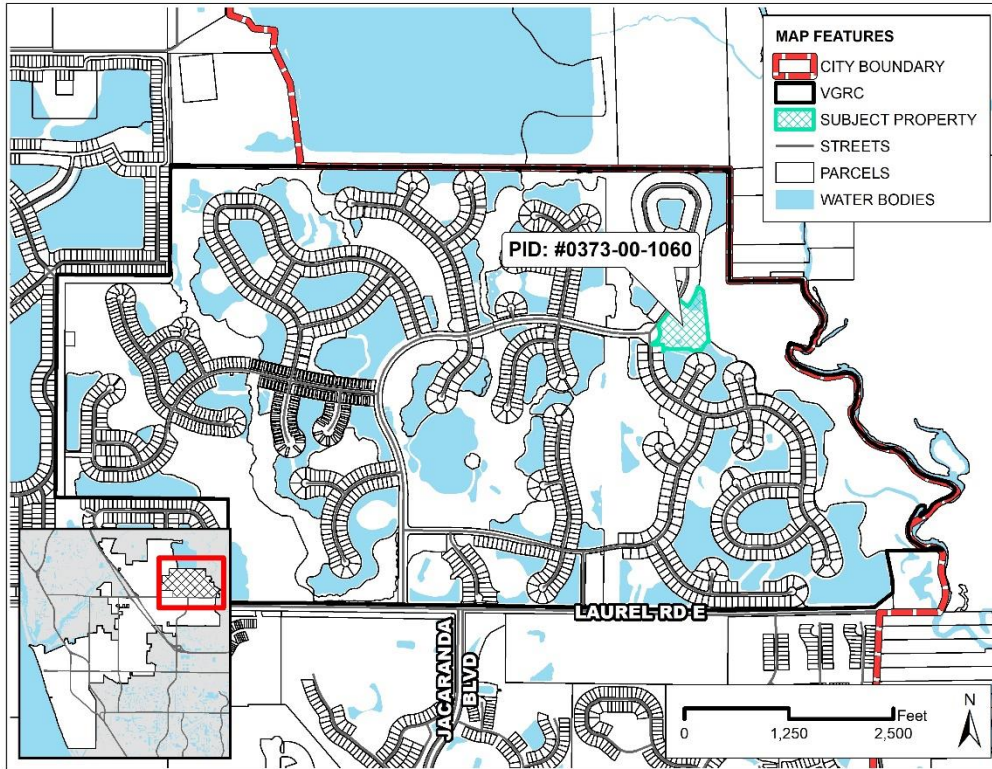


Venetian Golf and River Club Pickleball Courts Site and Development Plan Amendment Staff Report



GENERAL INFORMATION

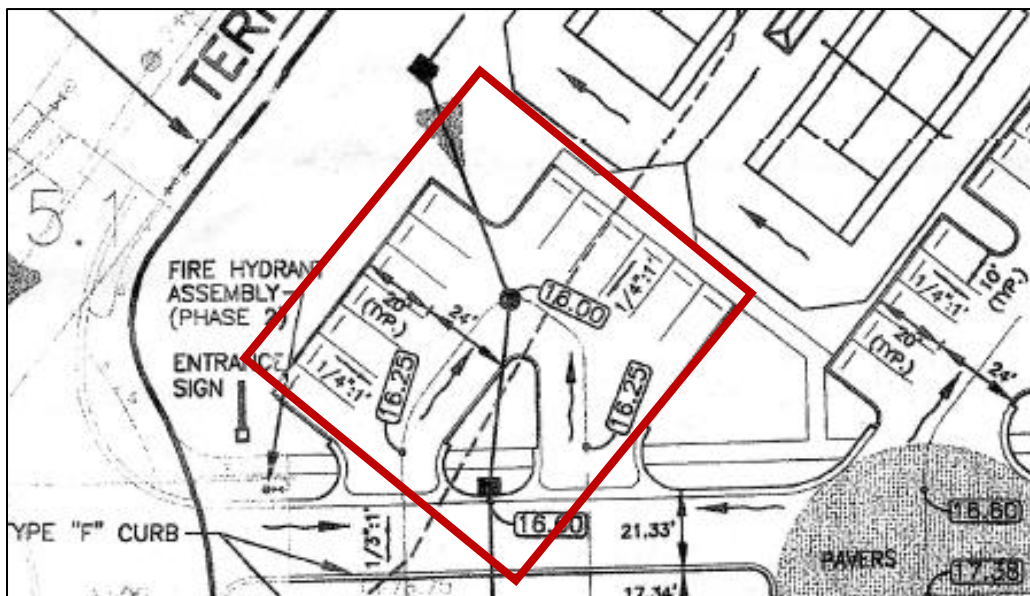
Address:	502 Veneto Blvd.
Request:	Amending existing River Club site plan for construction of pickleball courts
Owner:	Venetian Community Development District
Agent:	Rick Schappacher, PE – Schappacher Engineering, LLC
Parcel ID:	0373001060
Property Size:	7.03± acres (Total PUD size: 1,039± acres)
Zoning:	Planned Unit Development (PUD)
Future Land Use:	Mixed Use Residential
Comprehensive Plan Neighborhood:	Northeast Neighborhood
Application Date:	11/15/21

