

From: [Darlene Popper](#)
To: [Planning Commission](#); [City Council](#)
Subject: VGRC Pickleball Courts
Date: Thursday, February 10, 2022 9:23:21 AM

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I would like to show my support for pickleball courts.
A few of the excuses to NOT having courts are not exactly true.

Losing 10% of parking? In the 4 years of living here I have never seen a totally full parking lot. Many people bike or walk to the River Club events. For approximately 7 months a year over 3/4 of the residents are not living here. Concern over the appearance of the entrance of the River Club is ridiculous.

There have been noise studies done.

1. Courts primarily used in the morning. Optimal hours are 7am to 10am all year around. During the summer you may have evening play if there are lights. Rarely do you see players in summer during the heat of day playing. Courts are empty.

In season you may have occasional playing during the day.

Yes pickleball can be noisy, but the residents need to realize that there are no resident advanced players here hitting the ball back and forth numerous times for long periods.

If the opposition would go to a pickleball games with 3 courts or less , an example would be, Laurel Community Ctr, indoors or out doors.

2. How many residents actually have their windows open, or spend that much time on their patios to be bothered?

3. No one seems to complain when there are events at the pool with live music. Or tennis games/tournaments.

4. As far a drainage, I'm sure that will be addressed. But to scare residents with a chance of flooding is wrong

5. It has been said that there are only 50 people that want courts. I want to know and I am sure the city would too. Was everyone of the 2500 residents (not sure if this is a correct amount) contacted for their vote? If not, it's not accurate to say only 50 residents want it.

6. As far as the (state of the art park) which has been in the talks for years! My understanding is only 5 acres off Knights Trail. What is going to be built, if any park is ever built, 5 acres is not going to contain a 45 car parking lot, which would not be needed. There are no proposed sports events to be held there. Pickleball courts, restrooms, trails, dog run, basketball courts. Walking trails? You might as well stay in your own community.

Instead of allowing Neal to build a strip mall with a grocery store build a bigger and better park for the residents and the community. We don't need another strip mall. We have one on the north side of Laurel that's empty and another being built on Knights Trail.

One of my biggest concerns is the negative responses that were supposedly received from the residents. I signed a petition along with several others that was for the courts. I was notified by the opposition that I was on their list! Unless every residents or at least the more than half have voiced their vote, I don't believe this count is accurate.
Dee & Chris Popper

Sent from my iPad

From: [Randydeut](#)
To: [Planning Commission](#); [City Council](#)
Cc: capefeltquate1@comcast.net
Subject: Re: Ventian Golf and River Club Pickelball
Date: Thursday, February 10, 2022 5:00:12 PM

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To whom it may concern. Why waste money and create a nuisance to our community? We have a the new state of the art facility a short distance from our us. Would it not be better to put this project back on the shelf and see what happens with the new park a few blocks from away? I am sure we can find a better use of our money. Sincerely, Lewis & Faye Deutsch

February 9, 2022

Mr. Roger Clark, City Planning Commission
City of Venice
401 West Venice Ave.
Venice, Florida 34285

RECEIVED
FEB 10 2022
PLANNING & ZONING

Dear Mr. Clark:

A large number of us who live in the Venetian Golf and River Club have formed a coalition against the building of pickleball courts in the River Club parking lot. We have put together the attached pages to refute the claims made by our Club to advance this plan. We've also identified 2 serious liability issues for the VR&GC and the City of Venice should these courts be built.

The plan, submitted by Mr. Schappacher, our engineer, is false and misleading and contains omissions in the project narrative, and inconsistencies in the drawings and supporting documents.

This plan does not have "overwhelming support" from the community as indicated in the Project Narrative. When pressed, one Board member could only tell us that "maybe 50" would ever use the courts. They can't quote a real number because they have never polled our population on this plan.

