



PROJECT SITE

CORKSCREW ROAD

Wildcat Run Golf & Country Club

PLANNING, ZONING & DESIGN BOARD PUBLIC HEARING

9/12/23

SITE DEVELOPMENT PLANS FOR:
WILDCAT RUN GOLF & COUNTRY CLUB
 SITE IMPROVEMENTS
 LOCATED IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
 VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

REVIEWING AGENCIES

LEE COUNTY
 VILLAGE OF ESTERO COMMUNITY DEVELOPMENT SERVICES
 9401 CORKSCREW PALMS CIRCLE
 ESTERO, FLA. 33928
 TEL: [239] 221-5036

TELEPHONE:
 CENTURY LINK
 P.O. BOX 2477
 NAPLES, FLA. 34104
 TEL: [239] 263-6319

ENVIRONMENTAL:
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 2295 VICTORIA AVENUE No. 364
 FT. MYERS, FLA. 34113
 TEL: [239] 332-6975

SEWER:
 LEE COUNTY UTILITIES
 7391 COLLEGE PARKWAY
 FT. MYERS, FLA. 33907
 TEL: [239] 533-8845

WATER MANAGEMENT:
 SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 2301 MCGREGOR BOULEVARD
 FORT MYERS, FLA. 33901
 TEL: [239] 338-2929

POWER:
 FLORIDA POWER AND LIGHT COMPANY
 15824 WINKLER ROAD
 FT. MYERS, FLA. 33908
 [239] 334-7754

TELEVISION:
 COMCAST
 23181 VILLAGE SHOPS WAY, SUITE 107
 ESTERO, FLA. 33928
 TEL: (800) 934-6489

FIRE DISTRICT:
 ESTERO FIRE RESCUE
 21300 FIRE HOUSE LANE
 ESTERO, FLA. 33928
 TEL: [239] 348-7540

WATER:
 LEE COUNTY UTILITIES
 7391 COLLEGE PARKWAY
 FT. MYERS, FLA. 33907
 TEL: [239] 533-8845

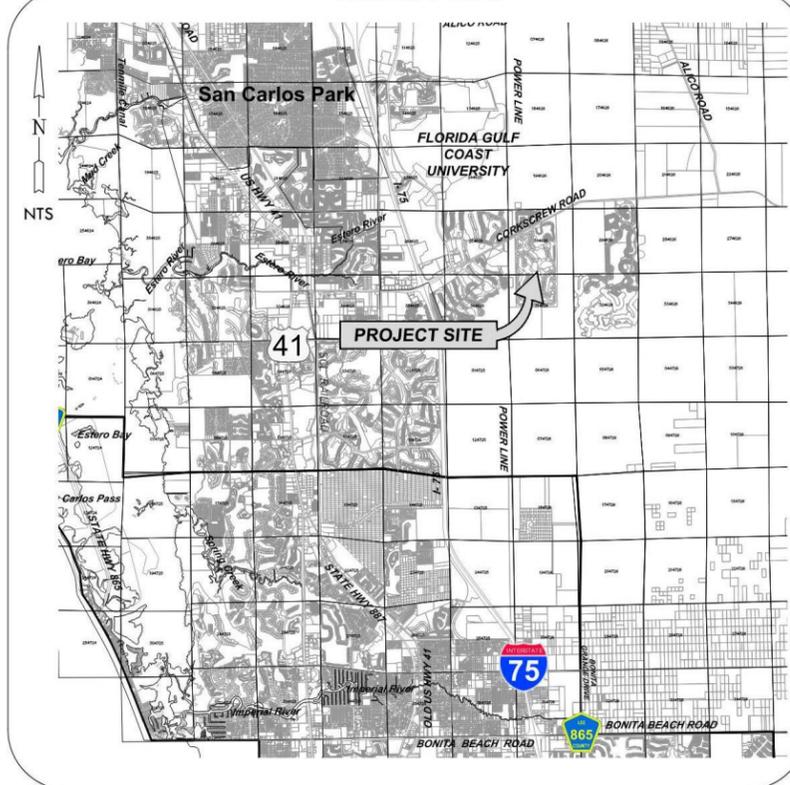
PREPARED FOR:
**WILDCAT RUN COUNTRY CLUB
 ASSOCIATION, INC.**
**20300 COUNTRY CLUB DRIVE
 ESTERO, FL 33928**

PROPERTY ZONING: GOLF COURSE, DRIVING RANGE (PUD: 94-030)
 PROPERTY STRAP NUMBER: 30-46-26-E4-0100A.20CE
 LEGAL DESCRIPTION: AS PROVIDED BY SURVEYOR

