

Bonita Springs Community Development

Districts I and II



April 28, 2023

To: All Brooks Homeowners

As a public entity, the Brooks CDD's encourage public input at any of our meetings. Public comments are valued as they often enhance project plans. The CDD Supervisors are providing the information in this letter to summarize our development of a proposed pickleball complex near the Brooks Towne Center and the actions we have taken to date.

Site Plan:

When the Brooks PB Club (PBC) approached the CDD to expand the current CDD Coconut Park pickleball facility two years ago, their research of nineteen (19) SWFL communities with PB courts showed these communities had installed courts based on a ratio of one court per 368 residents-- which equates to a Brooks' need for 17 courts.

At this same time, the PBC's membership was around 300 players. Today the Brooks pickleball players exceed 1,000, of which 800 have paid dues to belong to the club. This allows them access to open play, reservation play, and league play. During 1Q 2023, court demand was in excess of 130% of the available time slots.

Based upon a potential need for 17 courts, the CDD's engineering firm was tasked to determine the maximum number of courts that could be built over time at the CDD Coconut Park without encroaching on the existing playground, interactive fountain, and walking paths with shaded tables with charcoal grills.

With optimum positioning relative to the sun's path for pickleball play, a [site plan with 16 courts](#) was developed. The site plan is based upon a three phase build out. Each phase will only be built when play demand exceeds the current existing courts' play capacity.

In other words, build courts only when needed!

In the first phase (highlighted on the full complex drawing), the three existing courts remain in operation while four new courts and a social gathering area are constructed. In addition, the courts will be built with a single point of access so that only players who have paid a usage fee can access the courts.

Historical Concerns and Considerations:

➤ Visual Appeal from Surrounding Areas

- ✓ CDD will add 27 new trees - satin leaf, shady lady, and sabal palms. A six-foot high Clusia (aka Pitch Apple on site plan) hedge will be installed on the east side of the court fence closest to the Enrichment Center. Dazzle Arboricola will be installed along both sides of the walking path planned from the courts to the restroom building.
- ✓ CDD will add a four-foot high Clusia hedge along the north side of the Courts 1-4 fence line, 10 new trees clustered around the northeast side of court 4 and three sabal palms west of court 4. Four shady

lady trees in the median of the parking lots and ornamental grasses in a polygon area in front of the entrance to the courts will also be added.

➤ **Noise Mitigation**

Because noise concerns that are well documented for pickleball facilities across the country, the CDD has contracted with a professional acoustical engineering firm to conduct a full sound study accounting for the incremental addition of courts up through the full potential complement of 16 courts. This study will assess noise at various locations throughout the TCC/CDD Coconut Park complex as well as the closest adjacent residential area within Spring Run. The effect of various types of sound mitigation materials, as well as playing equipment, will be included in this study. This noise study is a requirement for the Village of Estero approval of our 16-court plan.

➤ **Optimal site plan**

Based upon demand for pickleball facilities by current owners and anecdotal information from recent buyers, a pickleball facility similar to those in surrounding gated communities is necessary to maintain The Brooks status as a highly desired destination. Our 16-court site plan meets that need, both from a first-class playing facility and as a social gathering location for residents of our four communities. An [animated rendering](#) has been developed as a visual representation of the finished project,

Additional Points of Consideration:

A few additional points are important for a complete understanding of the overall project process.

- The Village of Estero needs to grant final approval to the proposed plan for the new complex.
- A general contractor will be selected to manage site preparation work and the solicitation of a minimum of three construction bids for the project's first phase.
- At a publicly noticed meeting later this summer, the CDD Supervisors will review and vote on approval of the recommended contractor's proposal including the authorization of funding.
- In parallel with the above steps, the CDD is developing annual player-based fees for Brooks' CDD owners and public play. This fee would cover all maintenance, repair, operating costs plus the cost of replacing courts at the end of their useful life. Based upon available play time, daily fee options may be developed for reservations for specific play periods by either a Brooks' CDD owner, or public player and their guests.
- The 3,615 Brooks units will pay for each phase of initial court construction using a loan.

Hopefully this letter provides insight as to how the CDD has approached developing the conceptual plan for the new PB courts at Coconut Park utilizing input from our various adjoining neighbors. The CDD is committed to ensuring that the new courts are truly state of the art and encompass visual appeal and sound mitigation that will integrate with the surrounding facilities and residential areas.

Thank you for your interest and taking the time to read this letter. Please feel free to attend one of our meetings which are held at the Common Club's Enrichment Center. Each meeting starts with an open comment period where any Brooks resident can use up to three minutes to enter their comments into the public record. The next scheduled meeting will be on July 26th at 1:00 PM. If you would like to provide your written input for consideration, you can email your comments to pickleballcomments@brookscdds.net and they will go to all ten Supervisors.

Your Bonita Springs CDD Supervisors