I. ASSOCIATED DOCUMENTS

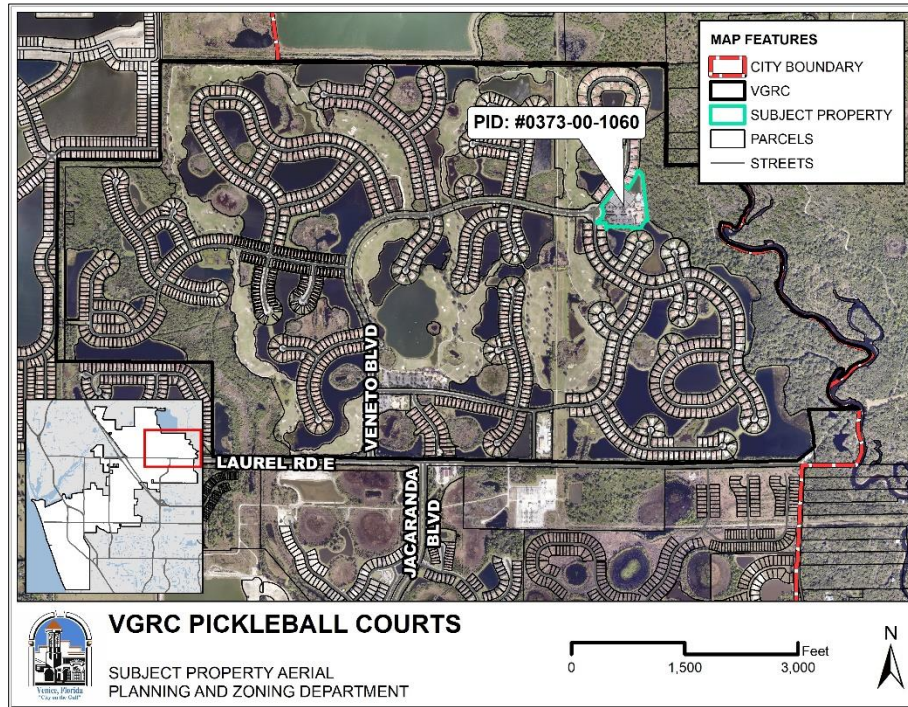
- A. Application Information (completed petition)
- B. Site and Development Plans
- C. Landscaping Plans
- D. Approved River Club Site Plan (Petition No. 02-14SP)

II. PROJECT DESCRIPTION

The proposed site and development plan amendment would add three pickleball courts to the amenities in the VGRC Planned Unit Development (PUD) on the existing River Club site. The proposal is to remove thirteen parking spaces at the River Club and replace them with pickleball courts. Other aspects of the site plan include an eight- to ten-foot fence with acoustical paneling and gated access around the pickleball courts, along with removal of two existing driveways to be replaced with sod and continuation of the existing curb. A sidewalk will be added on the north and south sides of the courts to connect with existing. No lighting is proposed, as the courts are proposed to operate from dawn until dusk only. A comparison of the proposed and existing areas of the River Club site are below, with the project area outlined in red on the existing plan:



III. EXISTING CONDITIONS



Site Photographs

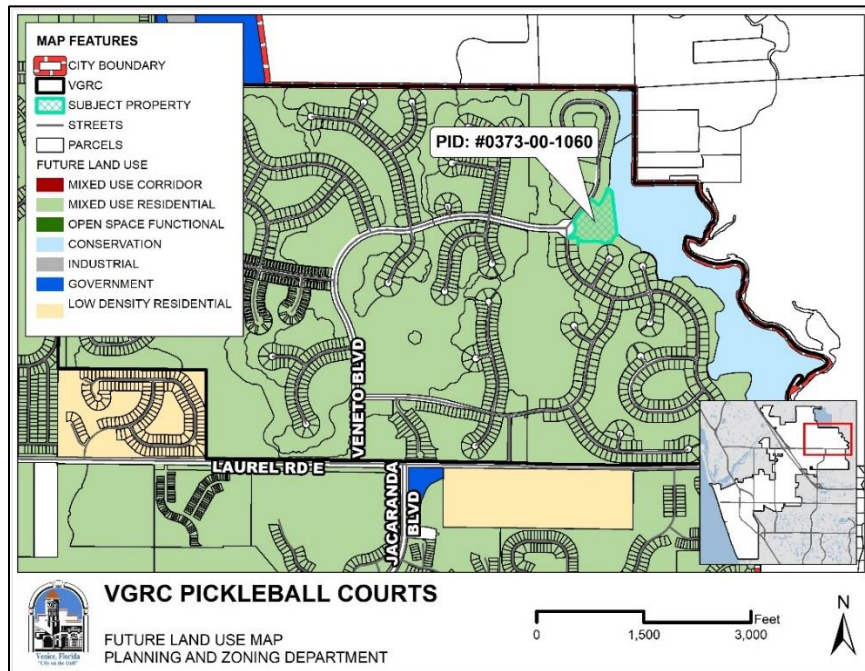




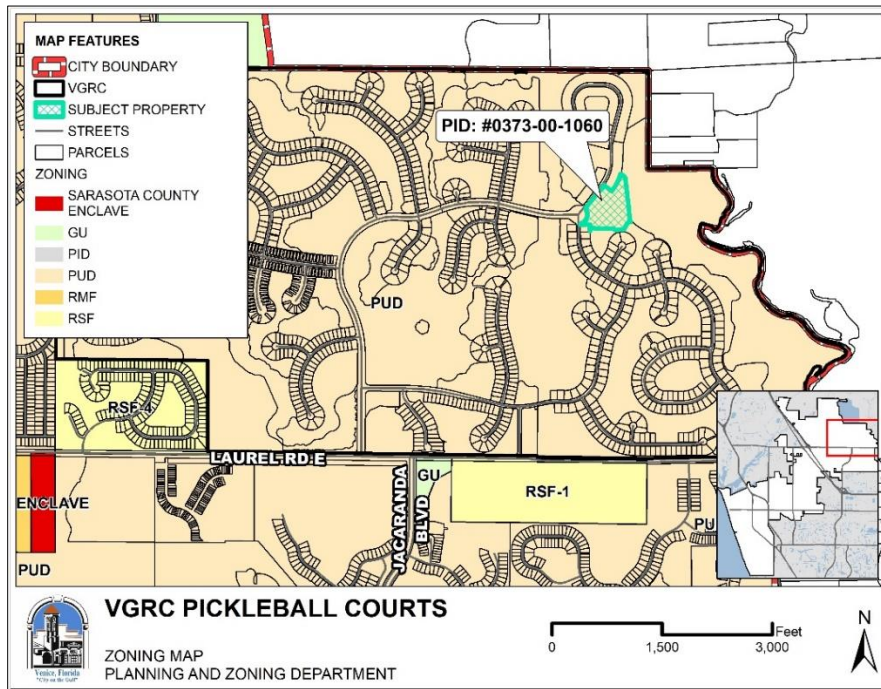
Future Land Use & Zoning Designations

The subject parcel is entirely contained within the PUD limits. North, south, and east of the parcel is all within VGRC. West of the parcel is the Myakka River.

