 PM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road. Absolutely inadequate to think one boat ramp with limited parking would be acceptable to anyone. what your thinking is foolish at best. Go back to the drawing board and come up with greatly enhanced plan that will be welcome by everyone including your future proposed residents.

--

Ms Bernard Bippen
3bipps@sbcglobal.net
22311 Banyan Hideaway Dr.
Estero, FL 34135

31,

Debbie Filipek

From: web@esterotoday.com on behalf of Gary Green <garygreen187@gotmail.com>
Sent: Monday, July 13, 2020 2:14 PM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

NOW IS THE TIME TO GET IT RIGHT. The people have spoken and continue to affirm clearly that a single boat ramp is inadequate.

TWO RAMPS ARE NEEDED.

--

Mr Gary Green
garygreen187@gotmail.com
9028 Springview Loop
Estero, FL 33928

32.

Debbie Filipek

From: web@esterotoday.com on behalf of Thomas Polignani <polignani@usa.com>
Sent: Monday, July 13, 2020 2:15 PM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road. Please don't let this happen as London Bay proposes

--

Mr Thomas Polignani
polignani@usa.com
20465 Corkscrew Shores Blvd
Estero, FL 33928

33.

Debbie Filipek

From: web@esterotoday.com on behalf of Marlene Gillespie <gildm@sbcglobal.net>
Sent: Monday, July 13, 2020 2:22 PM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Regarding the proposed access of only one ramp that London Bay proposed to guaranteed public access to Estero Bay in perpetuity, falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road. I live at the East end of Coconut rd and would have to drive all the way home over 4 miles to park my car after putting in and get a ride back from a neighbor. Sounds like an impossible way to use this access. We need two ramps and additional parking for this to be usable by the Estero residents.

Marlene Gillespie
10900 Santa Margherita Rd #104
Estero FL 34135

--

Mrs Marlene Gillespie
gildm@sbcglobal.net
10900 Santa Margherita Rd#104
Estero, FL 34135

34.

Debbie Filipek

From: Karlene Reilly <karlene20926@gmail.com>
Sent: Monday, July 13, 2020 2:34 PM
To: City Meetings
Subject: Meeting of ECCL on July 17, 2020

I do not think that one boat ramp is adequate for Estero residents.
Karlene Reilly Sent from my iPad

Debbie Filipek

From: web@esterotoday.com on behalf of Michael Zigler <gm@springrun.com>
Sent: Monday, July 13, 2020 2:41 PM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road. I think this is a very important feature and amenity for our Village

--

Mr Michael Zigler
gm@springrun.com
19017 Elston Way
Estero, FL 33928

36.

Debbie Filipek

From: web@esterotoday.com on behalf of Robert Block, President Lighthouse Bay at the Brooks <blockrr@sbcglobal.net>
Sent: Monday, July 13, 2020 3:02 PM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

Providing an adequate capacity of boat ramps at this development located at the west end of Conocut Road is essential to the Estero Community. Recognizing the grid lock of traffic on US 41 during season, any vehicles which can be diverted from Tamiami Trail will lessen the current, unacceptable, level of congestion.

Please seriously consider requiring additional boat ramps as a condition of approval of the London Bay Homes proposal

Thank you
Robert Block

--

Ms Robert Block, President Lighthouse Bay at the Brooks blockrr@sbcglobal.net
10911 Oak Island Rd.
Esteeo, Flordia 34135

37.

Debbie Filipek

From: Joseph Calabrese <jcalabrese1948@gmail.com>
Sent: Monday, July 13, 2020 2:02 PM
To: City Meetings
Subject: Public Comments 7/14/2020 Special Council Mtg

I plan to attend and make public comments at the July 14th special council meeting in favor of an ordinance to require all to wear masks in public for the following two reasons:

1. Public mask-wearing will reduce the current out of control infection rate in our community. It will save lives and reduce the burden on health care and other essential workers.

2.. Public mask-wearing will help our economic recovery. It will make residents more comfortable to leave their homes and visit local businesses. Fewer unemployed workers will reduce the financial burden on local, state, and national government budgets.

Those opposing this ordinance argue that it would impinge on their rights. Rather it would be a minor temporary inconvenience or the benefit of our community.

We expect local leaders to act in the face of a crisis like this. Now is the time.

300,
Debbie Filipek

From: web@esterotoday.com on behalf of ed weil <weil@snet.net>
Sent: Monday, July 13, 2020 3:34 PM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

To have convenient local access to the Bay at the western end of Coconut Road.

