



City of Venice

401 West Venice Avenue
Venice, FL 34285
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Meeting Minutes Planning Commission

Tuesday, May 17, 2022

1:30 PM

Council Chambers

[21-56SP](#)

Venetian Golf and River Club Pickleball Courts Site and Development Plan Amendment (Quasi-Judicial)

Staff: Nicole Tremblay, Senior Planner

Agent: Rick Schappacher, PE, Schappacher Engineering LLC

Owner: Venetian Community Development District

Chair Snyder announced this is a quasi-judicial hearing, read the memorandum regarding advertisement, written communications, and opened the public hearing.

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest.

Mr. Jasper disclosed he was on the Community Development District (CDD) applicant board in 2018 but has had no further involvement since then.

Mr. Willson disclosed a site visit with no communication.

Mr. Snyder disclosed he is a resident of Venetian Golf and River Club and was a member of the CDD before this application but is no longer. Homeowners have attempted to talk to him regarding the application but he has declined communication.

Mr. Cassell's requested recognition as a designated representative for 15 people and 30 minutes presentation time was granted.

Ms. Tremblay provided a presentation to include petition information, project description, existing conditions, Comprehensive Plan consistency, Land Development Code Compliance, and Concurrency/Mobility.

Mr. Schappacher, agent, presented the applicant request for 21-56SP. Rick Bracco and Sandy Nick commented on the ease of access for homeowners, addressed concerns about parking, and sound concerns.

Ms. Nick answered a board question regarding a formal survey and noted one was not done, but a forum and workshop were held where many spoke in favor of the application.

Mr. Bracco and Ms. Nick spoke regarding petitions, engineering details, sound readings, pickleball statistics, amenities and salability.

Mr. Schappacher provided a presentation to include location, site map, sound concerns, and requested approval.

Mr. Bracco responded to a board question regarding the process the CDD undertook, commenting on the pickleball committee, public meetings, and information availability.

City Attorney Fernandez clarified that the Quasi-judicial process is not about popular opinion, but to determine whether the petition meets regulation for the land development code, state law and the Comprehensive Plan.

Chair Snyder clarified the difference between a CDD and a Homeowners Association (HOA) and stated the CDD has a representative board.

Discussion took place regarding parking, biking, amenities, and answered board questions regarding food trucks, farmers market parking, drainage, and noise.

Mr. Cassell, designated representative, provided a presentation to include a history of pickleball, Venetian Golf and River Club, amenities at other communities, CDD meetings, noise concerns, safety concerns, and property values.

Karen Wilson, 233 Montelluna Drive, spoke in favor of pickleball courts.

Steve Thomaston, 329 Montelluna Drive, spoke in favor of pickleball courts.

Pam Fox, 157 Montelluna Drive, spoke in favor of pickleball courts.

Arnold Weitzman, 118 Bella Vista Terrace, Unit C, spoke against pickleball courts.

Barbara Puccia, 179 Valenza Loop, spoke in favor of pickleball courts.

Patricia Hinge, 194 Valenza Loop, spoke in favor of pickleball courts.

Elana Carnes, 201 Medici Terrace, spoke against pickleball courts.

Harvey Feltquate, 105 Bella Vista Terrace, spoke against pickleball courts.

Barbara Feltquate, 105 Bella Vista Terrace, spoke against pickleball courts.

Effie Farinosi, 101 Bella Vista Terrace A, spoke against pickleball courts.

Judy Mazrin, 154 Bella Vista Terrace D, spoke against pickleball courts.

Peter Phillipps, 101 Terra Bella Court, spoke against pickleball courts.

James Bouquet, 213 Martallago Drive, spoke against pickleball courts.

Mr. Schappacher and Mr. Bracco provided rebuttal to noise concerns, denied the need for a study, court size, court slope, petition signature concerns, and answered a board question about noise barriers.

Chair Snyder closed public hearing.

Discussion took place regarding voting on whether the application meets code by reviewing the technical merits, surveys, and the noise ordinance, and that the Venetian CDD are elected representatives.

A motion was made by Mr. Jasper, seconded by Chair Snyder, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact, Site and Development Plan Petition No. 21-56SP be approved. The motion carried by the following vote:

Yes: 4 - Chair Snyder, Mr. Graser, Mr. Willson and Mr. Jasper

No: 1 - Ms. Schierberg

Excused: 2 - Mr. McKeon and Mr. Hale

Recess was taken from 4:40p.m. until 4:50 p.m.