



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. 20-38SP (Re-Submittal #1)
Response to Sec. 86-23(m)

Dear Ms. Paul,

Below are our responses to Section 86-23(m) for the proposed Pickleball Courts. The comments are shown below followed by our responses in **RED-BOLD** text.

Sec. 86-23. - Planning commission.

(m) - *Duties in site and development plan approval.* The planning commission shall review and act upon site and development plan applications in accordance with the provisions contained in [section 86-49](#). In reaching a decision as to whether or not the site and development plan as submitted should be approved or approved with changes, the planning commission shall follow the procedures set out herein and shall be guided in its decision and the exercise of its discretion to approve, approve with conditions, or to deny by the following standards: **Response: Noted**

(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. **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. **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 Jacaranda Boulevard. The community has several 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 this additional amenity to the nearby properties as this amenity is for the residents of Venetian Golf & River Club.**



(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. **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.**

(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. **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.**

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

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

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

(11) - Such other standards as may be imposed by the city on the particular use or activity involved. **Response: Noted**



SCHAPPACHER ENGINEERING, LLC

(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. **Response: Noted**

Sincerely,

Rick Schappacher, PE