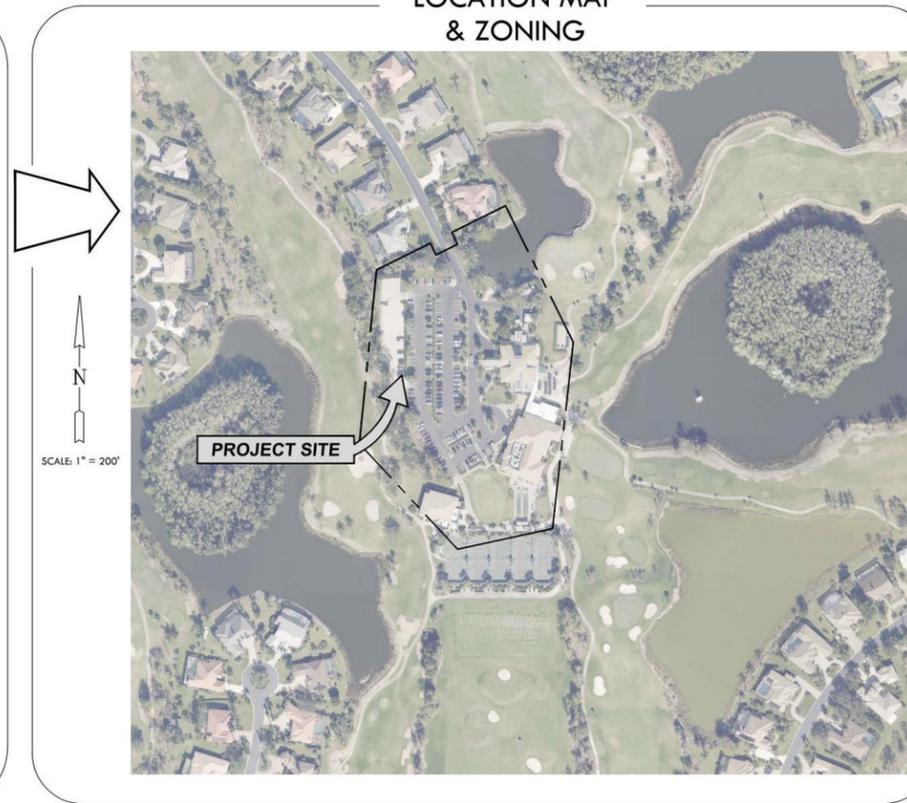
SHEET INDEX

SHEET NO.	SHEET TITLE
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02	LEGENDS, ABBREVIATIONS, GENERAL & SPECIAL NOTES
03	EXISTING CONDITIONS & DEMOLITION PLAN
04	SITE PLAN
05	PAVING, GRADING & DRAINAGE PLAN
06	PAVING, GRADING & DRAINAGE PLAN (2)
07	SEDIMENT & EROSION CONTROL PLAN
08	GENERAL & CONSTRUCTION DETAILS AND SECTIONS
09	2023 AERIAL OVERLAY

VICINITY MAP



**LOCATION MAP
& ZONING**



**AGNOLI
 BARBER &
 BRUNDAGE, INC.**
 Professional Engineers, Planners,
 Surveyors & Landscape Architects
 Certificate of Authorization No.
 LB 3864, EP 3864, and LC2000620

CLIENT NAME:
**WILDCAT RUN COUNTRY CLUB
 ASSOCIATION, INC.**
**20300 COUNTRY CLUB DRIVE
 ESTERO, FL 33928**

PROJECT NAME:
**WILDCAT RUN GOLF
 & COUNTRY CLUB**
 DRAWING TITLE:
COVER SHEET

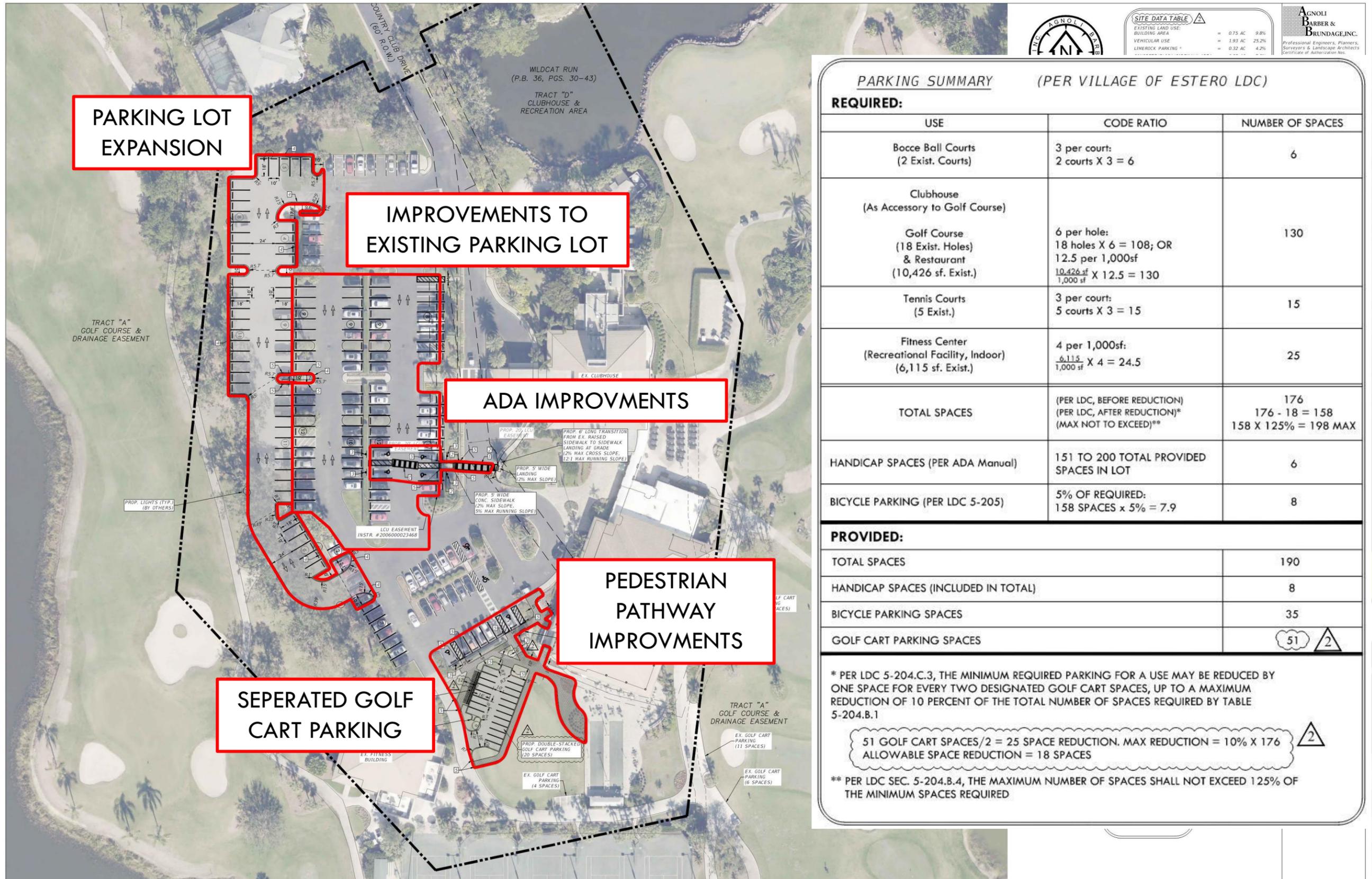
DESIGNED BY: ABB
 DRAWN BY: TMR
 CHECKED BY: DAB
 REVIEWED BY: JAC
 DATE: August 2023
 DATUM: NAVD 88

