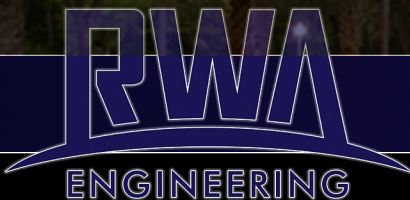


THE COMMONS CLUB at The Brooks

**Amendment to the
Approved Pickleball Facility Expansion
(LDO2022-E051)**

**Planning Zoning & Design Board
Public Information Meeting
April 9, 2024**



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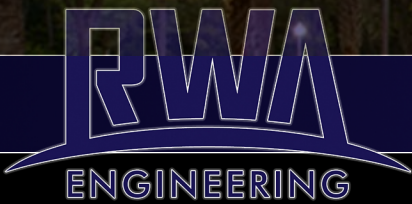
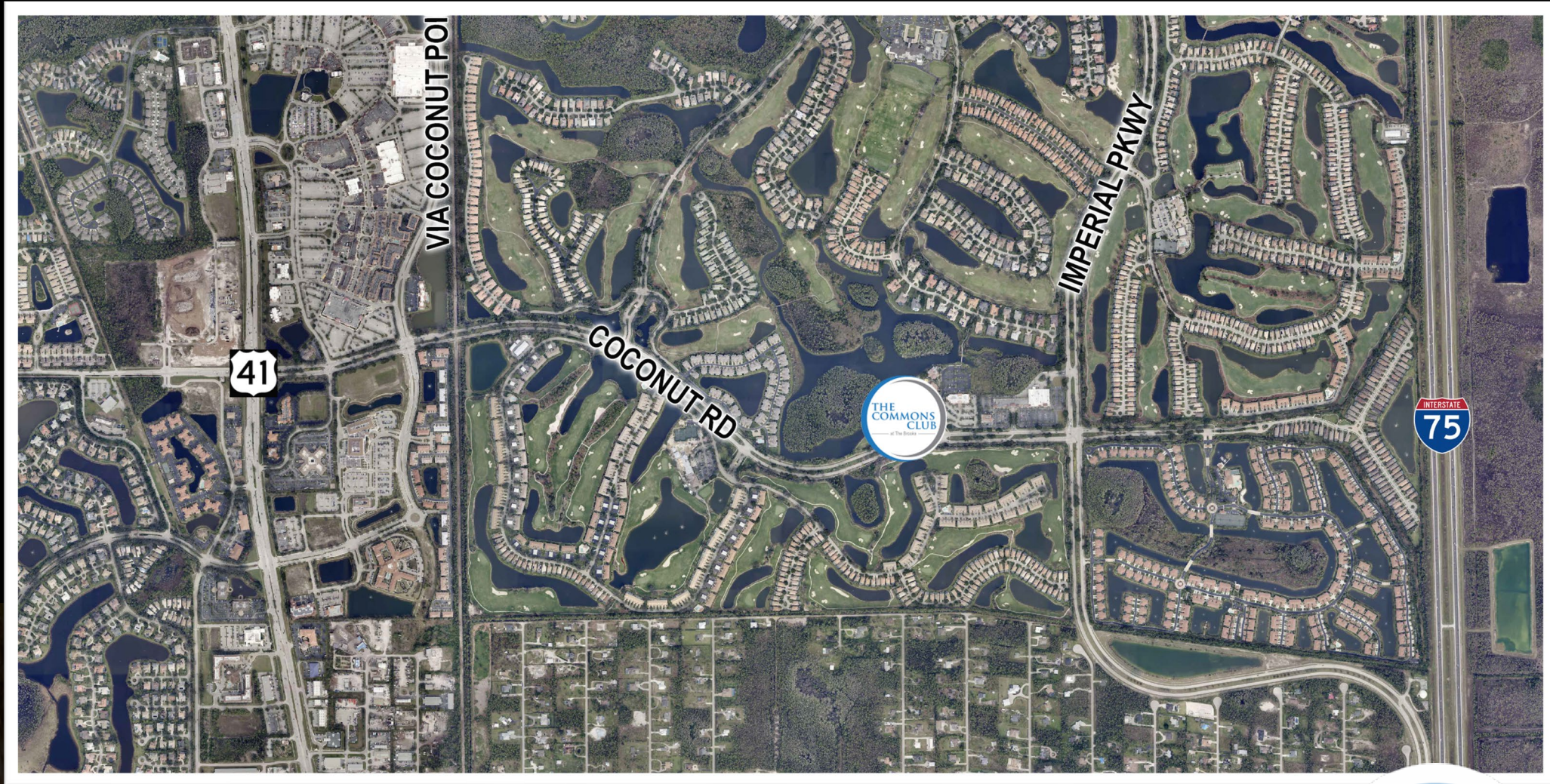