Access to the site

- Village of Estero and Bonita need to settle the use of impact fees for the coconut rd improvements
- Village of Estero has hired Johnson Engineerings to plan road improvements

Use of the London Bay site by Estero and Bonita residents

- Have a van run from Lee Health coconut down the road and back to (could also run from Coconut maul)
- save on parking and gain more peoples access

London Bay encourage access to Estero Bay and the site

- dedicate 3 slips to commercial fishing charters - to fish
- dedicate one slip to a public water taxi -to go to the islands and see the bay
- offer public access to the park to enjoy sunset and peaceful moments Form creative partnerships for access to the

New Aquatic/rehab/wellness center at Lee Health coconut

- London Bay and lee health coconut

- Villages of Estero and Bonita for residents/schools use/employment opportunities

- FOUNDATIONS/DONORS/NAMING RIGHTS/IDEAS ETC

- ECCL health committee WILL ACCEPT ALL IDEAS AND PRESENT THEM

ED WEIL

MEMBER ECCL health committee

--

Mr ed weil
weil@snet.net
20350 rookery drive
estero, FLORIDA 33928

Debbie Filipek

From: web@esterotoday.com on behalf of Susan Proshek <sipnchew@mac.com>
Sent: Monday, July 13, 2020 5:18 PM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

I am deeply disappointed in the the county governors or whomever has allowed London Bay to proceed with this ridiculous building here off Coconut Road.....it's extremely difficult to understand how this could have been allowed. The very least that the builder should be allowed to provide is three or more boat access. One boat access is an absolute affront to the residents of the neighborhood.

--

Ms Susan Proshek
sipnchew@mac.com
3490 Morning Lake Dr.Unit 201
Estero, FL 34134

40.

Debbie Filipek

From: web@esterotoday.com on behalf of Scott Schilling <schills21@hotmail.com>
Sent: Monday, July 13, 2020 5:25 PM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

--

Ms Scott Schilling
schills21@hotmail.com
21203 Terni Court
Estero, FL 33928

Debbie Filipek

From: web@esterotoday.com on behalf of Barbara Anderson <barb@amazing-villas.com>
Sent: Monday, July 13, 2020 5:31 PM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

In addition, the last thing we need in Bonita/Estero is another Senior Living Community! There are enough built and already in the works in Lee County. We need a FT hospital, have we not learned anything during this pandemic? We need access to the water for ALL residents, a huge benefit to attractive younger, FT residents to our area.

--

Mrs Barbara Anderson
barb@amazing-villas.com
3631 Wild Pines Dr Unit D306
Bonita Springs, FL 34134

42.

Debbie Filipek

From: web@esterotoday.com on behalf of Tracy Beers <tracy@midasphilly.com>
Sent: Monday, July 13, 2020 8:00 PM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

--

Mr Tracy Beers
tracy@midasphilly.com
21321 Pelican Sound Drive, Unit 202
Estero, FL 33928

Debbie Filipek

From: Erica McCaughey <ericalsm22@gmail.com>
Sent: Monday, July 13, 2020 11:05 PM
To: City Meetings
Subject: July 14th, 6pm

Re: Face Masks

My name is Erica McCaughey, a young adult living in Pelican Landing. I 100% support the mandate for face masks in Bonita Springs. As surrounding cities such as Punta Gorda, Fort Myers Beach, and Sanibel approve mandates for face masks, we SHOULD be the next municipality to do so. We must lead by example. I am 23 years old, presumably healthy, and I live with my immunocompromised mother. If there is anything, Bonita Springs can do to ensure we are doing everything to keep people safe, including my mom, it is to mandate face coverings. It is unrealistic to keep everyone inside until a panacea comes along so we have to search for the next best solutions. People will not listen on their own, so unfortunately we have to make this mandatory. Other countries have succeeded with their control of the virus by mandating face masks alone, let's follow.

P.S. Please consider that the ones who are the most vulnerable and want the face mask mandate the most, will not be in large numbers attending this meeting in person due to their vulnerabilities.

Thank you.

--

Erica McCaughey
609-304-9686

Debbie Filipek

From: Janet Luisi <jluisi68@gmail.com>
Sent: Tuesday, July 14, 2020 11:14 AM
To: City Meetings
Subject: Meeting date 7/14/20

I wish to submit the following comment for today's meeting regarding masks:

I feel that face masks should be mandated in all public places where social distancing is not possible. Also, that all store and business employees be mandated to wear face coverings.

Thank you,

Janet Luisi
 9250 Cedar Creek Dr
 Bonita Springs, FL. 34135

Debbie Filipek

From: web@esterotoday.com on behalf of Robert Oplaski <bbopal@sbcglobal.net>
Sent: Tuesday, July 14, 2020 11:29 AM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

--

Ms Robert Oplaski
bbopal@sbcglobal.net
9099 Astonia way
ESTERO, FL 33967

Comments for the Meeting dated July 17th The Bayview Development from London Bay Homes.

*Submitted by Allan Bowditch (Tel 239-498-7744) on behalf of the ECCL
(Market Research Advisor and Communications Committee member for ECCL)*

First, the ECCL a nonpartisan Civic Advocacy Organization for Estero and the surrounding communities, including several in North Collier, would like to comment on the letter sent by Mark Wilson, President of London Bay Homes on June 10th to various members of the Bonita Bay Council and other dignitaries.

The ECCL has had several amicable meetings with London Bay Homes executives in the past. At those meetings we shared issues of concern conveyed to us by boaters in South Lee and North Collier. However, Mark Wilson's letter contains several misleading statements and inaccuracies which requires addressing.