NO.	DATE	DESCRIPTION
01	08/23/23	FIRST SUBMITTAL TO VILLAGE OF ESTERO
02	07/10/23	REVISED PER COMMENTS
03	08/23/23	REVISED PER VILLAGE OF ESTERO'S RESPONSE

ACAD FILE NAME:
13435-CVR
 ABB PROJECT #
23-0027
 PLOT VIEW / LAYOUT
01-CVR
 SHEET **01**
 OF **09**
 ACAD FILE #
13435

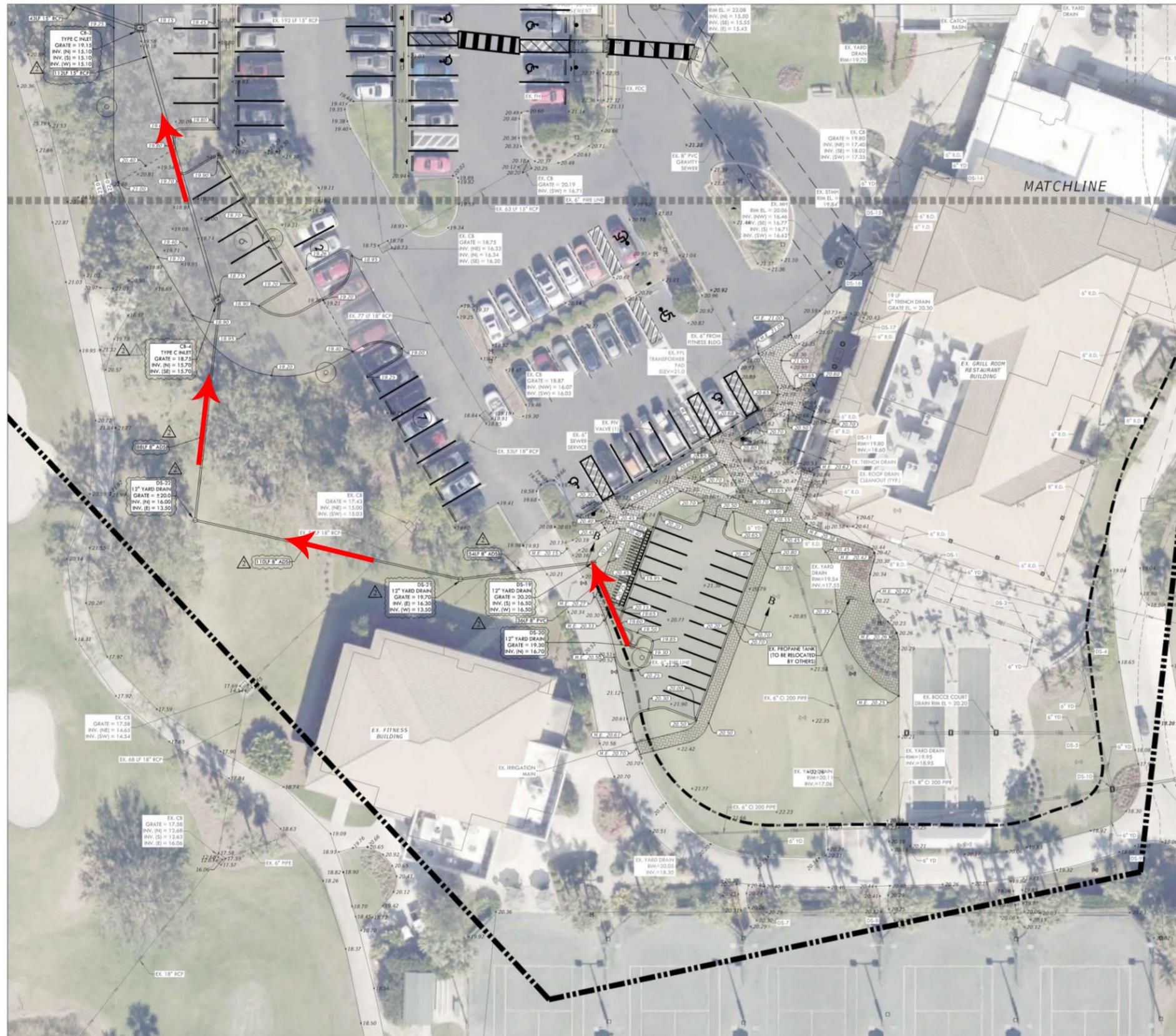


SITE PLAN



PARKING SUMMARY (PER VILLAGE OF ESTERO LDC)		
REQUIRED:		
USE	CODE RATIO	NUMBER OF SPACES
Bocce Ball Courts (2 Exist. Courts)	3 per court: 2 courts X 3 = 6	6
Clubhouse (As Accessory to Golf Course)	6 per hole: 18 holes X 6 = 108; OR 12.5 per 1,000sf 10,426 sf. Exist. 1,000 sf X 12.5 = 130	130
Tennis Courts (5 Exist.)	3 per court: 5 courts X 3 = 15	15
Fitness Center (Recreational Facility, Indoor) (6,115 sf. Exist.)	4 per 1,000sf: 6,115 / 1,000 sf X 4 = 24.5	25
TOTAL SPACES	(PER LDC, BEFORE REDUCTION) (PER LDC, AFTER REDUCTION)* (MAX NOT TO EXCEED)**	176 176 - 18 = 158 158 X 125% = 198 MAX
HANDICAP SPACES (PER ADA Manual)	151 TO 200 TOTAL PROVIDED SPACES IN LOT	6
BICYCLE PARKING (PER LDC 5-205)	5% OF REQUIRED: 158 SPACES x 5% = 7.9	8
PROVIDED:		
TOTAL SPACES		190
HANDICAP SPACES (INCLUDED IN TOTAL)		8
BICYCLE PARKING SPACES		35
GOLF CART PARKING SPACES		51 ²
<p>* PER LDC 5-204.C.3, THE MINIMUM REQUIRED PARKING FOR A USE MAY BE REDUCED BY ONE SPACE FOR EVERY TWO DESIGNATED GOLF CART SPACES, UP TO A MAXIMUM REDUCTION OF 10 PERCENT OF THE TOTAL NUMBER OF SPACES REQUIRED BY TABLE 5-204.B.1</p> <p>51 GOLF CART SPACES / 2 = 25 SPACE REDUCTION. MAX REDUCTION = 10% X 176 ALLOWABLE SPACE REDUCTION = 18 SPACES ²</p> <p>** PER LDC SEC. 5-204.B.4, THE MAXIMUM NUMBER OF SPACES SHALL NOT EXCEED 125% OF THE MINIMUM SPACES REQUIRED</p>		

PAVING, GRADING & DRAINAGE PLAN 2



HATCHING LEGEND:

- PAVER SIDEWALK
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT

24x36 SCALE: 1" = 20'
11x17 SCALE: 1" = 40'

AGNOLI BARBER & BRUNDAGE, INC.
Professional Engineers, Planners, Surveyors & Landscape Architects
Certificate of Authorization No. LC 3664, ER 3664, and LC20000620
Cutter: County 7400 Trail Boulevard, Suite 200 Naples, FL 34108 Phone: (239) 597-3111 Fax: (239) 597-3111

CLIENT NAME: WILDCAT RUN GOLF AND COUNTRY CLUB ASSOCIATION, INC.
PROJECT NAME: WILDCAT RUN GOLF AND COUNTRY CLUB
DRAWING TITLE: PAVING, GRADING & DRAINAGE PLAN (2)
ADDRESS: 20300 COUNTRY CLUB DRIVE ESTERO, FL 33928