Mixed Use Residential



Planned Unit Development



IV. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development petition evaluates A) consistency with the Comprehensive Plan, B) compliance with the Land Development Code and VGRC Binding Master Plan, and C) compliance with the City’s concurrency management and transportation mobility regulations and the project’s expected impacts on public facilities.

Consistency with the Comprehensive Plan

The proposed use of pickleball courts falls within the functional open space land use required by Strategy 1.2.16 – Mixed Use Residential (MUR).

Strategy LU 4.1.1 in the Comprehensive Plan includes Policy 8.2 - Land Use Compatibility Review Procedures. When a site and development plan is proposed, evaluation is required to ensure compatibility with adjacent uses. Compatibility review requires evaluation of the following as listed in Policy 8.2:

- A. Land use density and intensity.

Applicant Response: There are no proposed changes to the land use density and intensity. The residents of Venetian Golf & River Club have expressed an interest in adding Pickleball Courts.

- B. Building heights and setbacks.

Applicant Response: There are no proposed changes to building heights or setbacks for the community.

- C. Character or type of use proposed.

Applicant Response: The residents of Venetian Golf & River Club have expressed an interest to add the increasingly popular amenities of Pickleball Courts, which is being offered in most new communities. The

available land for any new amenity is limited within the Venetian community and placing this at the Recreation Center with other racquet sports that have existing utilities and adequate parking is the logical location.

D. Site and architectural mitigation design techniques.

Applicant Response: There are no proposed changes to the site and architectural design techniques with the proposed Pickleball Courts. The new amenities will be adequately screened from the adjacent residents.

Considerations for determining compatibility shall include, but are not limited to, the following:

E. Protection of single-family neighborhoods from the intrusion of incompatible uses.

Applicant Response: The proposed amenity located at the existing Recreation Center and adjacent to another racquet sport makes it the most compatible location within the community. The closest single-family home is over 200' away and across the entrance road to the Recreation Center and across the parking lot. There are at least three rows of vegetation between the proposed Pickleball Courts and the closest single-family home. There are existing multi-family condominiums across the street and the location of the proposed nearest Pickleball Courts is consistent with the nearest Tennis Court.

Staff Comment: The PUD is primarily a single-family residential development, and the applicant has considered this in the design of the project by incorporating noise-dampening measures and minimizing the extent of improvements.

F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Applicant Response: The proposed Pickleball Courts is not considered commercial or industrial uses and the amenity should be considered compatible within the community.

Staff Comment: No commercial or industrial uses are proposed through this site and development plan.

G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

Applicant Response: The proposed Pickleball Courts are consistent with the current Comprehensive Plan and this popular amenity is being installed in most new residential development. The residents of Venetian Golf & River Club have expressed an interest in adding this popular amenity to their community.

Staff Comment: Staff is not aware of any nonconforming uses existing on the property.

H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Applicant Response: There are no proposed changes to the densities and intensities of the proposed uses.

Staff Comment: The proposal will increase activity in the area, and the applicant has proposed noise-

dampening panels to mitigate impacts to neighboring residential uses.

Based on the above evaluation there is adequate information to make a determination regarding compatibility with the surrounding properties and to make a finding on considerations E. thru H.

Any potential incompatibilities may be addressed using the following mitigation techniques provided in Policy 8.2-I through N:

- I. Providing open space, perimeter buffers, landscaping and berms.

Applicant Response: The proposed Pickleball Courts includes a sound panel to be installed on the north and west sides of the court fencing and a solid hedge will be maintained between 6' and 8' high and will provide the visual buffer from the multi-family units across Bella Vista.

Staff Comment: *Landscaping has been provided according to the requirements of the Land Development Code, and fencing will be provided.*

- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

Applicant Response: There are no lights proposed, there is no mechanical equipment proposed and there are no refuse, delivery or storage areas proposed.

Staff Comment: *The courts are proposed to be open from dawn until dusk, so no lighting is required.*

- K. Locating road access to minimize adverse impacts.

Applicant Response: Currently there are parking lots that have more than adequate spaces provided that will be used, and no additional road access will be required. By removing some of the existing parking stalls where there are two entrances in close proximity to the round-about will help minimize traffic issues on the exit road and have a positive traffic impact.