Today's Presentation Will Address:



- Site's Location & Context
- Approved Site Plan
- Proposed Revisions
- Discussion

Site's Location & Context

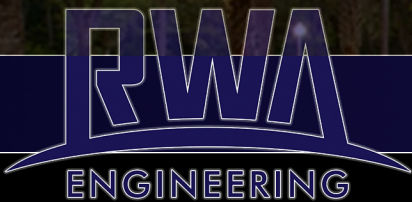


SITE LOCATION MAP

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Site's Location & Context

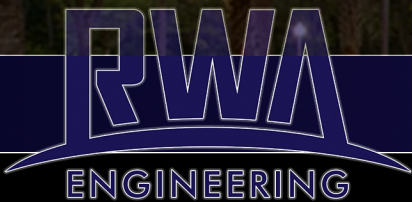
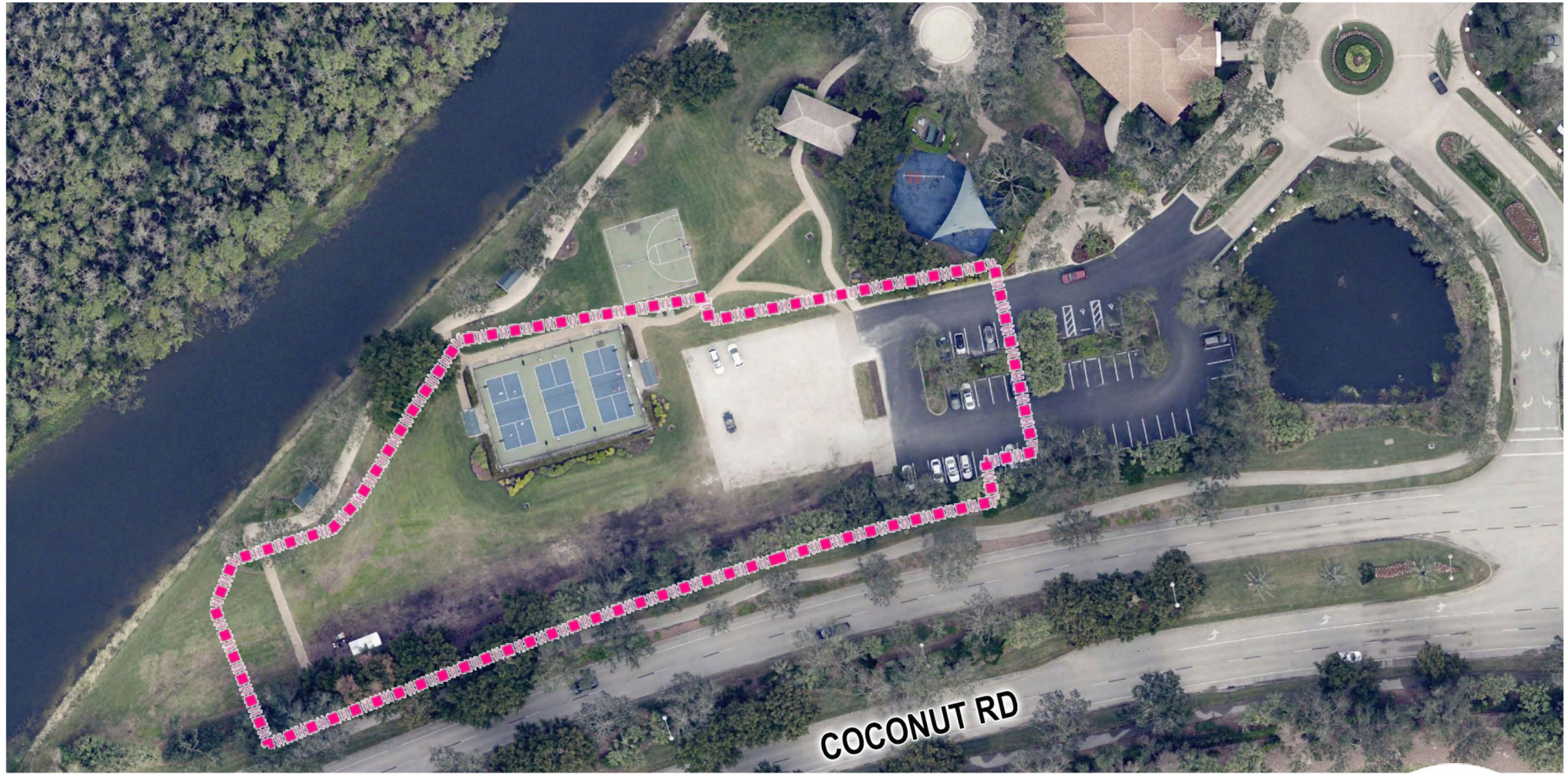