DESIGNED BY: ABB
DRAWN BY: TMR
CHECKED BY: DAB
REVIEWED BY: JAC
DATE: August 2023
DATUM: NAVD 88

NO.	DATE	REVISIONS
01	07/15/23	ISSUE FOR PERMIT
02	08/21/23	REVISION BY: VALENTIN G. SPANNO/REVIEW

ACAD FILE NAME: 13435-ME
ABB PROJECT #: 23-0027
PLOT VIEW / LAYOUT: 06-PGD (2)
SHEET 06 **OF** 09
ACAD FILE #: 13435

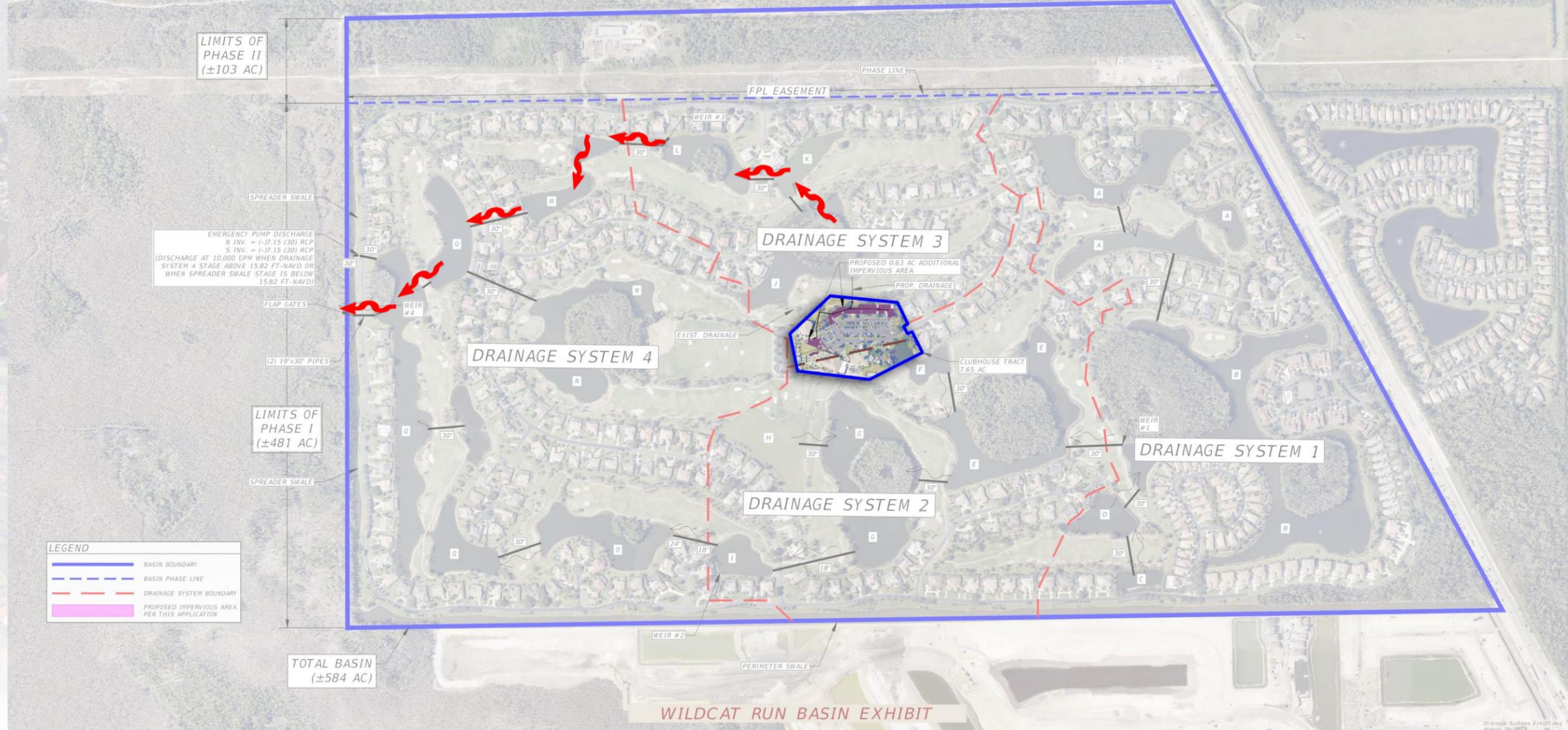


BASIN EXHIBIT

BASIN LAND USE SUMMARY					
PERMITTED LAND USE AREAS (AC.) (per Permit 32-00252-S, App. 03251-A and 950314-5)					
PHASE I					
Water Management Area:	Drainage System 1	Drainage System 2	Drainage System 3	Drainage System 4	Total PHI
Lake Area	56.59	48.46	30.21	62.93	198.19
Natural Storage Area	39.39	30.96	11.52	27.73	109.60
Golf Course Area	17.20	17.50	18.69	35.20	88.59
Building Site Pervious Area	27.35	19.12	19.80	49.09	115.36
Building Site Impervious Area	33.61	9.37	14.07	27.7	84.75
Total Pervious Area*	24.50	16.03	13.35	29.12	83.00
Total Impervious Area**	117.55	76.95	64.08	139.72	398.30
Total PHI Area	142.05	92.98	77.43	168.84	481.30
PHASE II					
Water Management Area					4.81
Other Pervious Area					63.89
Building Site Impervious Area					34.00
Total Pervious Area*					68.70
Total Impervious Area**					34.00
Total PHI Area					102.70