Staff Comment: *The access is existing.*

- L. Adjusting building setbacks to transition between different uses.

Applicant Response: There are no proposed adjustments to building setbacks or transitions between different uses.

- M. Applying step-down or tiered building heights to transition between different uses.

Applicant Response: There are no proposed adjustments to building setbacks or transitions between different uses.

- N. Lowering density or intensity of land uses to transition between different uses.

Applicant Response: There is no change requested in density or intensity of land uses by adding the popular Pickleball Courts amenity to the Venetian Golf & River Club community.

Summary Staff Comment: *Mitigation techniques have been used in this proposal, and the applicant has sought*

support from VGRC residents in an attempt to mitigate any incompatibility with nearby single-family homes. Planning Commission may use its discretion to require additional mitigation techniques at the point of site and development plans.

Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Residential future land use designation, Policy 8.2 regarding compatibility, and strategies found in the Northeast Neighborhood and other plan elements. No inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Compliance with the Land Development Code and VGRC Binding Master Plan

This proposal would amend the existing River Club site plan to remove thirteen spaces and add three pickleball courts. This is consistent with the Binding Master Plan, which identifies the River Club site as an amenity area, and the site will be left with forty-two parking spaces above the minimum requirement in Sec. 122-434 with the removal of the spaces as proposed.

Section 86-23(m) of the Land Development Code states that the Planning Commission should use twelve standards to guide its decision to approve, approve with conditions, or deny a site and development plan. The Planning Commission materials include the applicant's response to each of the considerations.

- 1) Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city.

Applicant Response: The CDD and the Master POA has full ownership and control of the development. The lands where the Pickleball Courts are to be located is owned by the CDD and the amenity will be maintained by the CDD.

- 2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in this code.

Applicant Response: The Venetian community is a well-established community of nearly 20 years. This community was the first development built along Laurel Road east of I-75 and was constructed on vacant lands and adjacent to a mining operation on the north side of the community. Since the development was constructed there have been additional housing developments built in the vicinity along Laurel Road and just south along Jacaranda Boulevard. The community has a number of amenities and is wanting to add this Pickleball amenity since the nearby communities and almost all new communities offer this amenity. There should not be any effect of these additional amenities to the nearby properties as this amenity is for the residents of Venetian Golf & River Club.

Staff Comment: The proposal will increase in activity in the area, and the applicant has proposed noise-dampening panels to mitigate impacts to neighboring residential uses, but there will be no increase in building intensity.

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- 3) Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe or emergency.

Applicant Response: The Ingress and egress to the development will not change. The main entrance to the community is located on Laurel Road and there is a secondary access off Laurel Road. The access to the new amenity already exists via Veneto Boulevard to the Recreational Area. The traffic flow should be basically the same as the residents will be coming to play either tennis or Pickleball. There are existing parking lots that will provide ample parking for the new and existing amenities at the River Club. The required parking for the existing and proposed amenities is 86 and the amount provided is 121. The location of the proposed Pickleball Courts will provide a safer mode of transportation by eliminating two additional connections to the exit lane of the Recreation Area that are located very close to the round-about. The parking lot includes spaces for personal golf carts to access the new amenity. The maintenance of the facility will be performed by the CDD and will include trash cans that will be taken to a nearby dumpster.

Staff Comment: No changes in access to the PUD overall are proposed, though two driveways into the parking area proposed for removal at the River Club will be replaced with sod and curbing.

- 4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

Applicant Response: The existing parking areas for the Recreation Center has a total of 134 parking spaces and per the approved Site and Development Plan for the Recreation Center, the required parking is 80 spaces. The three new Pickleball Courts will require six additional parking spaces for a total requirement of 86. The proposed location of the Pickleball Courts will remove a total of 13 spaces leaving us a total of 121 spaces, which is still well above the required amount at the Recreation Center. The parking spaces to be removed are located very close to the round-about and includes two access points to the exit lane. Removing these two access lanes will make the exit from the Recreation Center to the round-about much safer for both pedestrians and vehicles. There will not be any changes to the traffic patterns of the community.

