



Wildcat Run Golf & Country Club

Pickleball Renovation (LDO2024-E002)

Planning Zoning & Design Board
Public Information Meeting
March 9th, 2024



Presented For:
Wildcat Run
Golf & Country Club



Presented By:
Hole Montes,
a Bowman Company

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Overview

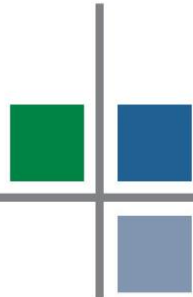
Request:

- **Limited Development Order (LDO2024-E002)**
- **A single-phase renovation of an existing Tennis Court into 4 Pickleball Courts**

Background:

- **There are 5 existing Tennis Courts**
 - **Only 1 Court will be converted, whereas the other 4 courts will remain as Tennis Courts.**
- **As a private community, this is a community drive request due to the high demand for the growing sport**





Project Location





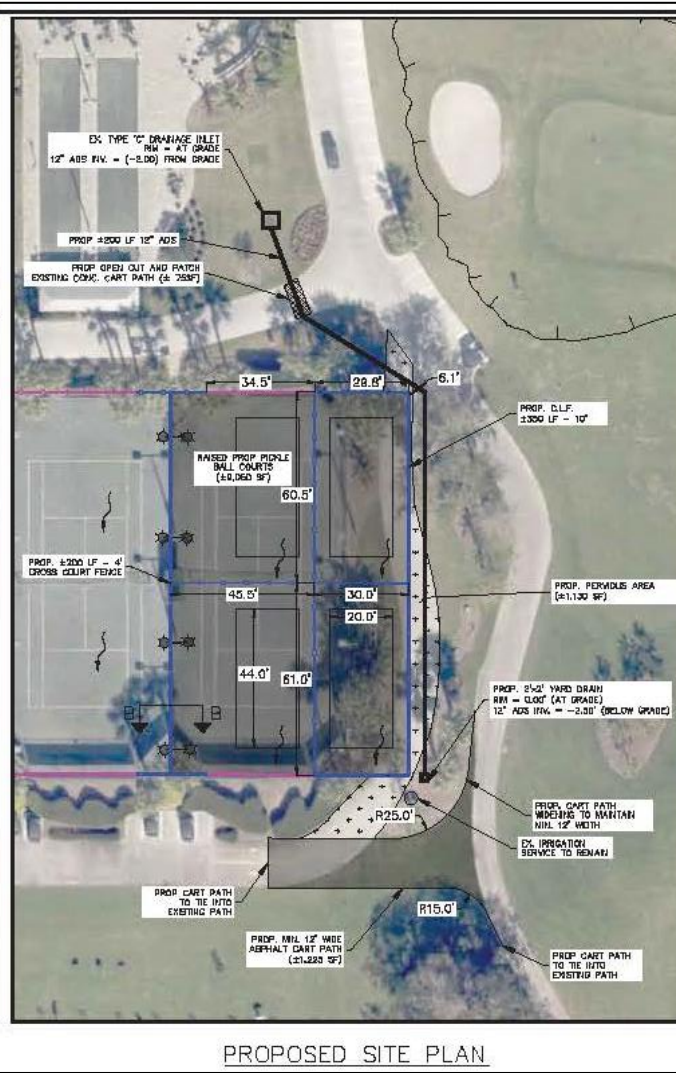
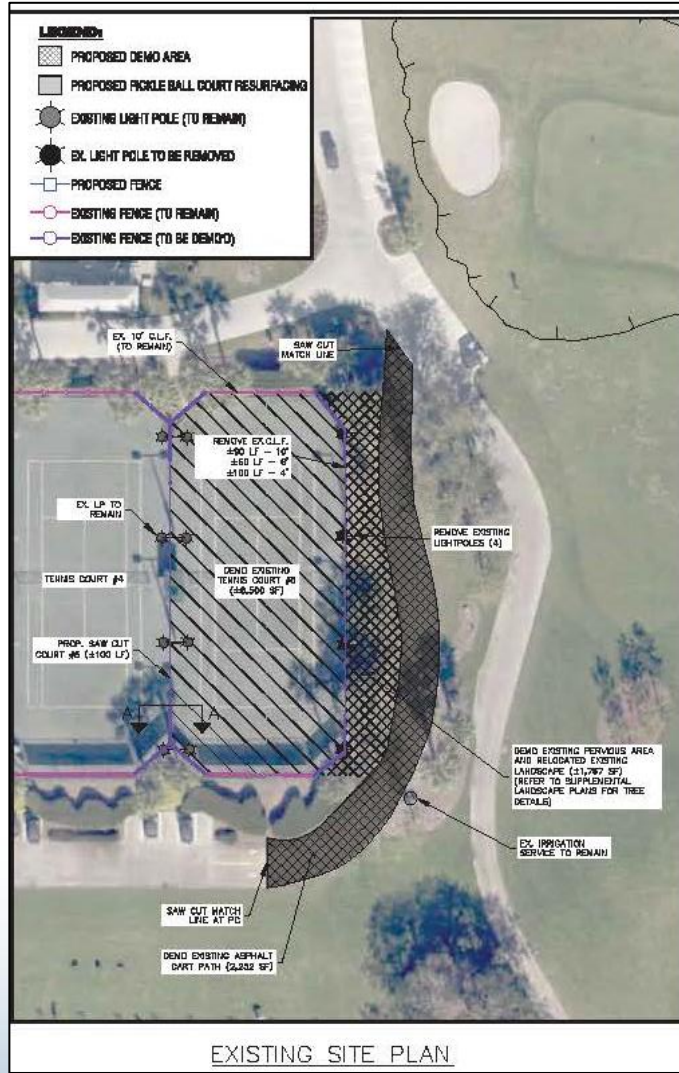
Clubhouse & Amenity Area



