



Pelican Sound Residential Golf Community

WCI Communities - Estero, Florida

Pelican Sound is a 548-acre residential Golf community being developed by WCI Communities, LP on the Estero River in Estero, Florida. Hole Montes, Inc. prepared engineering testimony and support exhibits for rezoning the property to the current Residential Planned Development (R.P.D.) status. The firm also assisted WCI Communities, LP with the land planning by performing the boundary, wetland, aerial and topographic surveying.

At build-out, the project is proposed to have 1,480 single-family and multi-family residences. In addition, Pelican Sound will provide many amenities including a 27-hole golf course, canoe and boat launch, private river club and an 18,000 square-foot golf clubhouse.

Hole Montes prepared the first plat of the subdivision for Phase I, consisting of 64 single-family home sites, right-of-way tract, and two single-family attached unit tracts.

Hole Montes has also completed the engineering design, stormwater and environmental permitting and has prepared the community's master plan. The master plan consisted of designs for the water management systems, golf course, roadways, utilities, amenities, and conservation areas and parcel improvements.

Hole Montes completed plans for the intersection improvements at Corkscrew Road, a major roadway which dead ends into the property. Also completed were the construction plans for median improvements to the Pelican Sound access road onto U.S. 41, including turn lanes at the present median serving the temporary sales center.

Hole Montes serves as the District Engineer of the Community Development District (CDD) formed to provide the core infrastructure systems, facilities and services for the community.