In the absence of polling, our coalition has been taking our own poll by knocking on doors. As of this writing, we have over 540 people who oppose the pickleball court plan after walking less than half of our streets. Already the numbers say there is overwhelming opposition.

The decibel level quotes by our engineer are amateurish, incomplete and misleading. He never measured the ambient noise level when all 6-tennis courts were in play, and he can't accurately quote decibel readings from the 3 pickleball courts because they haven't been built yet. His conclusions only indicate that he clearly does not have the knowledge, equipment or training necessary to provide accurate data.

We've asked the Board several times to hire a professional acoustician like Mr. William Thornton, MSME, Mill Run, PA, who did a similar study for the City of Punta Gorda in 2017, but the Board has ignored our request, even though his costs for doing so would be about \$10,000, and they have \$175,000 that is carried over in the budget for this project.

Pickleball court noise is the number one concern for the 36 homeowners and condo owners that surround the courts. Our situation is not unique because whenever HOA's put pickleball courts near housing units, there are problems, homeowner fights, and lawsuits against the associations.

Two professional engineers in our coalition have studied the plan submissions in depth and have determined there are many pitfalls, inconsistencies and omissions in the Plan. This plan is truly the "square peg in a round hole" scenario. Your Technical Review Committee (TRC) may or may have not found these issues so we want to bring their attention to them.

The biggest problem is the storm water drain in the middle of the parking lot that will be kept as is according to the plan. This drain cannot be moved because it would still within the pickleball courts, and if left where it is, players would have to play on a sloped surface which is awkward and hazardous. The drain cover is also a trip-hazard and a liability. There is a second storm water drain in the south end of the swale between the tennis courts and Bella Vista Terrace that represents another major problem for drainage in this area.

Mr. Schappacher's drawing does not represent the stand-alone tournament pickleball court size of 64 ft. long by 34 wide ft. as recommended by the national pickleball organization. His drawn representations are smaller to save space because the parking lot space chosed is awkward and too small to begin with.

In addition, his drawings show the corners cut off on all 3 courts for gates. By making the courts smaller than recommended size, he is creating a liability for the VG&RC and for the City of Venice for approving less than regulation size courts where injuries can and will occur. I have included a court case on this subject in the following document. This is not a minor detail.

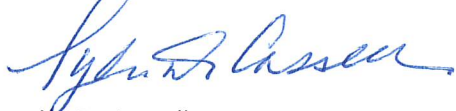
The City required Public "Workshop" requirements as described in the City Administrative Code 86-41 were clearly not met as described later in the attached document. There was no pending need to have the required City Workshop meeting right away, but the CDD went forward anyway on September 13th 2001 when 75% of the condo owners, those most affected, were not here for the season. As a result of this rushed meeting, the CDD was not prepared and many aspect of the plan were not finalized that day. We have never seen a final plan until we requested one by a public records request.

The City of Venice Administrative Codes, 86-23 (m), (2), (5), (9) and (10) used by the Planning Commission to deny the previous site chosen in the Florida Power & Light easement last year on Pesaro Drive, are still germane here. In fact, they are more pressing here because the number of affected parties is much greater. About 36-homeowners stand to lose their quality-of-life and a suffer a reduction in home value due to their close proximity of the courts.

Please review our document and photos. We feel this Plan is not workable and should never be calendared for a Public Hearing. It should be denied because of non-compliance to City code, and for other issues we've outlined in the document attached.

It's a shame that we even have to have this issue in front of you because the new park on Laurel Road that's on a fast track makes this whole issue go away.

Thank you,



Tyler D. Cassell
201 Medici Terrace,
Nokomis, FL 34275
(941) 882-4515 home
(917) 902-4108 cell

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FEB 10 2022
PLANNING & ZONING

LIABILITY ISSUES AND CITY ADMINISTRATIVE CODE NON-COMPLIANCE

These few pages will address the liability issues and non-conformity to City Codes

1) LIABILITY ISSUES

The VG&RC plan does not show they intend to build stand-alone tournament size pickleball courts that are (64 ft. long by 34 ft. wide) as recommended by the usapickleball.org. They plan to build smaller courts with reduced buffer zone setbacks to save space. They are also cutting off the right corner of the eastern-most court for a gate and a walkway, and they are cutting corners of the two other courts for gates. This puts players in jeopardy.