In upholding the views of residents on many issues that could affect the quality of life in the area, **it has never been the policy of the ECCL to resort to inaccurate statements.** So, for the record, I'll restate Mark Wilson's comments and respond: -

1. *"Even when the Weeks family owned the marina, there was a single boat ramp."* In discussion with Jim Weeks, the owner of the Weeks Fish Camp, he explained that due to the topography of the land, two boats with shallow drafts **could** be launched at the same time. London Bay Homes' statement referred to the situation 10 or more years ago. A 3 to 4 times increase in the local population and an increase in boating activities in this area has occurred since then. Furthermore, no developer should base their planned development on what has occurred in the past with regard to boating activity, but only on what the future is likely to be!
2. *"There were no requirements for public access or conditions placed on the property when the Weeks family originally sold the land to another entity in 2012."* Not strictly true as Mr. Weeks reported to me, when he sold the land to Estero Bay Marine a "gentleman's agreement" was entered into at that time.
3. *"Time and again, we have heard from these neighbors that they value access to the Pelican Landing Community Association's marina at the terminus of Coconut Road, and that they do not want a large, regional-type marina on our property."* It is very misleading to indicate that boater's suggestions to have a minimum of two ramps would lead to a "regional-type marina." The recommendation for expanding the single 18ft ramp by 12 ft allowing two boats to be launched (or for one to be brought in while

another was launched) was the minimal suggestion. Ideally, 4 ramps were the aim! With only 15 spaces available for trailers it hardly implies that there would be a huge increase in those wishing to launch their boats.

By only having one ramp, this would effectively result in virtually no boaters using the facility due the time constraints of getting their boat into the water. Moreover, frustration, additional noise, and exhaust pollution would result from people waiting up to 45 minutes to launch. To compound the situation, this could be taking place while others are returning, or if two or three were trying to launch around the same time.

4. *"City officials have echoed this in their meetings with ECCL representatives, yet your post on the ECCL website implies that the City has broken some type of promise or agreement with the community."* The ECCL is puzzled by such a strong statement. We have never suggested that city officials have "broken some kind of promise." Bonita Springs dignitaries have always been in favor of trying to ensure suitable public access to Estero Bay. This remark by London Bay Homes seems a rather desperate one to try to gain favor.

The ECCL is not representing a small minority view. The results of the survey conducted in late 2018 and early 2019 were based on almost 2,000 residents in 40 gated communities and additionally 21 boaters in two focus groups. (The results have been provided as attachments).

The ECCL has liaised with a local Civil Engineer and Boat Ramp specialist to see what could be done to address the single boat ramp issue. There were several practical suggestions made that were discussed with Danville Leadbetter, of London bay Homes. One being an easement that would enable the two-ramp goal to be accomplished, but sadly these suggestions were dismissed.

While London Bay Homes is technically correct in stating that improvements have been made to the original plan that was proposed and reviewed by boaters. However, it's easy to discover why changes were needed given that the plans were seriously flawed to begin with, as far as boaters were concerned.

Thank you for your attention and consideration of this important issue. We urge the planning office to consider the importance to the area of the Estero Bay amenity, its significance for boaters, the public at large and the serious limitations a single boat ramp would cause.



ESTERO COUNCIL OF COMMUNITY LEADERS

Estero Development Report

January 2019

Volume 16, Number 11

Produced by the Estero Council of Community
Leaders (ECCL)

For more on Estero, visit <http://www.EsteroToday.com>
[ECCL Calendar](#) [Village of Estero Calendar](#)

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FEATURE: Which Way will the Tide Turn?

ESTERO RESIDENTS WEIGH IN ON ESTERO BAY WATERWAY ACCESS

The Weeks Fish Camp, which was located just off Coconut Road on the west side of U.S. 41 has been a family owned and operated fishing village for some 70 years. In April 2018 it was sold to a developer for \$12.75 million. London Bay Home has plans to develop a 300-unit continuing care retirement community at the site which will house both independent and assisted living residents.

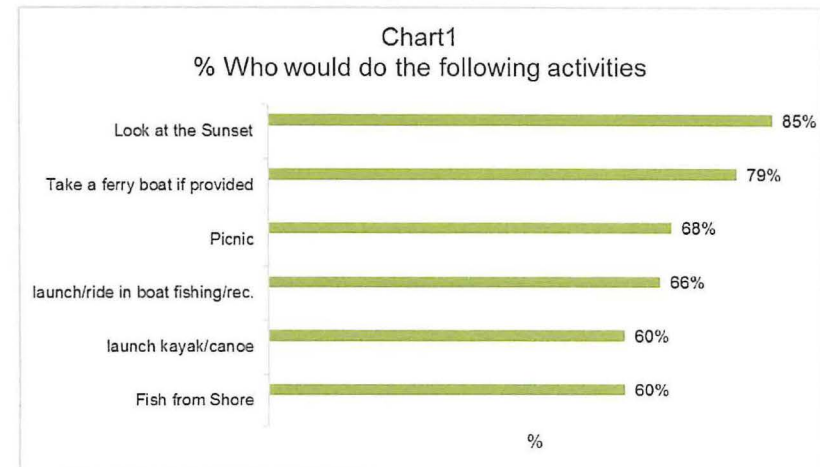
London Bay Homes has decided to allocate three acres of land in perpetuity to allow boat access to Estero Bay, this was the focus of the marketing research investigation conducted by the Estero Council of Community Leaders (ECCL).