TOTAL BASIN					
Water Management Area					203.00
Other Pervious Area					264.00
Building Site Impervious Area					117.00
Total Pervious Area*					467.00
Total Impervious Area**					117.00
Total Basin Area					584.00

LAKE DATA		
IPER ORIGINAL PERMIT 36-00252-S, APP. 03251A		
LAKE	DRAINAGE SYSTEM	SURFACE AREA* (AC)
A	1	9.64
B	1	27.92
C	1	1.10
D	1	0.73
E	2	13.92
F	2	1.62
G	2	11.16
H	2	3.45
I	2	1.25
J	3	6.70
K	3	1.01
L	3	2.30
M	4	2.20 *
N	4	8.91
O	4	3.67
P	4	0.92
Q	4	12.03

* INCLUDES AREA OF PRESERVED CYPRESS HEADS



LANDSCAPE OPTIONS



OPTION D



OPTION F

LANDSCAPE DEMOLITION & SALVAGE PLAN

EXISTING TREE ASSESSMENT:



HERITAGE TREE A:

Dbh:	Species:	Exposure:	Structure:	Defects:	Notes:
26"	Live Oak	Full Sun	Fair	Trunk	Remove



HERITAGE TREE B:

Dbh:	Species:	Exposure:	Structure:	Defects:	Notes:
24"	Live Oak	Partial Sun	Poor	Branching	Planted too close to each other, remove



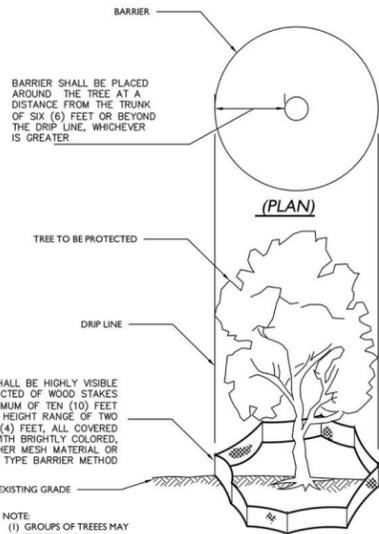
HERITAGE TREE C:

Dbh:	Species:	Exposure:	Structure:	Defects:	Notes:
24"	Live Oak	Partial Sun	Poor	Branching	Planted too close to each other, remove



HERITAGE TREE D:

Dbh:	Species:	Exposure:	Structure:	Defects:	Notes:
24"	Live Oak	Partial Sun	Poor	Branching	Planted too close to each other, remove