Staff Comment: The parking area for the proposed courts will be internal to the development and no new parking is proposed. Existing parking to remain is well above the amount required by the LDC.

- 5) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.

Applicant Response: The proposed Pickleball Courts will have a sound barrier attached to the perimeter fence along the west and north sides. In addition, we are proposing a Red-tip Cocoplum landscaping hedge along the fence on the west side of the Pickleball Courts. The hedge will be maintained from 6'-8' high and create a solid "wall". The proposed screens and landscaping will provide adequate buffers to preserve internal and external harmony within the existing development.

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- 6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.

Applicant Response: The drainage pattern will remain the same. The current parking lot drains to an inlet and is piped to a nearby retention pond. The existing inlet will remain, and the proposed courts will drain to this existing inlet. There is a swale on the north side of the proposed court and there will be a small swale on the west side, and it will connect to the existing swale on the north side.

- 7) Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.

Applicant Response: There are no proposed new sewer facilities for the Pickleball Courts. There are existing bathrooms in the nearby River Club.

Staff Comment: The TRC has reviewed the proposal and has not identified any issues with public service provision.

- 8) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

Applicant Response: There are no proposed new utilities proposed for the Pickleball Courts. There are existing facilities in the nearby River Club that will be used.

- 9) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community or citywide open spaces and recreational facilities.

Applicant Response: The proposed Pickleball Courts will be installed immediately adjacent to the existing six tennis courts at the Recreation Center. The existing location of the proposed Pickleball Courts includes a small parking lot where the residents play basketball and an area that was a playground. The playground has since been removed. The courts will have a sound panel attached to the north and west sides of the fence as well as installing a solid Red-tip Cocoplum hedge along the outside of the fence on west side. The closest point of the westernmost Pickleball Court is approximately the same distance as the closest Tennis Court that does not have a sound barrier or solid hedge buffering toward the condos on the west side of Bella Vista. This proposed amenity has little or no effect on the overall open space for the Venetian community. These amenities have been requested by a survey provided to the residents of the Venetian community as new neighboring communities now provide the increasingly popular Pickleball Court.

- 10) General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values.

Applicant Response: There are no proposed changes to the general site arrangements, amenities or convenience with the addition of Pickleball Courts. The proposed location is at the Recreation Center and adjacent to another racquet sport, therefore making it most compatible and harmonious with the properties in the community. The added amenity of the very popular and desired Pickleball to the community will only have a positive impact on the property values within the community.

Staff Comment: *The applicant has proposed noise-dampening panels to mitigate impacts to neighboring residential uses, and the project will provide amenities for the existing residents.*

11) Such other standards as may be imposed by the city on the particular use or activity involved.

Applicant Response: Noted

12) In the event that a site and development plan application is required, no variance to the height, parking, landscape, buffer or other standards as established herein may be considered by the planning commission. The planning commission may consider modifications to these standards under the provisions and requirements for special exceptions.

Applicant Response: Noted

Staff Comment: *Nothing that would require a special exception has been proposed through this site and development plan application.*

The subject petition has been processed with the procedural requirements contained in Section 86-49 of the Land Development Code (LDC). In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified. Future development of the subject property will require confirmation of continued compliance with all applicable LDC standards.

The proposed site and development plan amendment has also been reviewed for consistency with the Binding Master Plan for the VGRC PUD. No inconsistencies have been identified between the proposed site and development plan amendment and the Binding Master Plan.

Conclusions / Findings of Fact (Compliance with the Land Development Code):

The subject petition complies with all applicable Land Development Code standards and the VGRC Binding Master Plan, and there is sufficient information to reach a finding for each of the site and development plan considerations contained in Section 86-23(m) of the Land Development Code.

Concurrency/Mobility

Regarding public facilities concurrency and transportation concurrency, no issues were identified by the Technical Review Committee regarding the site and development plan request.

Conclusions / Findings of Fact (Concurrency):

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

Conclusions/Findings of Fact (Mobility):

No issues have been identified regarding transportation concurrency as it relates to the proposed site and development plan.

V. CONCLUSION

Planning Commission Report and Action

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code and the VGRC Binding Master Plan, Staff Report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Site and Development Plan Amendment Petition No. 21-56SP.