THE COMMONS CLUB AT THE BROOKS SITE

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Site's Location & Context



PROPOSED PROJECT BOUNDARY

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Proposed Site Revisions

APPROVED



- Project Name & Ownership Change
- Court Reduction
- Relocate Proposed Open-Air Structure & Existing Court Shade Structures
- Amend Phasing Plan
- Revise Landscape & Lighting Plans

Proposed Site Revisions

APPROVED



- **Project Name & Ownership Change**
- Court Reduction
- Relocate Proposed Open-Air Structure & Existing Court Shade Structures
- Amend Phasing Plan
- Revise Landscape & Lighting Plans

Proposed Site Revisions

PROPOSED



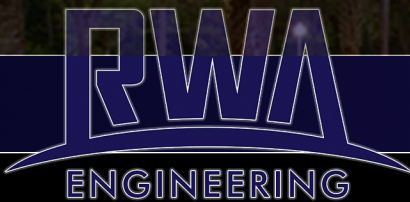
- Project Name Change
- **From:**
The Commons at the Brooks -- Pickleball and Parking Expansion
- **To:**
The Commons Club at the Brooks Pickleball Facility Expansion

Proposed Site Revisions

PROPOSED



- Ownership Change
- **From:**
Brooks of Bonita Springs, CDD
- **To:**
The Commons Club at the Brooks, Inc.



OWNERSHIP CHANGE

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Proposed Site Revisions

APPROVED



- Project Name & Ownership Change
- **Court Reduction**
- Relocate Proposed Open-Air Structure & Existing Court Shade Structures
- Amend Phasing Plan
- Revise Landscape & Lighting Plans

Proposed Site Revisions

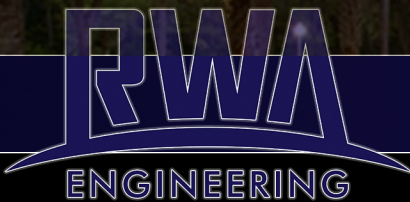
APPROVED



PROPOSED



- 16 COURTS APPROVED
- 11 COURTS PROPOSED
- 5 COURT REDUCTION (35% REDUCTION)



COURT REDUCTION

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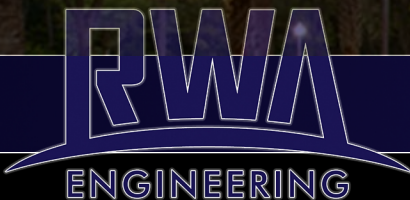
Proposed Site Revisions

