

Pelican Sound RPD Zoning Amendment
Revised Conditions
October 25, 2022 PZDB Meeting

1. Master Concept Plan

Development of this project must be consistent with the Pelican Sound Golf & River Club, Inc. Master Concept Plan, received April 6, 2022.

2. Resolution Z-13-003 Amendments

Zoning Resolution Z-13-003 remains in effect except as amended by this approval for Pickleball Facilities in the Golf Maintenance and Storage Area.

The following conditions of approval are amended by ~~striketrough~~ for deletions and underline for additions:

Condition 4. Schedule of Uses

Accessory Uses, buildings & structures:

- Pickleball Facilities

Condition 15.f.

Recreational facilities, Private on-site to include Pickleball facilities, shall be allowed within the designated Golf Maintenance and Storage Area tract as depicted on the approved MCP. Specific to the Pickleball facility, specialized acoustic material shall be provided on the north and south sides of the fencing, and players shall utilize equipment designated as “quiet” or “Green Zone” approved.

3. The Pickleball Courts within the Golf Maintenance and Storage Area shall have an eight-foot tall fence and gates installed with 1/8 inch thick sound deadening black Acoustifence material to ensure that the sound generated by the pickleball facility does not exceed the maximum of 66 dBA. The black Acoustifence material will be made to meet the dimensional standards of the eight-foot fence associated with the pickleball courts. Each sound deadening curtain must be made of Industrial, UV resistant Acoustifence material.
4. Hours of operation for the pickleball courts within the Golf Maintenance and Storage Area are limited to 8 a.m. to dusk.
5. The pickleball paddles approved for use are on a “Green Zone” approved list and use of these paddles will be administered by the Pelican Sound Golf & River Club. Use of paddles that are not on the “Green Zone” approved list are prohibited.
6. The approved balls for pickleball play are limited to “Onix Fuze 2”, or similar, to reduce noise.

7. Within 30 days of approval of the Zoning Amendment, the property owner (currently identified as Pelican Sound Golf & River Club, Inc.) must send a letter to every owner of record within 750 feet of the Pickleball Facility area. This letter must include a designated phone number to be used to register a complaint in the event they are disturbed by noise related to the pickleball play. If the contact information changes in the future, a new letter must be sent out in accordance with this condition. A copy of said letter will be provided to the Village of Estero Director of Community Development for inclusion in the official file for this case.
8. If excessive noise complaints are received regarding noise from pickleball play, the applicant shall have 30 days to submit a noise mitigation plan to the Village staff for review.
9. Lighting
No lighting of the Pickleball Facilities in the Golf Maintenance and Storage Area is permitted.
10. Deviation 19
Deviation from LDC Section 5-205.C.3 is approved to allow 16 paved golf cart spaces, with one space being handicap accessible, and a bicycle rack installed with a minimum of 16 bike spaces in lieu of vehicular parking at the pickleball facilities.