As this recent court case indicates, reducing the setback on pickleball courts is a **liability** for both the VG&RC and the City of Venice for approving less than full-sized courts.

Court Case: The Connecticut Post, Feb. 21, 2021

*Fairfield, Ct. “A judge has filed a lawsuit against the town of Fairfield after he broke his neck taking pickleball lessons at the senior center, according to the Connecticut Post. Fairfield resident and Superior Court Judge William Wenzel also broke his ribs and suffered other injuries after running into a concrete wall in January 2019. The lawsuit claims the town put the courts **too close to the walls** and did not pad the walls.*

*“The lawsuit claims the city located the pickleball courts **without the minimum required buffer zone** between the end line and the concrete walls.”*

2) PUBLIC WORKSHOP REQUIREMENTS – ADMINISTRATIVE CODE 86-41

The spirit and intent of a workshop is to have a group of people work together on an issue or a project. It is similar to a round table discussion where all parties can ask questions and talk together for the common good with a goal in mind.

Answer: The meeting called a “Public Workshop” was not a really a workshop because the format was the same as the regular CDD Board Meetings where attendees are limited to 3 minutes in public comment and cannot contribute after that. The Board routinely shuts down questions or comments from the audience in Board meetings by saying that public comment time is over. That’s exactly what happened here.

No Open Discussion - We who attended were not permitted to ask questions and contribute in what was billed as a workshop after public comment time. This meeting was authoritative,

one-sided and we were shut out even though we raised our hands and even called out at times with questions and concerns. We were essentially ignored for the rest of the meeting.

The only discussion that took place during the workshop was between the engineer and the Board members.

This format clearly does not meet the criteria required as described in Venice City Administrative Code 86-41, Public Workshop Requirements.

- As per Code 86-41:

(d) Materials for review as described in (1) through (6)

- There was nothing to see or review other than the engineer's landscape drawing with no dimensions on it.

(3) Public Workshop Process

- **Rushed Public Workshop** – The CDD calendared the workshop for September 13th when 75% of the condo owners, those most affected by the courts, were not here for the season and couldn't attend the meeting. Most of them have their mail held and never received a meeting notice. This sneak attack did not sit well with those not here. Our opposition coalition was formed when homeowners returned and found out about the plan that was moving forward without their knowledge.
- **A plan was not presented**. As a result of rushing the meeting, the only thing that was presented was an engineering landscape drawing with no dimensions on it. The rest of the engineer's presentation was verbal with no handouts or other supporting documents.

Missing Parts of the Plan - Several plan components were discussed by the Board and the engineer but none were finalized at the meeting. The discussion included: the site, trees and shrubs to be removed and replanted, fencing, courts hours, lighting, parking, and several inconclusive decibel readings using unacceptable examples. None of these subjects were finalized at the meeting.

The drain in the middle was to "remain and be utilized as drainage." There were no further comments about the drain even though it is the biggest problem with the parking lot location. See Exhibit - Drain in the Middle is Problematic

- **Pickleball NOISE is the Biggest Concern** – Noise is the number one concern for those living adjacent to the courts. Mr. Schappacher's amateurish examples and

his misleading conclusions about noise made it clear that a professional acoustician should be hired for a scientific opinion. We recommended to the Board in public comment time that a professional acoustic engineer with pickleball court noise experience should be hired. Our request was ignored.

Mr. Bracco said “that sound is a concern and that will be reviewed.” It never was.

Mr. Kleinglass said “the sound concern needs to be addressed.” It never was addressed.

Mr. Schappacher left by saying he would have to find out answers to several topics from the city and would get back to us.