APPROVED



- Project Name & Ownership Change
- Court Reduction
- **Relocate Proposed Open-Air Structure & Existing Court Shade Structures**

- Amend Phasing Plan
- Revise Landscape & Lighting Plans



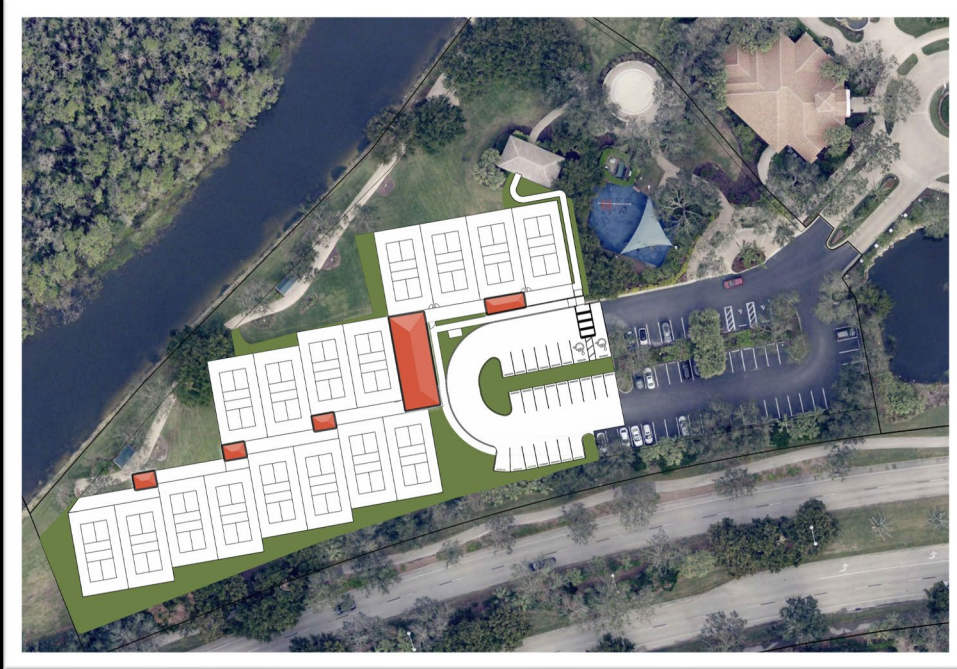
PROPOSED AMENDMENT TO LDO2022-E051

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Proposed Site Revisions

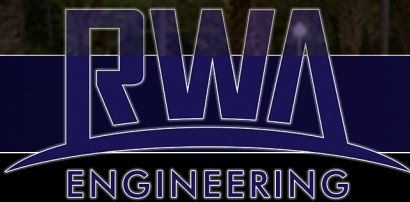
APPROVED



PROPOSED



- 5 STRUCTURES APPROVED
- REDUCTION TO 3
- REUSING 2 EXISTING STRUCTURES



SHADE STRUCTURES REDUCTION & RELOCATION

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Proposed Site Revisions

APPROVED



- Project Name & Ownership Change
- Court Reduction
- Relocate Proposed Open-Air Structure & Existing Court Shade Structures