In a recent online survey carried out by the ECCL, almost two thousand people expressed their views about the London Bay Homes development at the west end of Coconut Road (51% of those sent the survey link). Those who participated were from over 40 different neighborhoods and represented a broad cross section of the public. Two focus groups were also conducted with a total of 21 boaters who use trailers to launch their boats in the area.

It was very clear from the responses that there is considerable concern about how the development would adversely impact the environment and specifically Estero Bay. The perceived increased traffic density on Coconut Road was a serious worry, not least for those living in The Colony. In addition, the planned boat ramp access and a kayak launch area was considered to be inadequate.

While 73% were pleased that London Bay Homes was considering allowing access to Estero Bay, with the majority likely to use many of the amenities suggested, the three-acre site that has been proposed has many issues associated with its layout.

The following chart indicates how people would anticipate using the various amenities that might be provided.

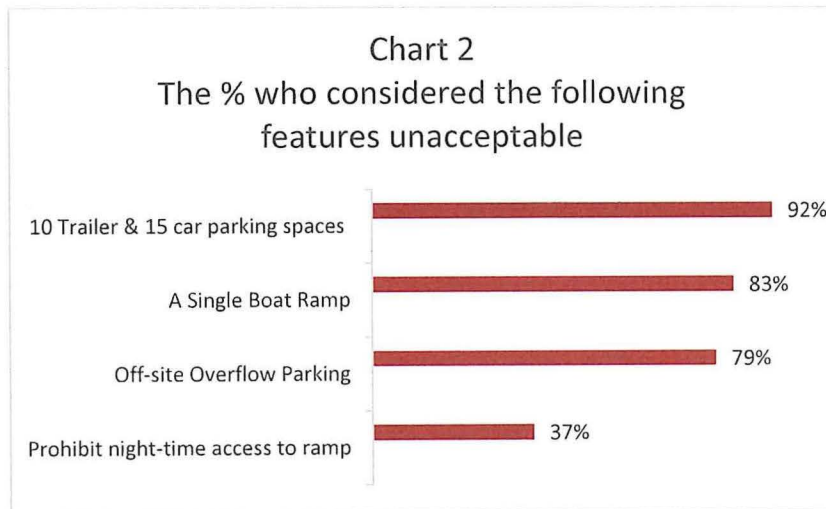


During the focus groups it was clear that the proposed layout for the boat ramps was not considered satisfactory.

"A 13-year-old could have designed this better!"

"The layout is not a good layout; there is a lot of wasted space there too. I would design it with multiple bays and a staging area. You need to design it with people who understand the whole flow."

Although a minority seemed to think the idea of the boat ramp and its features were acceptable, the majority who were unhappy identified the following aspects as being unacceptable (see Chart 2 below).

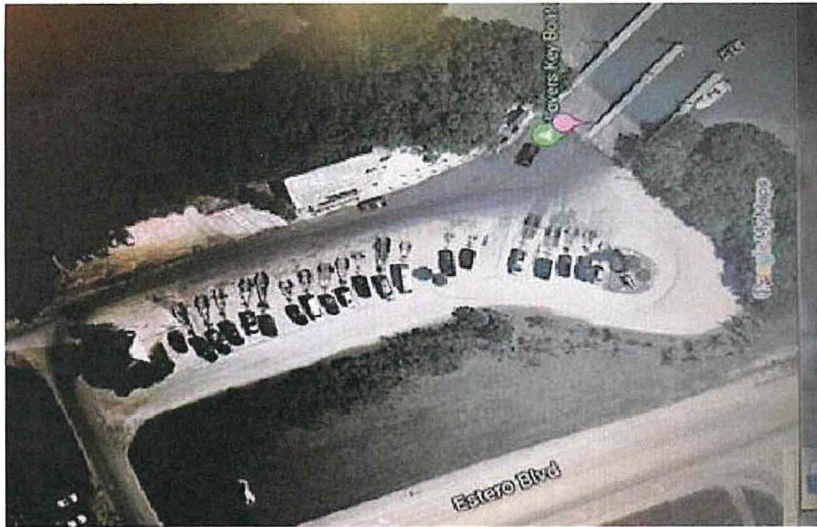


There should be at least two boat ramps (preferably three or four) and at least double the number of trailer and car parking spaces. This becomes even more critical as 60% believe the facilities would attract boaters from outside the immediate locale! Here is a picture of the four boat ramps (2 double ramps 30 feet wide with central pier and tie-up spots at Imperial River Boat Ramp).