Mr. Bracco said it was time to get the plan to the City Planning Commission, and closed the meeting.

We never heard any answers to the open questions only that the plan had been sent to the City Planning Commission.

At later meetings, when any attendee would ask about pickleball concerns, they were told to take them to the Venice City Planning Commission hearing.

In order for us to find out what plan was sent to the city, I had to make a public documents request.

Conclusion: Clearly this meeting that was supposed to be a “workshop” was not a workshop. It was just a regular CDD meeting with a different name to satisfy the city requirement. It violates the intent and spirit of a workshop where those attending work together. This meeting should not be accepted as a legitimate workshop.

Later CDD Meetings – It was pointed out in public comment time in later CDD Board meetings by myself and others that the noise study examples and decibel readings quoted by the engineer were false and misleading and couldn’t be relied on as credible scientific data. We requested the Board to get a professional noise study done.

After consulting with 2 Professional Acoustic Engineers, we were fully schooled on how a professional study would be conducted. I gave each Board member a 5-page plan as to why and how a professional noise study should be conducted, and the contact information for Mr. William Thornton, MSME, the acoustical engineer that was commissioned by the City of Punta Gorda to do a noise study for them when neighbors complained about the noise coming from the newly built pickleball courts across the street in Gilchrist Park.

The Board ignored our request for a noise study. Successive requests have been ignored.

The CDD has the money - The CDD has \$175,000 reserved from the failed pickleball courts on Pesaro. A professional noise study would only cost about \$10,000.

City Noise Codes - Typically, when pickleball courts are built near residential areas, they sometimes exceed the permissible maximum decibel levels set by City Code. This is not hard to do because noise is measured in logarithms: 60db is double the sound of 50db, 70db is double 60db. And conversely, 50db is half the sound of 60db.

3) CITY OF VENICE ADMINISTRATIVE CODES - section 86.23 (m) Sections (2), (5), (9) and (10).

Answer: These Codes Still Apply to this Location.

The City of Venice Administrative Codes, 86-23 (m), (2), (5), (9) and (10) used by the Planning Commission last year to deny the previous site in the Florida Power & Light easement on Pesaro are still germane here. In fact, they are more pressing here because **the number of affected parties is much greater.** About **36 homeowners** stand to lose their quality-of-life and a reduction in home value due to the close proximity of the courts. See Aerial View on page 7.

Section (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”.

Answer: There will be an increased intensity of use because more people will come to play pickleball, generating more noise and adversely affect the nearby property owners.

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

Answer: The proposed screens **will not be adequate to dampen the noise** from the courts. Mr. Thornton’s opinion in his report to Punta Gorda says it all.

He concluded that:

“Pickleball inherently emits noise that due to its unique content, is highly annoying and disruptive. To date, I have not observed any of the purported quiet equipment, barriers, fences, etc., to be effective in mitigating noise. Barriers, and fences will not significantly reduce pickleball community noise due to fundamental physics (despite erroneous and misleading marketing claims which are readily refuted based on science and empirical evidence.”

Although these types of solutions are frequently suggested, they are not effective and will not reduce the noise to acceptable levels. The only way to fully reduce the noise is to put them inside a building”.

“Barrier vendors often use highly misleading information in their marketing materials such as testing the barrier materials according to standards that have no relation to barrier performance and reporting these unrelated numbers to give the impression that the barriers are more effective than they are.”

“In the case of the proposed “Acoustifence” product, the manufacturer erroneously rates their materials in terms of Sound Transmission Class (STC). STC is US and internationally standardized rating of an architectural construction element (such as a wall or a floor-ceiling assembly) and the ability of this assembly to stop sound transfer THROUGH the assembly. Again, this approach manipulates the misunderstanding that a noise barrier “blocks” sound and makes the product appear to be much more efficacious than it really is. Note that a barrier’s ability to block sound transfer through it is a basic prerequisite to be used as a barrier, but does not predict the barrier acoustical performance.”