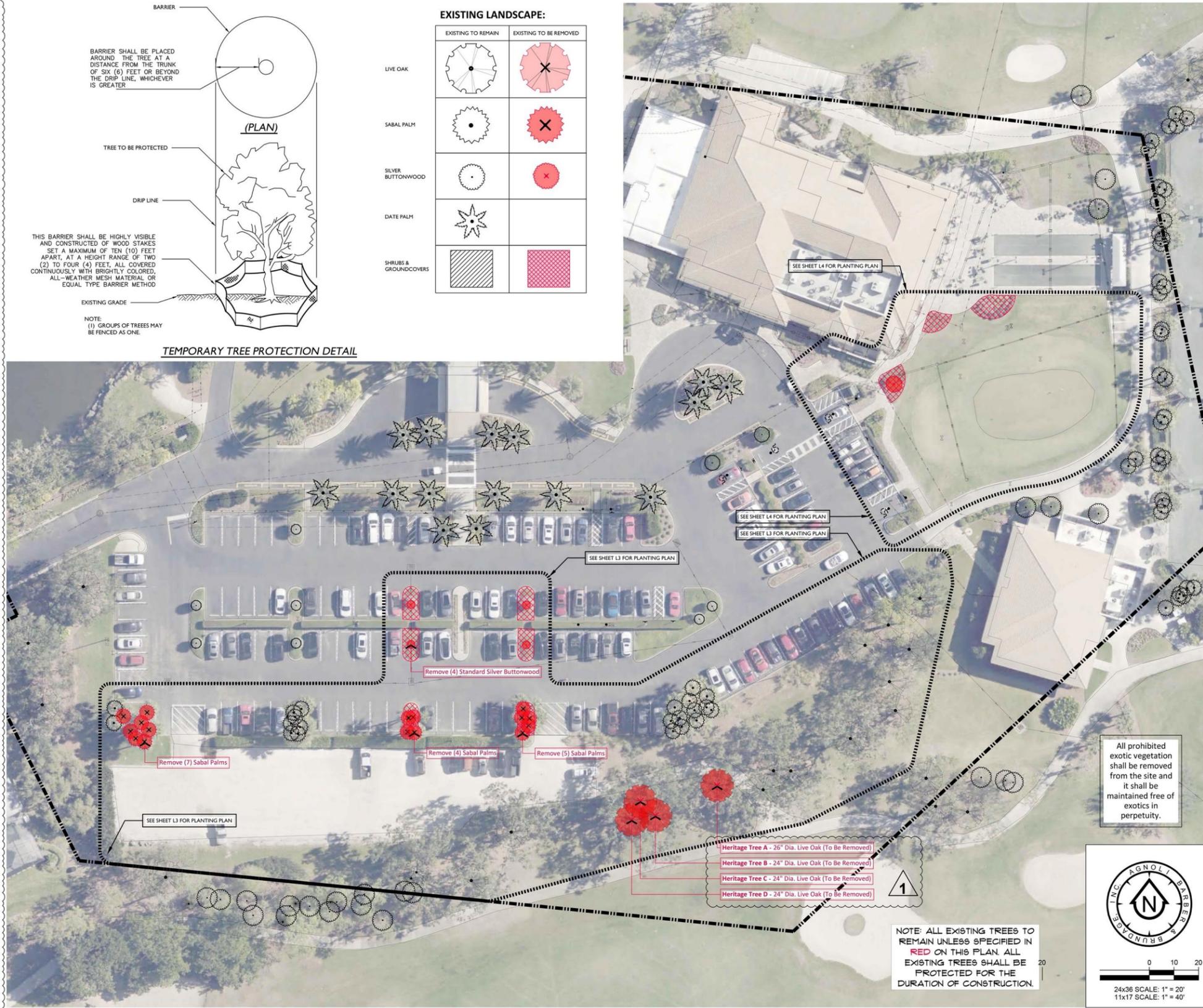
THIS BARRIER SHALL BE HIGHLY VISIBLE AND CONSTRUCTED OF WOOD STAKES SET A MAXIMUM OF TEN (10) FEET APART, AT A HEIGHT RANGE OF TWO (2) TO FOUR (4) FEET, ALL COVERED CONTINUOUSLY WITH BRIGHTLY COLORED, ALL-WEATHER MESH MATERIAL OR EQUAL TYPE BARRIER METHOD

NOTE:
(1) GROUPS OF TREES MAY BE FENCED AS ONE.

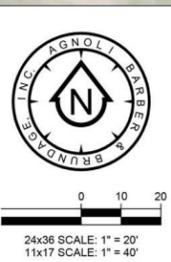
TEMPORARY TREE PROTECTION DETAIL

EXISTING LANDSCAPE:

	EXISTING TO REMAIN	EXISTING TO BE REMOVED
LIVE OAK		
SABAL PALM		
SILVER BUTTONWOOD		
DATE PALM		
SHRUBS & GROUNDCOVERS		



All prohibited exotic vegetation shall be removed from the site and it shall be maintained free of exotics in perpetuity.



AGNOLI BARBER & BRUNDAGE, INC.
Professional Engineers, Planners, Surveyors, & Landscape Architects
Certificate of Authorization No. E.B.364, E.B.364, and L.C.2000020
College County: 7499 East Blvd., Suite 200 Naples, FL 34108
Phone: (239) 973-1111
Fax: (239) 466-2200

CLIENT NAME: **WILDCAT RUN COUNTRY CLUB ASSOCIATION, INC.**
20300 COUNTRY CLUB DRIVE
ESTERO, FL 33928

PROJECT NAME: **WILDCAT RUN GOLF & COUNTRY CLUB**
DRAWING TITLE: **DEMOLITION & SALVAGE PLAN**

DESIGNED BY: ABB
DRAWN BY: BCG
CHECKED BY: BCG
REVIEWED BY: BCG
HOR. SCALE: 1"=20'
VERT. SCALE: N/A
DATE: June 2023

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	06/23/2023

ACAD FILE NAME: **Landscape**
ABB PROJECT #: **23-0027**
PLOT VIEW / LAYOUT: **L2 SURVEY**
SHEET **02** OF **06**
ACAD FILE #: **13435**



TREE DEMO



TREE DEMO



HERITAGE TREE A:

Dbh:	Species:	Exposure:	Structure:	Defects:	Notes:
26"	Live Oak	Full Sun	Fair	Trunk	Remove

