

# ***SPRING RUN CLUBHOUSE RENOVATIONS***

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**March 8, 2022 Public Information Meeting**

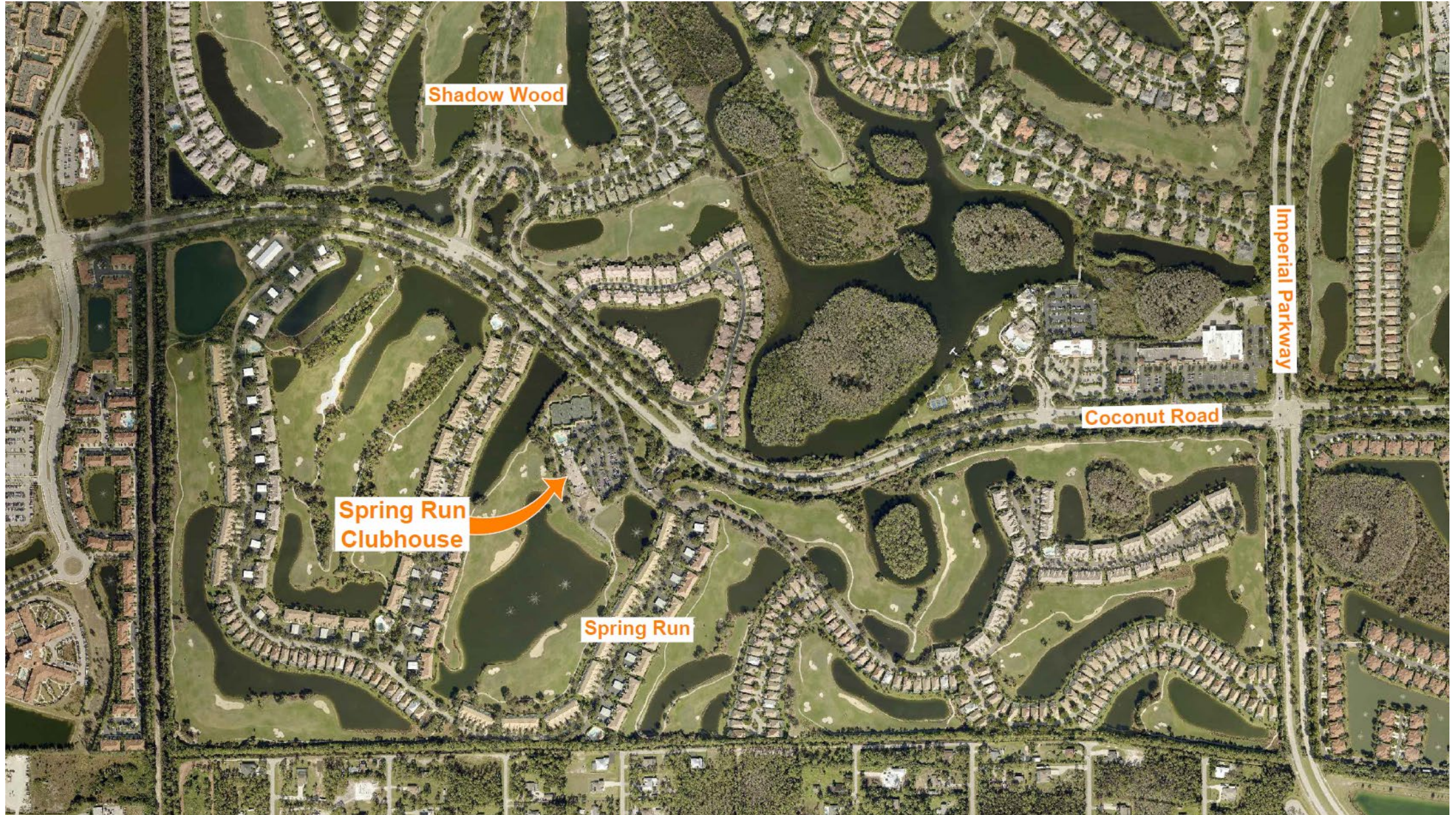
# INTRODUCTION

## PROJECT TEAM:

- ***Spring Run Golf Club Community Association, Inc.*** – Applicant
- ***Neale Montgomery, Esq., Land Use Attorney*** – Pavese Law
- ***Michael Herrera, P.E., Professional Engineer*** – Q. Grady Minor & Associates, P.A.
- ***Ryan Richards, Project Architect*** – RG Architects



# LOCATION MAP





# **PROJECT INFORMATION**

**Site Location:** 9501 Spring Run Blvd., Estero, FL 34135

**Site Acreage:** 6+/- Acres

**Current Zoning:** Brooks of Bonita DRI/MPD

**Proposed Request:** The Public Information Meeting is to inform residents of proposed improvements to the Spring Run Clubhouse.