He also concluded that constant pickleball noise presents a health risk.

Section (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”.*

Answer: There will be a direct effect on the privacy on adjacent and nearby properties because the condos all have bedrooms facing the courts, and the nearby private homes have bedrooms and lanais facing the courts. When buying a home you are supposed to be able to enjoy the “peaceful enjoyment of your property”. The pickleball courts would take that enjoyment away.

Section (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”.*

Answer: Any real estate agent will tell you that noise affects the price value of a property. Most people who live in large cities take city noise in stride because that is part of living in a large exciting active city such as New York, or Chicago. However, if you live in the suburbs or a quiet area, noise is an irritant and is looked at quite differently, and it becomes a negative factor for those who hear it.

Our Condos and others who live in close proximity to the tennis courts already have a certain level of noise to contend with from tennis noise. They knew that noise was there when they purchased their home. The tennis courts are in the original PUD.

The game of pickleball is much louder than tennis, and its intensity affects a different part of the ear. That’s why some folks can live near tennis courts without a problem but complain when pickleball courts are added or replace tennis courts.

They already have a lower price value on their property due to the close proximity of the tennis courts. To add to that decreased value by adding much louder pickleball courts is unfair to them, and would further drive down the value and desirability of their homes. Many are even contemplating selling if this plan goes through.

Mr. Thornton summarized this point in his Noise Report for Punta Gorda:

“The noise will result in the “diminution in value” for noise affected homes.”

In a Punta Gorda City survey about the courts:

One resident said: “Our home is not on the market, but if it was, we would have a difficult time selling due to the noise.”

Another resident said: “Our house did not sell because of pickleball. Prospective buyers stated verbally and in writing they would not buy the house because of the courts. We have had to reduce the price significantly and more than once.”

Ariel View with Noise Affected Homes

The Radius is about 400 hundred feet – Pickleball Noise travels that far



4-Condos per unit = 24 + 14 Homes = 36 Homeowners Affected (min)
Plus Those at the pool and Tiki Bar

CONCLUSIONS:

- 1) The Plan submitted to the City is problematic, contains errors, and may pose a liability to the City.
- 2) The VG&RC violated the spirit and intent of the required Public Workshop by using an improper format and did not provide the materials required by code 86-41.
- 3) The Administrative Codes in 86-23 apply to the parking lot plan because the plan has a large number of affected parties who stand to lose their quality-of-life and a reduction in property values. The Pesaro plan denial sets a precedent for denying this plan.
- 4) This Plan should be denied before and never go to a Planning Commission hearing.

Respectfully,

The Coalition Against the Pickleball Courts

EXHIBITS:

- 1. THE GAME OF PICKLEBALL**
- 2. THE DRAIN IN THE MIDDLE IS PROBLEMATIC, AND SECOND DRAIN**
- 3. THE TREES AND SHRUBS THAT MUST BE REMOVED**
- 4. STATEMENTS FROM OTHER COMMUNITIES**

2. THE DRAIN IN THE MIDDLE OF THE SITE IS PROBLEMATIC



The tape measure is set at 7 feet

The plan leaves this drain “where it is”. That is extremely problematic as you can see.

- The drain **cannot be moved** because it will still be in the courts.
- The drain is a **trip-hazard and a liability** for those playing pickleball.
- The parking lot is about **10 inches below grade**, and it all slopes toward the drain.
- Water runoff flows **into the drain** from the tennis courts (pictured) and from all parts of the parking lot. It was designed that way several years ago in the master plan.
- The parking lot **cannot be raised** because it would displace the water elsewhere or onto the street where it would overwhelm the catch basin for the street.
- About **1000 sf of additional impervious surface** will be created by paving without a remediation plan for water drainage.
- There is a second drain in the 3 ft. below grade berm next to the tennis courts that is an additional landscaping and environmental problem. This berm drain is for property all along the roadway and for the berm between the parking lot and Bella Vista Terrace.
- The picture shows how deep it is.