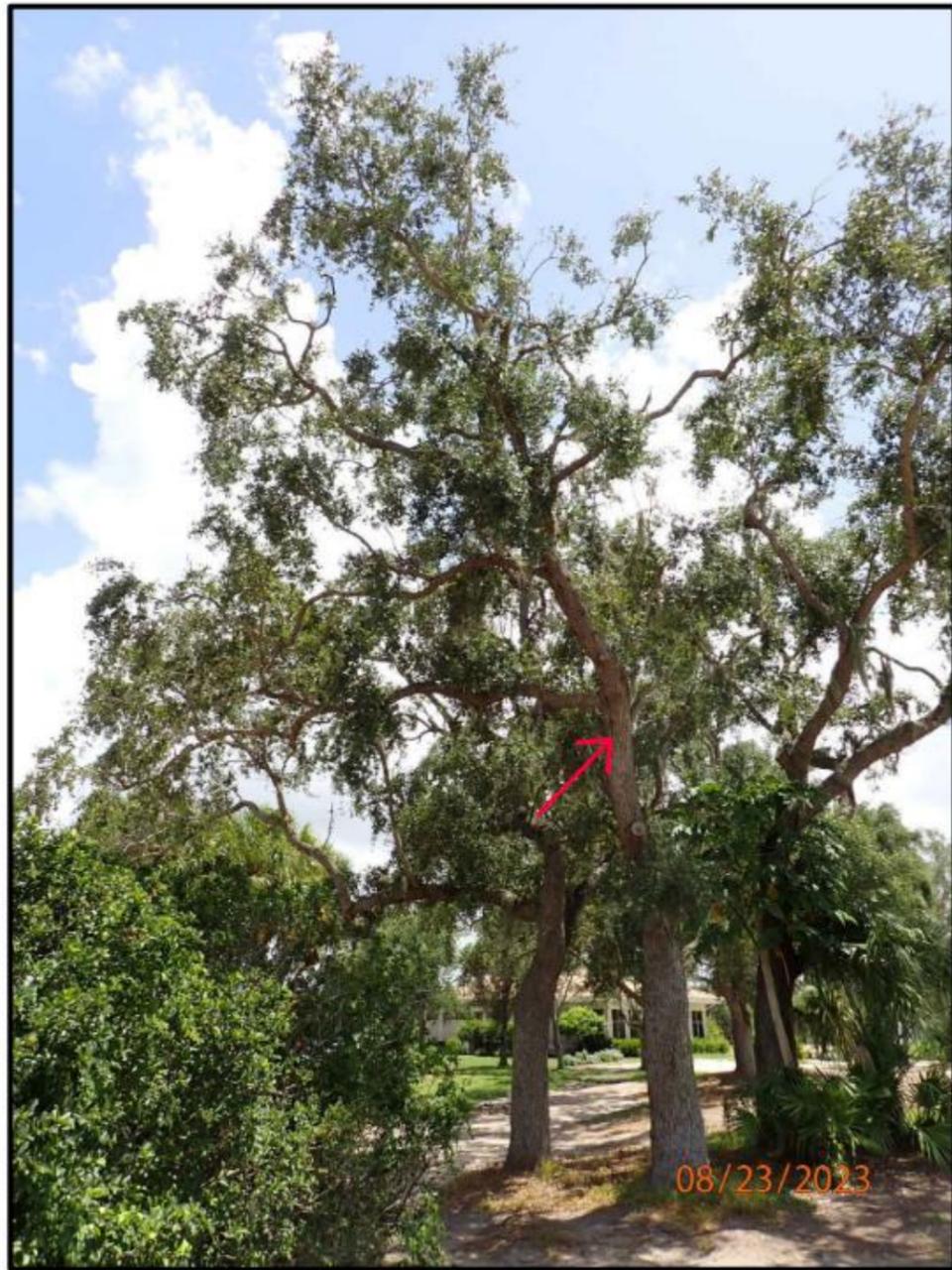


HERITAGE TREE B:

Dbh:	Species:	Exposure:	Structure:	Defects:	Notes:
24"	Live Oak	Partial Sun	Poor	Branching	Planted too close to each other, remove

1

TREE DEMO



HERITAGE TREE C:

Dbh:	Species:	Exposure:	Structure:	Defects:	Notes:
24"	Live Oak	Partial Sun	Poor	Branching	Planted too close to each other, remove



HERITAGE TREE D:

Dbh:	Species:	Exposure:	Structure:	Defects:	Notes:
24"	Live Oak	Partial Sun	Poor	Branching	Planted too close to each other, remove

LANDSCAPE PLAN 1

Village of Estero Landscape Calculations

Sec. 5-403 Plant Material Standards:

2. Native varieties - At least 75 percent of the trees and 50 percent of the shrubs used to fulfill the LDC requirements must be native Florida species.

Total Trees = 19
 Total Native Trees = 19 (100%)
 Total Shrubs = 717
 Total Native Shrubs = 469 (65%)

3. Trees and Palms - Code required trees must be a minimum of forty-five gallon container, twelve feet planted height, three inch caliper, and six foot spread. All palms 10' clear trunk or greater. Trees shall provide 15-foot clearance from light poles and buildings; palms shall provide an eight-foot clearance. Trees shall provide a six-foot clearance from hardscapes; palms shall provide a four-foot clearance. Root barriers are required for all trees planted within ten feet of hardscape or utilities. 2" Minimum layer mulch required.

Sec. 5-405 - General Tree Standards:

Provide one tree for each 3,500 square feet of development area.

Total Development Area: = 22,011
 General Trees Required: = 6

~~C. Original Credits - Each existing indigenous native tree preserved in place, which has a trunk diameter of four inches or greater measured at four and one-half feet above the ground, shall receive a credit of one tree against the general tree standards. Native palms shall receive a credit of three trees against the general tree standards. Existing sabal palms that are relocated or shall be given one tree credit.~~

~~Total Native Palms Preserved: 7 x 3 = 21 credits
 Total Existing Palms Preserved: 21 x 2 = 42 credits
 Total Credits = 63~~