The single ramp design was considered to be very poor and was not thought to have been prepared by someone familiar with launching boats. The launch sites at Punta Rassa, Lovers Key and the Imperial River were all identified as providing excellent access, ability to "stage" the boat before launch and provided several places to tie up after launch before parking the trailer in the center of the "circuit." As there is no place to "stage" the boats at the proposed site, trailers will be backed up along Coconut Road which would likely lead to police intervention!!

(See the Lover's Key site below with central parking area and room for trailers to stop and "stage" boats before launch. No reversing of trailers is required there, unlike the proposed plans).



"5 minutes is a long time when you are launching a boat, things get congested pretty quickly."

Night time access seems less of a concern to many, although 54% of boat owners did want night time access. There was general agreement that a three-acre site was not going to be a viable proposition. Many agreed (in the focus groups) that the launch site would need to be at least seven-acres to enable the proposals being put forward to be "workable". There was little, if any, support for the idea of having a Ship's Store, Fuel Supply, or Boat storage facilities.

"Private storage facilities are fine but is it economically viable for everyday workers? That is why my boat is on a trailer"

What was considered essential were bathrooms, facilities for cleaning fish (sinks and drainers), a vending machine, an Ice-maker and hoses with fresh water for cleaning boats.

In brief, the following issues need to be addressed:

- ✓ At least two, preferably four launch ramps are needed allowing "straight-line" water access.
- ✓ Site access must not cause traffic back-up on Coconut Road.
- ✓ Being time sensitive when launching is important to avoid delays which could lead to theft from the boat, or of the boat itself.
- ✓ There must be "staging" and tie up facilities.
- ✓ Sufficient on-site parking for trailers and cars is needed.
- ✓ Design must avoid the need to reverse trailers and thus requires central parking for trailers.
- ✓ Parking over half a mile away is a serious deficiency/ concern.
- ✓ Separate launch areas for boats and kayaks is important.
- ✓ Launching kayaks from a sandy beach is preferable to dockside or ramp access.

In short, while there is agreement that London Bay Homes should provide for Estero Bay access, the overwhelming view appears to be that what is currently proposed is seen as “unacceptable.”

The following comment sums up the overall feeling expressed by many.

“I would like to see this development proceed only if it enlarges the public access and marina space to accommodate the boating and paddling communities. The focus of this site in the past has always been the marina and public access and should remain that way. Anything else is secondary.”

Conclusions & Recommendations

Although the willingness of London Bay Homes to provide Estero Bay access is considered encouraging, the marina design requires significant modification. The present design would cause boat trailers to become backed-up along Coconut Road, causing serious congestion, because there is no “staging” area. One launch ramp is insufficient and would result in significant delays and serious congestion. The likely impact on traffic on Coconut Road requires further study to determine needed improvements and who will fund them.

Based on these conclusions, the recommendation is for Community Leaders to meet with London Bay Homes to assess their receptiveness to the suggested changes and establish

whether an allocation of up to seven/ eight acres was feasible, to accommodate the water-oriented activities that clearly interest the community. The planned boat access would need to be redesigned in a similar way to those boat ramps mentioned earlier, such as Lovers Key, Punta Rassa and Imperial River Boat Ramp.

The Survey Coordinators:

Allan Bowditch has had a long career in Marketing Research Consultancy. For many years he was CEO and Chairman of the highly respected and successful Martin Hamblin Agency based in London, UK and Southport, Connecticut, which later became part of the German-based GFK Organization. He has been given Lifetime Achievement Awards for his contribution to Marketing Research. In more recent years he has been running his own Consultancy.

Bob King is the Transportation Director for ECCL. In that capacity, he keeps apprised of proposed projects that could impact the roads in the Village of Estero. The London Bay Homes project caught his attention because the proposed 300 units Continuous Care Retirement Community (CCRC) would have an impact on Coconut Road.

The Estero Bay Focus Group Discussion Results

Prepared by Allan Bowditch

Introduction

This report summarizes the discussions that took place at two focus groups on Jan 9th and 10th held at the Hampton Inn Estero with a cross section of residents who launch boats (with a less than 3 ft draft) in South West Florida. In addition, some of those present were kayak users. There were 11 attendees on Jan 9th and 10 attendees on Jan 10th.

The launch sites that were currently being used included Lovers Key, Wiggins Pass, Pelican Sound, The West Bay Club, A Private Ramp and the Imperial River. The sizes of the boats owned ranged from 16ft to 27ft.

Management Summary

1) Currently Used Boat Ramps and their Facilities

The main reasons for travelling to the launch sites mentioned focused on the ease and speed of being able to launch their boats. One fundamental requirement is the ability to “stage” the boat before launch. This requires room to stop the trailer containing the boat and get everything prepared ready for the actual launch which takes several minutes. Unless there is space to do this, the process can easily cause “back-up” at those sites which are not well designed. Next, it is necessary to be able to then drive (on a one-way basis) to the boat ramp which should be straight and measure around 15ft. Lovers Key has 4 launch ramps (each one 15ft wide) which was considered ideal especially as the trailers could then be moved and parked in a middle area creating a one-way circuit (see picture below).



