



May 11, 2022

City of Venice
Planning and Zoning Division
401 W. Venice Avenue
Venice, FL 34285
Attn: Rebecca Paul, Planning Coordinator

Re: **VGRC Pickleball Courts Site and Development Plans Amendment**
Petition No. 21-56SP (Re-Submittal #1)
Response to Policy 8.2

Dear Ms. Paul,

Below are our responses to Policy 8.2 for the proposed Pickleball Courts. The comments are shown below followed by our responses in **RED-BOLD** text.

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:

A. Land use density and intensity. **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. **Response: There are no proposed changes to building heights or setbacks for the community.**

C. Character or type of use proposed. **Response: The residents of Venetian Golf & River Club have expressed an interest to add the increasingly popular amenity 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. **Response: There are no proposed changes to the site and architectural design techniques with the proposed Pickleball Courts. The new amenity 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. **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.**



F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses. **Response: The proposed Pickleball Courts is not considered commercial or industrial uses and the amenity should be considered compatible within the community.**

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. **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.**

H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses. **Response: There are no proposed changes to the densities and intensities of the proposed uses.**

Potential incompatibility shall be mitigated through techniques including, but not limited to:

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

J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas. **Response: There are no lights proposed, there is no mechanical equipment proposed and there are no refuse, delivery or storage areas proposed.**

K. Locating road access to minimize adverse impacts. **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.**

L. Adjusting building setbacks to transition between different uses. **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. **Response: There are no proposed buildings with the addition of the Pickleball Courts, therefore no step-down or tiered building heights are required.**

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

Sincerely,

A handwritten signature in blue ink that reads 'Rick Schappacher'.

Rick Schappacher, PE