Existing Clubhouse

Existing Tennis Courts (5)

Design Plans



PARKING SUMMARY:

EXISTING PARKING PER DOS2023-E007

TYPE	REQUIREMENTS	AMOUNT	REQUIRED
BOCCIE BALL COURTS	3 SPACES PER COURT	2 COURTS	= 6
CLUBHOUSE GOLF COURSE OR RESTAURANT	(AS ACCESSORY TO GOLF COURSE) 6 SPACES PER HOLE OR 12.5 SPACES PER 1,000 S	18 HOLES OR 10,426 SF	= 108 OR = 130
TENNIS COURTS	3 SPACES PER COURT	5 COURTS	= 15
FITNESS CENTER	4 SPACES PER 1,000 SF	6,115 SF	= 25
TOTAL SPACES			= 176
FER LDC, AFTER REDUCTION	51 GOLF CART SPACES/2 = 25 SPACE REDUCTION. MAX REDUCTION = 10% X 176 ALLOWABLE SPACE REDUCTION = 18 SPACES		= 158

PROVIDED PER DOS2023-E007

TOTAL SPACES	= 190
HANDICAP SPACES (INCLUDED IN TOTAL)	= 8
BICYCLE PARKING SPACES	= 35
GOLF CAR PARKING SPACES	= 51

REQUIRED PARKING ADJUSTMENT (FOR THIS APPLICATIONS IMPROVEMENTS)

TYPE	REQUIREMENTS	AMOUNT	REQUIRED
TENNIS COURTS	3 SPACES PER COURT	-1 COURTS	= (-3)
PICKLEBALL COURTS	3 SPACES PER COURT	4 COURTS	= 12
ADJUSTED REQUIRED SPACES			= 9
TOTAL SPACES REQUIRED			= 185
FER LDC, AFTER REDUCTION	51 GOLF CART SPACES/2 = 25 SPACE REDUCTION. MAX REDUCTION = 10% X 176 ALLOWABLE SPACE REDUCTION = 18 SPACES		= 167

PROVIDED PER DOS2023-E007

TOTAL SPACES	= 190
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Preliminary Sound Study

Ordinance 2019-2020: Sound levels by Receiving Land Use

- **Residential 7:00am – 10:00 pm : 66 dBA**
 - **Impulsive Noise: 76 dBA**

Preliminary Sound Study:

- **PSM Consulting LLC – Est. 2022; Barry Wyerman, PhD, PE**
 - **Specialized in Pickleball Noise Mitigation**