Punta Rassa was also mentioned as having ideal facilities. The boat ramp facilities there features two double ramps (with a short wooden dock in between) and long wooden docks on either side. There is plenty of room for staging. It also has a fish cleaning station, restrooms, ice machine and several vehicle / trailer combination parking spaces along with several single

vehicle parking spaces for those that want to join their boating friends. Despite the distance from Estero and the higher costs for its use, some were prepared to go there because of the excellent amenities. There were many places to tie up and it was only 150 yds to park the trailer after launching.

Boaters were keen to make clear that the ability to tie-up the boat, park the trailer and get back to the boat quickly was essential otherwise the boat ramps would become backed up. Boat ramps needed to be freed up quickly. This was critical if there was only one person who was launching the boat. Parking close by was clearly important as some boaters might have a have a 40ft length trailer to park. Given that many boaters were still finding maneuvering trailers difficult, the ability to park in the middle of the boat ramp facility was critically important to speed up parking and avoid accidents, instead of having to “back-up”.

“5 minutes is a long time when you are launching a boat, things get congested pretty quickly.”

All those involved in the meetings were avid boaters and often launched their boats 2 to 4 times a week. The main use was for fishing (around 75% of the time), although there was also some general recreational use.

It seemed that for many (around 1/2) fishing in the evening around 5pm to 6 pm until dusk was considered ideal. But the main concern for those who launched boats at Lovers Key was the travel time when there was a lot of traffic coming from the beaches. Travel time at peak rush hour could take 45 minutes to an hour to get to/from the Estero area. This was a reason why most would like the opportunity to access Estero Bay at the west end of Coconut Road.

Around half of the attendees had been regular visitors to the Weeks Fish Camp in the past and were complimentary about the ease of access to Estero Bay and the facilities offered despite their basic nature. However, the facilities that were felt to be necessary at the launch sites used currently only centered on

- ✓ Toilet facilities
- ✓ Fish Cleaning facilities
- ✓ A hose for running water to wash the boat etc.

It was not felt necessary to have fuel facilities, boat storage facilities (as people already had inexpensive places to store their boats when not being used), a ships or bait store. For many, boats were kept at home to facilitate their regular use. Such a procedure did not seem to be considered an inconvenience as it was a cheap option and allowed people to make an impromptu decision when the weather or the “mood” to fish occurred.

There were several who explained that they often launched kayaks. The Estero River was cited as a good place for this but Estero Bay would offer an excellent alternative. This would also appeal to paddle boarders which represent an expanding sector of the boating community.

At some of the boat ramps currently used there was either an annual charge of around \$60-\$100 or day access costing \$5 to \$10. At Lovers Key there was a "voluntary box" for people to put in a contribution to help upkeep. The level of fees discussed did not seem to be a deterrent and some even felt that if the facility was especially well designed a slightly higher fee would not be an issue such as those charged at Punta Rassa.

2) The London Bay Homes Proposal

It was clear from the outset, that those attending the two meetings were highly critical of the proposed boat ramp access. There were few if any positives associated with the plans. The only concession was the feeling that it was a step in the right direction to enable boaters to have access to Estero Bay.

"A 13-year-old could have designed this better!"

"The layout is not a good layout there is a lot of wasted space there too. I would design it with multiple bays and a staging area. You need to design it with people who understand the whole flow"

- It was clear to virtually all boaters that the planned site had not been designed by or for boaters
 - One boat ramp was totally inadequate and would result in it being ignored as an option for launching one's boat. At least two 15ft straight ramps were needed.
 - Because of the poor design there was no place to "stage" the boat before launch. This would have major implications for congestion on Coconut Road which would cause police intervention. There was a need for trailers to be allowed to pull in and stop for a short time to allow the preparation necessary before launch.
 - There was inadequate room for boats to tie-off either after launching or places to moor for a short time when returning to the boat ramp. However, providing a keel depth of three feet to launch was felt to be fine.
 - Parking bays were also impractical. It would not allow a free flow in one direction as per Lovers Key. Reversing into trailer bays would also cause many problems as a significant majority did not know how to reverse trailers correctly. The number of bays was inadequate, at least double was required.
 - Off-site parking for boat owners over half a mile away was also a significant problem. For those who have to take their trailers to an off-site area there was a worry that after tying up the boat after launch they would have to be away from

their boat for around 15 minutes or more which increased the risk of theft.

There was also the issue of causing congestion if the ramp was then blocked for that time!