# WHY WE ARE HERE

- Development Order required with issuance of a building permit.
- Village of Estero Development Order process requires PIM and PZDB Hearing
- Proposed Clubhouse Improvements
  - Outdoor Casual Dining
  - Outdoor Bar
  - Improved pool deck
  - One additional Bocce Ball court
  - Parking Lot Expansion (14 spaces)

# COLOR RENDERING SITE PLAN





# CONCEPTUAL PLAN VIEW





# CONCEPTUAL OUTDOOR DINING, BAR AND PAVILION

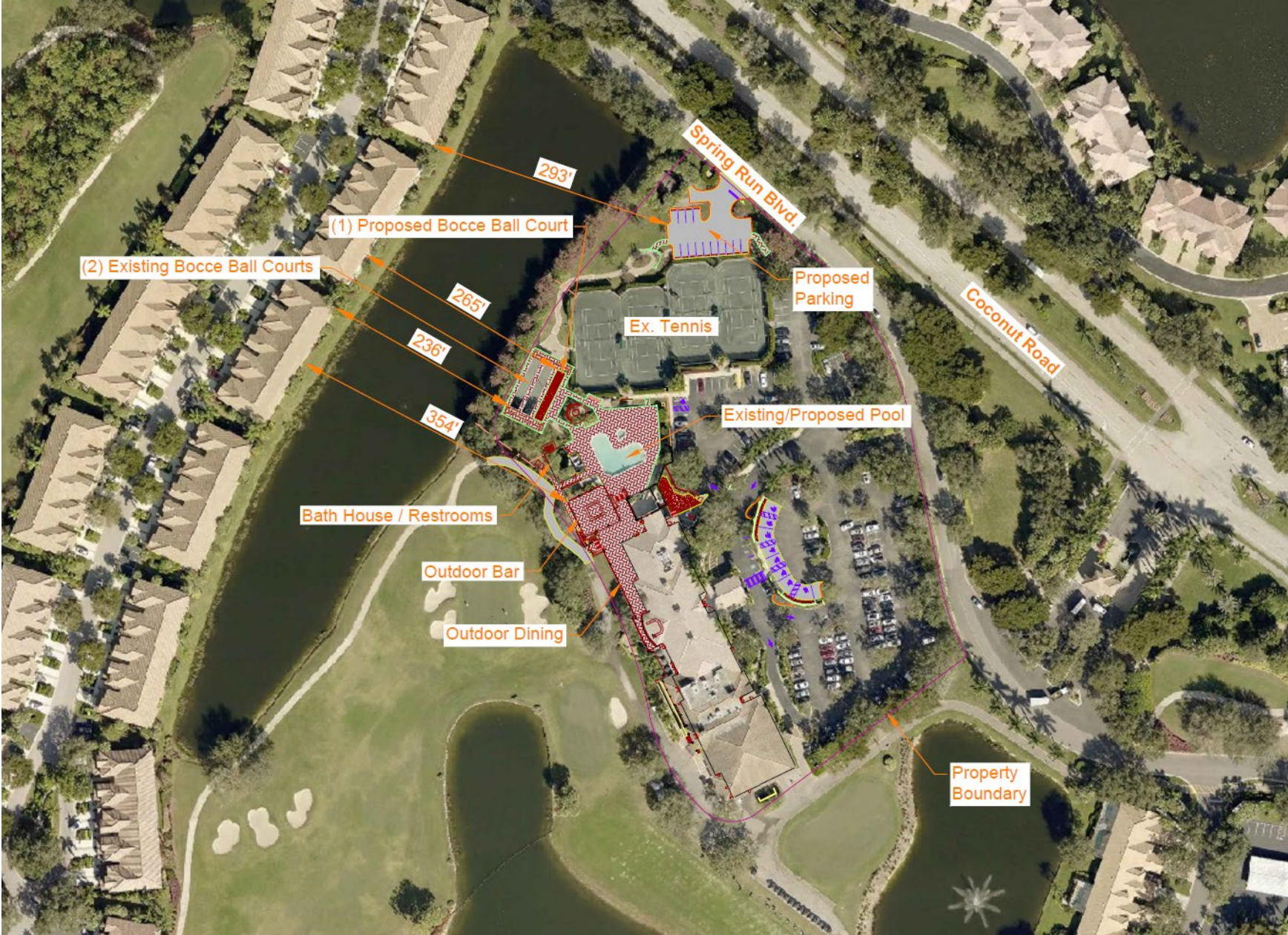




# TOPICS OF DISCUSSION

- Visual Screenings
  - Minimum Proposed Parking
  - Located abutting Right-of-Way
  - Landscape Buffer similar to existing Bocce Ball landscape buffer
  - Material to be larger caliber than typical.
  
- Sounds
  - 3<sup>rd</sup> Bocce Ball is further away than existing 2 Bocce Ball courts
  - Existing Landscape Material
  - No play after 8:30pm
  
- Parking
  - 14 Spaces in New Parking Lot
  - Utilized for Overflow Parking
  - Parking Lot Lighting Turns off at 11:00pm
  - 2012 DO Permitted 169 spaces
  - Existing Condition 177 spaces
  - Proposed 189 spaces (all code compliant)

# DISTANCE EXHIBIT





# ***EXISTING AND PROPOSED BUFFERS***





# PROPOSED PARKING LOT BUFFER





# **COMPLIANCE WITH THE LAND DEVELOPMENT CODE (SECTION 2-502)**

- Consistent with Zoning and Use
- Adheres to the Site Development Standards (Setbacks, Landscape buffers, etc.)
- Conformity with good design and contributes to the image of the Village
- The project is in harmony with the general area
- Consistent with the Village comprehensive plan
- The project complies with applicable standards in the LDC and other Village Ordinances

# CONCLUSION



Thank you for your consideration