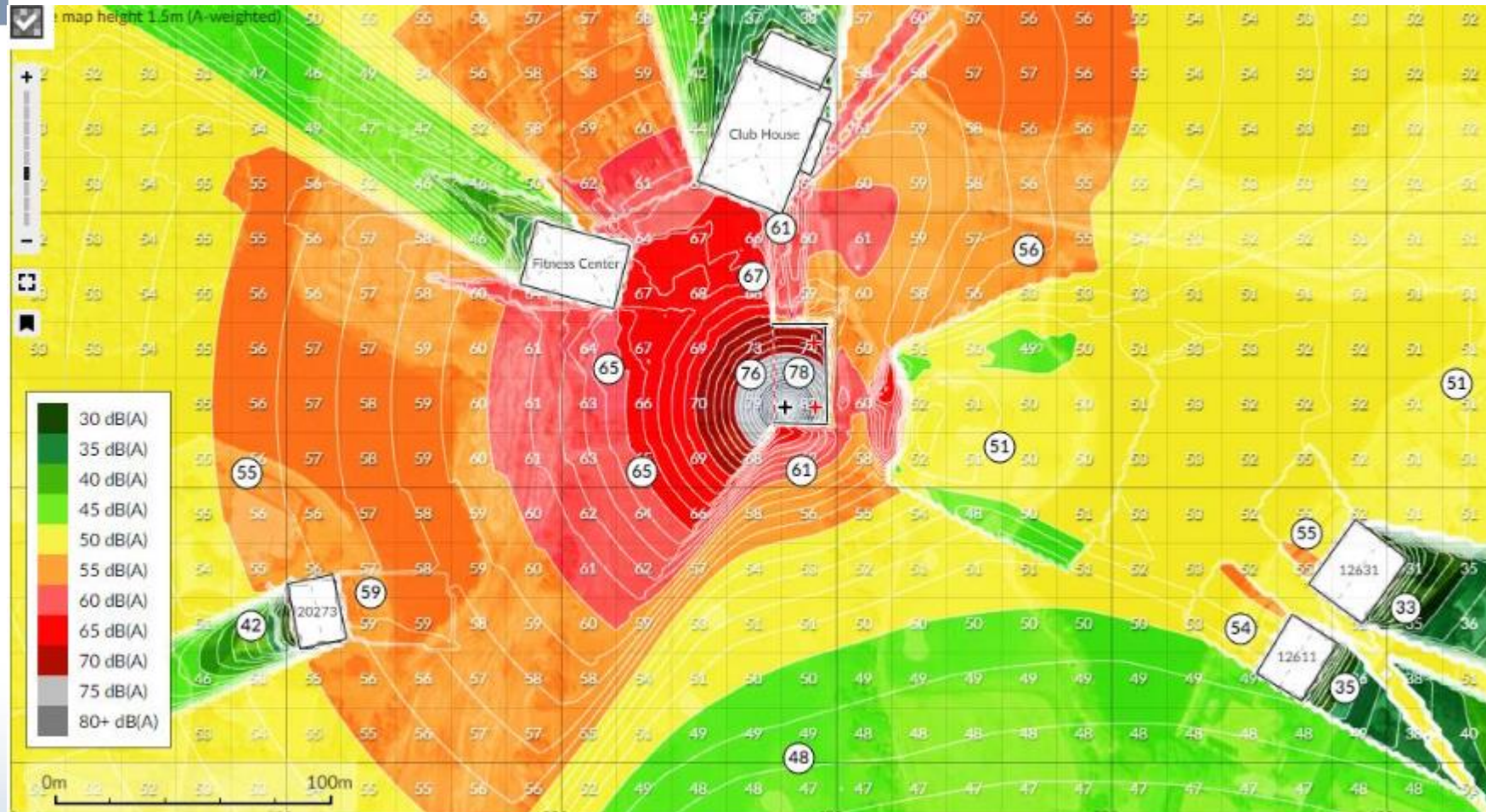
Court Distances to Residential Homes



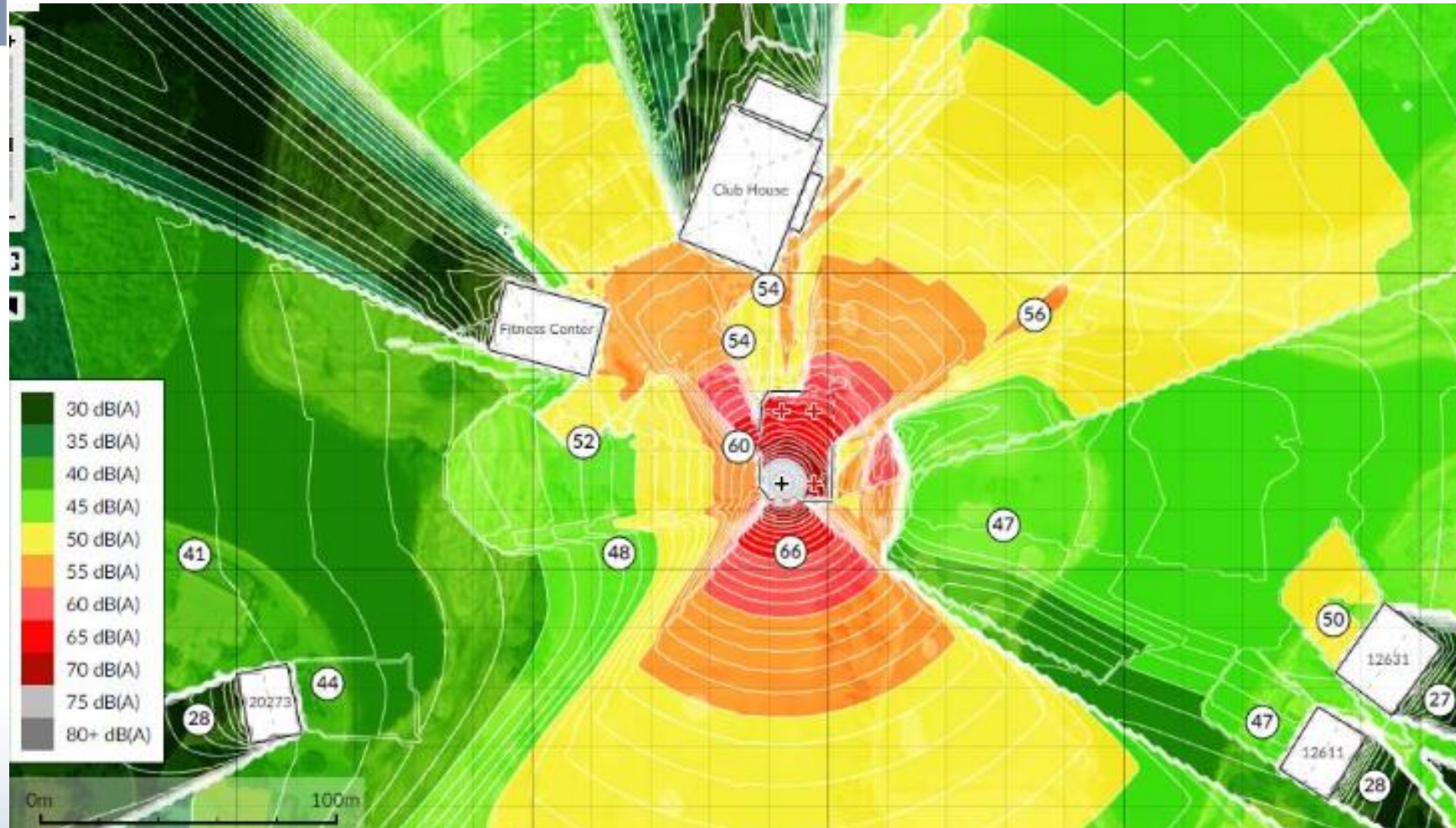
Sound Study Results



Sound Study Results



Sound Study Results – Modified



Preliminary Sound Study Results

Sound Study Results:

- **Distance from residential homes has proven to be the benefiting factor**
- **The southwest direction proven to be the most at risk but within Ordinance levels at 59 dBA.**

Recommendations:

- **Since Noise Levels are within tolerance we request approval for these courts.**
- **A secondary sound study can be accommodated to ensure adequacy of noise levels. If live noise levels are measured or community intolerance is experienced, supplemental measurements can be implemented.**
 - **i.e. barriers, equipment deadening measurements, ect.**



QUESTIONS?





THANK YOU!