- Kayak owners wanted a smooth area such as sand or the boat ramp to launch their kayaks. If they launched on the boat ramp then that would clearly impact those who wish to launch a power boat. Women kayak owners were concerned about having to carry their boats a long way from their car to the launch area.
- There was general agreement that as it stood, a 3 acres area was not going to be a practically viable proposition. Some suggested that the launch area would need to be 7 or 8 acres (which others agreed) to enable the practical proposals being put forward to be “workable”.
- There was little, if any, support for the idea of having
 - A Ship’s Store
 - Fuel Supply.
 - Boat storage facilities

“Private storage facilities are fine but is it economically viable for everyday workers? That is why my boat is on a trailer”

- As indicated earlier what was essential was
 - Bathrooms
 - Facilities for cleaning fish
 - A Vending machine
 - An Ice-maker
 - Hoses for fresh water for cleaning.
- Overnight use wasn’t a serious requirement as long as operating hours were “Dawn to Dusk”
- Boaters were not averse to a charge for use: A seasons pass of \$60-\$100 providing the facilities warranted it was considered fair, or a small one-day charge.

The access to Estero bay was considered a valuable asset especially given the likely increase in traffic that would cause longer travel time to places like Lovers Key.

Recommendations

It will not be easy to try to persuade a commercial organization like London Bay Homes to offer more space to help optimize the access for boaters to Estero Bay. Perhaps some trade-off in terms of some relaxation of the planning application in exchange for up to 7 or 8 acres might be feasible. One suggestion made by an attendee who has designed boat ramps was to move the “holding pond” which was close to the proposed boat launch area to another location as this would help free up extra land.

Another consideration is to approach Pelican Landing to discuss reconsidering an option that was raised some time ago. They apparently had proposed installing a circular “turn-around” at the end of the road and thought about developing a car park close to the water to allow kayak users to park and launch their boats close by. This might be worth discussing.

Based on the summary provided it is clear that

- A minimum of two 15ft straight boat ramps is needed.
- Newly designed central parking for trailers is needed to allow for “staging”
- Allowance must be made for people to tie-off their boats after launch.
- Off-site parking over half a mile away should be avoided.
- Several places to allow for mooring the boats when they return to the ramp is required.
- Minimize the distance from car parking to the kayak launch area and make the launch site flat to facilitate easy launch and return for both kayaks and paddle boards.
- While there is need of toilets, fish cleaning station, hosepipe station, vending/ice machines, little else is needed

It might be possible to create a viable small-scale business catering for boats, kayaks, paddle boarders and picnickers based on launch fees, vending income, and a ferry operation to Lovers Key (supported by the Survey Monkey main findings), to accommodate the widespread support for such a development amongst the public.

Debbie Filipek

From: web@esterotoday.com on behalf of Douglas Ekberg <doug4263@centurylink.net>
Sent: Tuesday, July 14, 2020 11:47 AM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

--

Mr Douglas Ekberg
doug4263@centurylink.net
21690 Red Latan Way
Estero, Florida 33928

Debbie Filipek

From: Gennaro Luisi <gluisi68@gmail.com>
Sent: Tuesday, July 14, 2020 11:57 AM
To: City Meetings
Subject: 07/14/20 Meeting

I believe mask wearing should be mandated to protect us all.

This should include:

1. All restaurants - until you are actually eating.
2. Inside all types of stores for shopping.
3. Anywhere indoors or outdoors that require you to interact with others in public and are less than 6 ft apart.

Thank you.

Gennaro Luisi
9250 Cedar Creek Dr
Bonita Springs, FL. 34135

Debbie Filipek

From: web@esterotoday.com on behalf of David Luciano <dluciano@johnrwood.com>
Sent: Tuesday, July 14, 2020 1:31 PM
To: City Meetings
Subject: July 17 meeting re: London Bay Homes

Dear Councilmember,

Simply put, Estero is a Gulf side town with no public access to the water other than Weeks Fish Camp property, If you limit the access to only one ramp and a small amount of parking you will forever cut the towns residents off from enjoying one of the many reasons to reside in Estero. Although London Bay proposed guaranteed public access to Estero Bay in perpetuity, offering a single boat ramp access falls well short of the minimum requirement of boaters who had hoped to have the opportunity to have convenient local access to the Bay at the western end of Coconut Road.

--

Ms David Luciano
dluciano@johnrwood.com
8189 Pelican Rd
Ft. Myers, FL 33967

Debbie Filipek

From: Allen Hergenbahn <allenjh1@gmail.com>
Sent: Tuesday, July 14, 2020 4:23 PM
To: City Meetings
Subject: Meeting Friday 17th meeting

Follow Up Flag: Follow up
Flag Status: Flagged

My name is Allen Hergenbahn.
 I would prefer to speak via phone
 but if not use my email at last resort!

Here's are some comments I have taken off the
 "Save Weeks Fish Camp" Facebook group

We are 1016 members strong.

I have included my concern also.
 AJH.

1) Attention local government officials:

This is the only recent issue that matters to a lot of people. If you fail to resolve this
 before the election, you're going to be out of a job. N.B.

2) Typical land developers go back on their word with the property owners across the country. We could protest I guess
 but, I believe they should take care of the public as far as plenty of access for boaters.

3) # moneydoesntcare. T.D.

4) Very disturbing and disappointing! A.Z.

5) Now what? R.S.

6) So concerning. J.L.