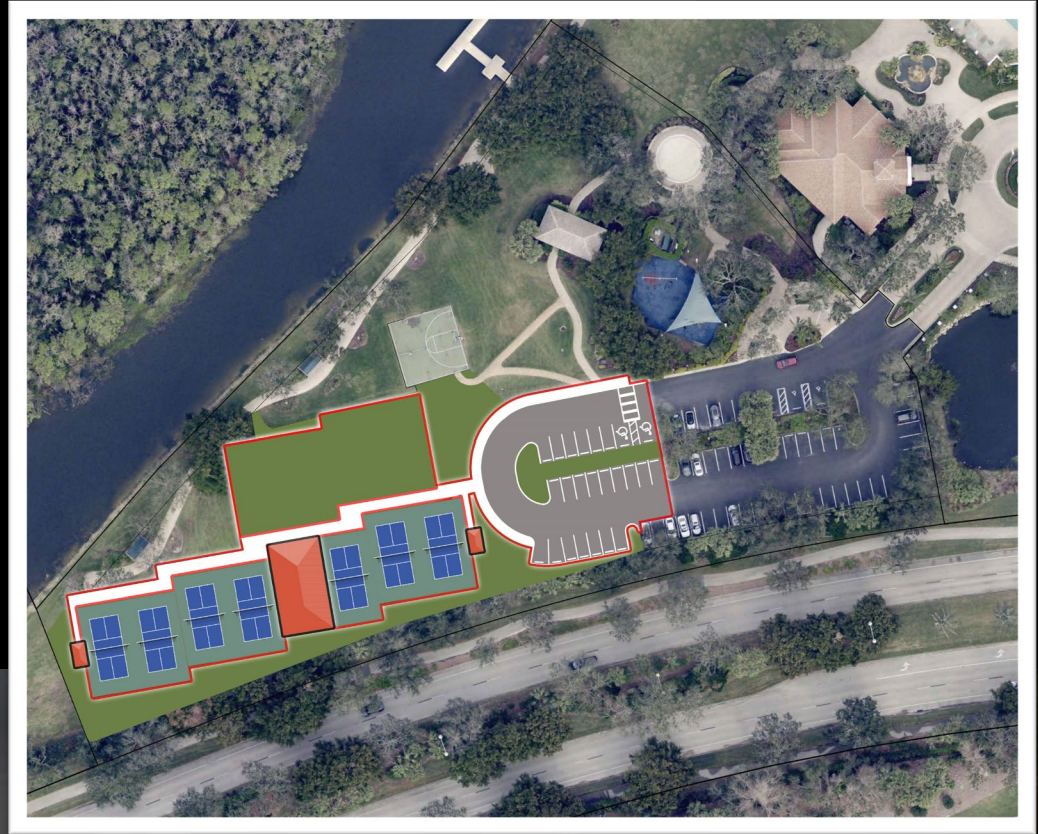
- **Amend Phasing Plan**
- **Revise Landscape & Lighting Plans**

Proposed Site Revisions

APPROVED



PROPOSED



- 3 PHASES APPROVED
- REDUCING TO 2

Proposed Site Revisions

APPROVED



PROPOSED



- 3 PHASES APPROVED
- REDUCING TO 2

Proposed Site Revisions

APPROVED



- Project Name & Ownership Change
- Court Reduction
- Relocate Proposed Open-Air Structure & Existing Court Shade Structures

