



Planning, Zoning and Design Board
Staff Report

Project Name
Estero Country Club – Pickleball Courts
CASE NUMBER
LDO2024-E041
MEETING DATE
January 14, 2025
REQUEST
Seeking to renovate one existing tennis court into 4 pickleball courts and adding a new tennis court on the eastern portion of the club house site with associated site & landscape modifications
APPLICANT
Estero Country Club
LOCATION
19501 Vintage Trace Circle
PROPERTY SIZE
Portion of Tract C – 8+ Acres
ZONING
Estero Country Club - Planned Unit Development (PUD)
PUBLIC INFORMATION MEETING DATE
April 9, 2024

Staff Recommendation

Staff recommends approval of the Limited Development Order and parking deviation with the conditions in this staff report.

Background

The Applicant is requesting to expand one of their existing tennis courts into 4 pickleball courts, add a new tennis court and pavilion, including associated landscape impacts for a total of 8 pickleball courts. The Applicant is also requesting a deviation of 5% or 9 parking spaces for a total of 189 which include the golf cart spaces at 2:1.

The closest adjoining residential receiving land is 185 feet away from the existing pickleball. Due to the location of the closest residential receiving land, the Applicant proposes to conduct a sound study after the construction of the courts and if noise levels exceeding maximum or community tolerance is experienced, supplemental measurements can be implemented.

Project Summary

Time of play will be limited to dawn to dusk. No lighting is proposed. The Applicant has agreed to provide a plan for an Acoustic Mat/Sound Barrier that will be installed if needed based upon the post development sound study results.

Parking Deviation/Transportation

The proposed development requires an increase in parking by 12 spaces for a total of 189 spaces. The Applicant is requesting an administrative deviation of 9 spaces and is utilizing golf cart parking at 2:1 for the remainder. The Applicant's request and justification is attached.

LDC Section 2-506.C.2. allows the Community Development Director to approve administrative deviations of up to 5 percent of the standards for off-street parking.

This is an existing gated community and is not expected to generate increased traffic. According to the Applicant, most people drive golf carts to the recreation amenities. Staff does not object to this deviation.

Stormwater

This project is being incorporated into the existing drainage system by use of yard drains with minimal impact on drainage and water quality.

Lighting

No additional lighting is required/requested with this Application. Existing lighting to remain as-is.

Landscaping and Buffers

The Applicant is proposing to relocate or replace in-kind existing impacted vegetation. It is recommended that any trees being replaced by this project, meet the requirement of Section 5-4 Materials for Tree and Plant Material Standards. The resubmittal information indicates that trees would be replaced by Cocoplum and Saw Palmetto which are shrubs.

Pickleball Conditions

Staff recommends the following conditions:

1. Hours of operation for pickleball are limited to play from dawn to dusk.

2. Subject to installation of solid vinyl screens, if determined necessary by the Village, based on post-development sound study.
3. Project site shall conform with the noise levels as established by noise ordinance of daytime – residential of 66 dB when measured at or within the real property line of the receiving land use.
4. If it is determined that based on legitimate documented complaints received from adjacent property owners that the noise created by the pickleball play creates an adverse impact, remediation of the impact must be accomplished within 90 days of the written determination from the Village. Noise may be mitigated through the placement of sound absorbing materials on the fencing, types or use of paddles and balls, reduced hours of play, and/or other modifications as approved by the Village.
5. Trees proposed to be replaced must be replaced by trees, not shrubs, meeting the Land Development Code requirements of Section 5-4.