7) It may be out of your comfort zone, but if you want elected officials to be on your side, vote for the ones who are
 fighting the development. E.S.

8) Mark Wilson is a

9) 100%

10) Pelican Landing is the blame too also.
 We all know who the complainers are.

11) Let's not let one community or The Colonies or The Hyatt as well control the future.

- 12) After London Bay held their repetitive presentation, one from the audience said "It will be a long wait if someone has to take a shuttle to get their boat trailer
- 13) Developers are ridiculous. 15 trailer spots ?? Those will be full in a half hour. L.D.
- 13) Still crumbs.
- 14) Nice, but too small. They need to enlarge their proposal. They have plenty of money to do so. The boat ramp needs to be double wide so two can be launching or leaving at the same time. W.Y.
- 15) Are you Village of Bonita Springs Counsel members prepared to swear under oath if necessary, that you have received no gifts or any economic incentives from anyone affiliated with London Bay or any organization connected with London Bay?

Allen Hergenbahn, ajh

Allenjh1@gmail.com
3430 Morning Lake Drive
Bonita Springs/ Estero FL 34134
630 624-1038

--

Allen Hergenbahn, CFF

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WARNING: Computer viruses may be transmitted via email. You should check this email and any attachments for the presence of viruses. I accept no liability for any damage caused by any virus transmitted by this email.

50.
Debbie Filipek

From: Carrin Turnbull <carrin.turnbull@aol.com>
Sent: Tuesday, July 14, 2020 4:27 PM
To: City Meetings
Subject: Rezoning for London Bay Homes Development Project

Dear City Council:

To approve the London Bay Homes request for rezoning the Weeks Fish Camp for their Raptor Bay Development Project would be a grievous act against the residents of Coconut Road. There hardly seems to be any hope of being able to widen Coconut Road to accommodate any more traffic, even with its present zoning, therefore it would be harmful to owners and residents of the area to grant a rezoning. Please honor the livelihood and welfare of our citizens by denying this rezoning request.

Thank you,
Carrin and Neil Turnbull
23540 Via Veneto Blvd., #204,
Bonita Springs, FL 34134.

Public Comments by

Josh Christensen, General Manager, Gulf Coast Florida, Suffolk
D (239) 791-3031 • C (239) 633-7347

For Local Planning Agency Agenda
Friday, July 17, 2020
9:00 A.M.

To the members of the Local Planning Agency, City of Bonita Springs, thank you for allowing me to submit these comments for consideration of the Bayview project as proposed by London Bay Homes.

My name is Josh Christensen and I am General Manager of the Gulf Coast Florida region for Suffolk Construction.

Suffolk is a national enterprise that invests, innovates, and builds. We are an end-to-end business that provides value throughout the entire project lifecycle by leveraging our core construction management services with vertical service lines that include real estate capital investment, design, self-perform construction services, technology start-up investment and innovation research/development.

Suffolk is a national company with \$4.5 billion in annual revenue, 2,400 employees and main offices in Boston, New York, Miami, West Palm Beach, Tampa, Estero, Dallas, Los Angeles, San Francisco, and San Diego. We serve clients in every major industry sector, including healthcare, science and technology, education, transportation/aviation, and commercial. Suffolk is privately held and is led by founder, chairman and CEO John Fish and we are ranked #23 on the *Engineering News Record* list of "Top 400 Contractors."

More importantly, as a native Southwest Floridian, I am most proud of our local presence, and the opportunities we present to the local workforce. We currently perform over \$300MM annually out of our Estero office, which serves as the headquarters for our Gulf Coast operations. We have over 100 employees based out of this office, in addition to the thousands of trade partner employees that work on our projects on an ongoing, daily basis. Most of these employees are longtime Lee County residents, and many are Bonita Springs or Estero residents, and they would like nothing more than to work on such a transformative project in their hometown.

Suffolk has had the honor of working with London Bay for many years as their construction partner for their development of luxury senior living and condominium campuses. London Bay consistently demands excellence in the buildings they develop, and are always extremely thoughtful with respect to the communities they build in. Being a good neighbor is always the highest priority in the construction process.

Regarding the Bayview project, we are extremely excited about not only the end product, but also the incredible impact to the local economy. From a construction standpoint, the positive impacts are significant.

- Construction impacts will be in excess of \$300 million
- Nearly 2,500 new jobs to the local economy
- Over 1,000,000 worker hours

- All construction activities will be limited to on-site (i.e. no off-site parking or anything else needed)

In conclusion, we believe that the Bayview development, would be of great benefit and economic impact to the local area. This development would stand as a shining example of the exceedingly high standards of our community, and will be consistent with the uncompromising quality and outstanding design for which London Bay is known.

Thank you.

Debbie Filipek

From: Christensen, Josh <JChristensen@suffolk.com>
Sent: Wednesday, July 15, 2020 4:01 PM
To: City Meetings
Attachments: Suffolk Public Comments Bonita Springs Local Planning Agency (002).docx

Josh Christensen
General Manager, Gulf Coast Florida

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