- Amend Phasing Plan
- **Revise Landscape & Lighting Plans**

Proposed Site Revisions

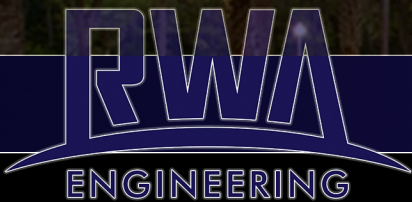
APPROVED



PROPOSED



- REDUCED REQUIREMENTS
- LESS DISTURBANCE
- LESS IMPERVIOUS



LANDSCAPE REVISIONS

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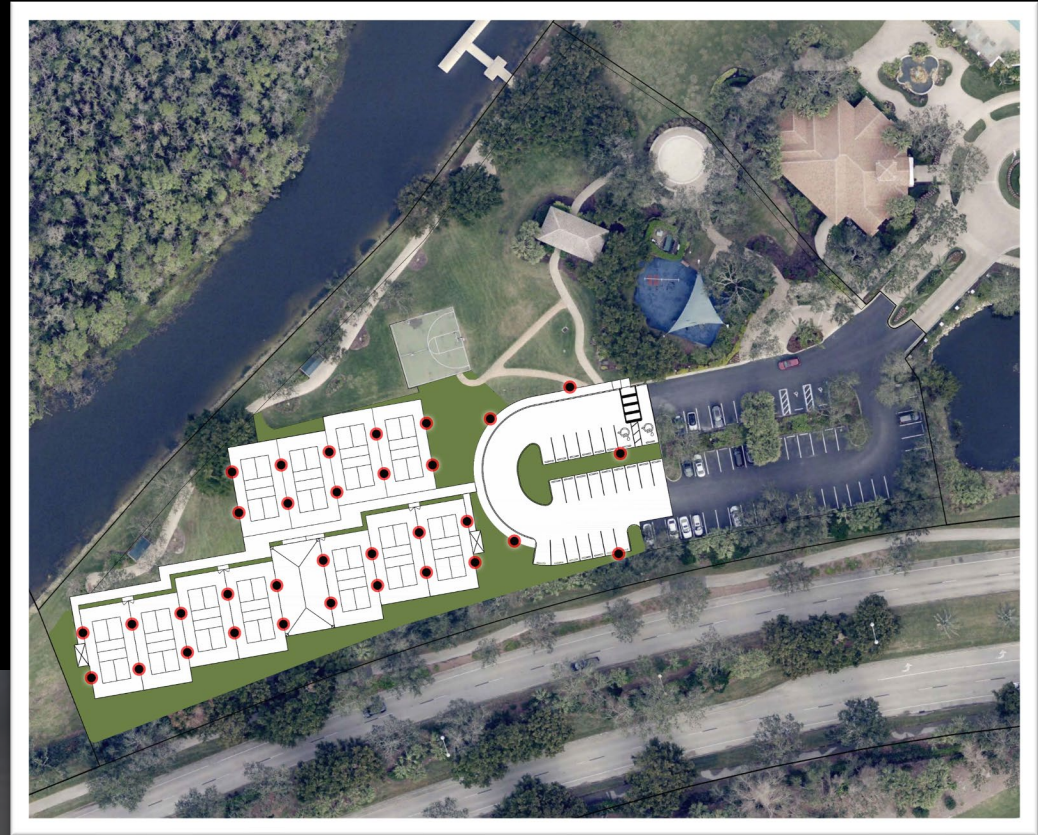


Proposed Site Revisions

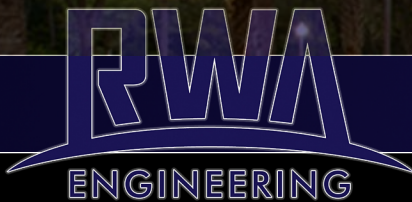
APPROVED



PROPOSED



REDUCED FROM 42 TO 33
FIXTURES

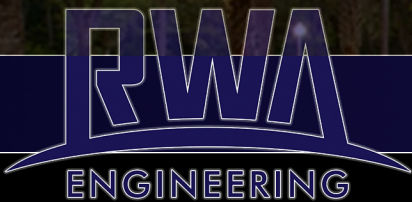


LIGHTING REVISIONS

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Proposed Site Plan



PROPOSED AMENDMENT TO LDO2022-E051

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Amendment Justification



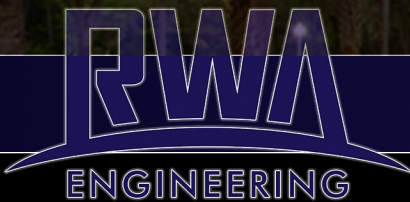
- Reduction in Intensity & Site Impacts
- Lowering Impervious Surface Area
- Consistent with LDC

Amendment Justification



- Reduction in Intensity & Site Impacts
- Lowering Impervious Surface Area
- Consistent with LDC

We Ask for Your Recommendation of Approval for the Proposed Changes to LDO2022-E051 as Presented.

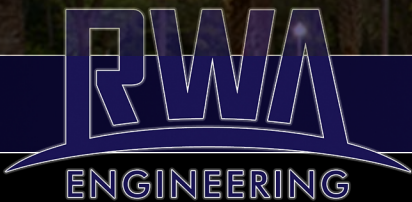


PROPOSED AMENDMENT TO LDO2022-E051

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QUESTIONS?



THANK YOU FOR YOUR TIME & CONSIDERATION

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