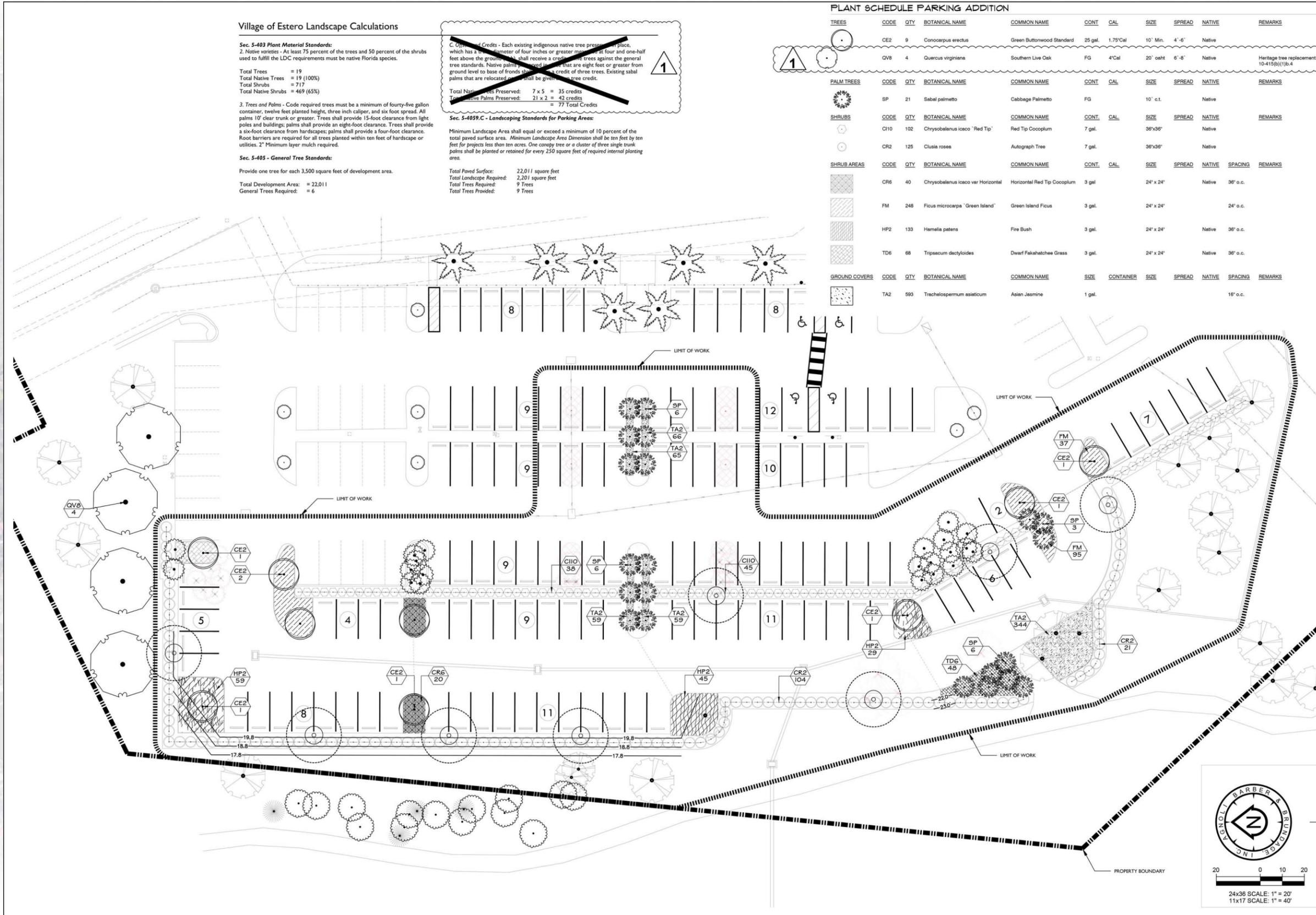
Sec. 5-405.C - Landscaping Standards for Parking Areas:

Minimum Landscape Area shall equal or exceed a minimum of 10 percent of the total paved surface area. Minimum Landscape Area Dimension shall be ten feet by ten feet for projects less than ten acres. One canopy tree or a cluster of three single trunk palms shall be planted or retained for every 250 square feet of required internal planting area.

Total Paved Surface: 22,011 square feet
 Total Landscape Required: 2,201 square feet
 Total Trees Required: 9 Trees
 Total Trees Provided: 9 Trees

PLANT SCHEDULE PARKING ADDITION

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	SPREAD	NATIVE	REMARKS	
	CE2	9	Conocarpus erectus	Green Buttonwood Standard	25 gal.	1.75" Cal	10' Min.	4'-6"	Native		
	QV8	4	Quercus virginiana	Southern Live Oak	FG	4" Cal	20' caht	6'-8"	Native	Heritage tree replacement. 10-415(B)(1)b-4	
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	SPREAD	NATIVE	REMARKS	
	SP	21	Sabal palmetto	Cabbage Palmetto	FG		10' c.t.		Native		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	SPREAD	NATIVE	REMARKS	
	CI10	102	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	7 gal.		36"x36"		Native		
	CR2	125	Clusia rosea	Autograph Tree	7 gal.		36"x36"		Native		
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	SPREAD	NATIVE	SPACING	REMARKS
	CR6	40	Chrysobalanus icaco var Horizontal	Horizontal Red Tip Cocoplum	3 gal.		24' x 24'		Native	36" o.c.	
	FM	248	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gal.		24' x 24'			24" o.c.	
	HP2	133	Hamelia patens	Fire Bush	3 gal.		24' x 24'		Native	36" o.c.	
	TD6	68	Tripsacum dactyloides	Dwarf Fakahatchee Grass	3 gal.		24' x 24'		Native	36" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SIZE	SPREAD	NATIVE	SPACING	REMARKS
	TA2	593	Trachelospermum asiaticum	Asian Jasmine	1 gal.					16" o.c.	



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CLIENT NAME:
WILDCAT RUN COUNTRY CLUB ASSOCIATION, INC.
 20300 COUNTRY CLUB DRIVE
 ESTERO, FL 33928

PROJECT NAME:
WILDCAT RUN GOLF & COUNTRY CLUB

DRAWING TITLE:
LANDSCAPE PLAN

DESIGNED BY: BCG
 DRAWN BY: BCG
 CHECKED BY: BCG
 REVIEWED BY: BCG
 HOR. SCALE: 1"=20'
 VERT. SCALE: N/A
 DATE: June 2023

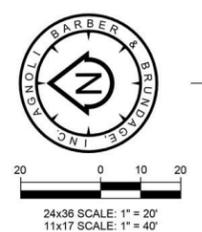
ACAD FILE NAME:
 Landscape

ABB PROJECT #
 23-0027

PLOT VIEW / LAYOUT
 L3 LANDSCAPE

SHEET 03
 OF 06

ACAD FILE #
 13435



QUESTIONS?