TREES AND SHRUBS THAT MUST BE REMOVED



These are only some of the trees and plantings that will have to be removed to pave the area.

They cannot be replaced because the planting area will be paved over.

This area contains hardwood trees among those that must be removed. Our POA requires hardwood trees be replaced by another hardwood tree if they are removed.

It is not clear how construction will comply with that specified rule, or if this presents an environmental issue for the city.

STATEMENTS FROM OTHER COMMUNITIES THAT BUILT PICKLEBALL COURTS NEAR HOUSING UNITS.

- **Punta Gorda, FL** – Homeowners across the street from the new Gilchrist Park courts complain they “can’t sit in their verandas anymore” because of the pickleball court noise.
- **Berkeley, CA** – Condo and apartment owners next to the courts say; “the tennis courts were no problem, but the conversion to pickleball courts forced owners to sell and move out due to the noise”.
- **Ridgewood NJ** - “It’s Pickleball players vs. neighbors.” Ridgewood Mayor Susan Knudsen said.
- **Dickinson County MI** - Roxanne Hudson, told the council that “she and her husband ‘just want to move’ because after hours and hours of the paddles and balls drive you nuts.”
- **Newport Beach, CA** - A Corona del Mar woman has sued the city of Newport Beach, claiming that tennis courts containing pickleball courts about 100 yards from her house are too noisy. The lawsuit by Sarah Thomas alleges that the noise has driven down the value of her home and caused her “severe mental suffering, frustration and anxiety.”
- **S&W Acoustical Engineering, Phoenix, AZ** -When you introduce pickleball noise, which is roughly 18 to 20 dB, the overall noise gets up to 60 dB to 70 dB.
- **Decibel Level Measurement** – The decibel scale is logarithmic. 60db is double the noise of 50 db. - 70db would be twice the level as 60db, and 4 times the level of 50db.
- **Wynmoor Retirement Community (Broward County)** – Linda Waldman says: “It’s a very noisy game with ponging and screaming. I can’t live with this constant ‘pong, pong, pong’ every morning. Do I have the right to live here in a quiet environment?”
- **Naples Daily News**, June 19, 2016 - “Plans to add Pickleball courts at Hideaway Beach Club on Marco Island has residents at odds with each other. Because they would be close to homes, creating a noise issue”.
- **EPA Study** – Noise Levels Affecting Health & Welfare, 1974 (often quoted) - Outdoor activity interference and annoyance – maximum 55db. – Outdoor area where people spend a limited amount of time such as school yards, playgrounds, etc.
- **Steven J. Tinnely, Esq. Los Angeles, CA** – “Even more concerning is when associations attempt to install the pickleball courts in areas immediately adjacent to residences. The owners of the surrounding homes will be routinely battered with the noise emanating from the pickleball courts. This will no doubt result in substantial frustration to those residents, may have a negative impact on their property value, and will, almost certainly, result in a nuisance lawsuit for the association. If the association decides to move forward with the installation of the pickleball courts, it is not a matter of if, but a question of when a lawsuit may be filed.”

To: planningcommision@venicegov.com
citycouncil@venicefl.gov

From: your name

Cc: capefeltquate1@comcast.net

Subject: Opposition to location of proposed Pickleball courts at VGRC

I am against the construction of the 3 PB courts proposed by the CDD to be built adjacent to the 6 tennis courts on the corner parking lot at the entrance to the River Club. These courts are a waste of money which could be better spent on our aging infrastructure. Additional rational for my objection is the following:

- The noise level emanating from these courts is excessive and will be a nuisance to those living close by.
- Three standalone tournament pickleball courts including allowances for catch basins, fences, and scrubs will not fit in the allotted space.
- The two drains located in this area represent an environmental hazard and a code violation which could flood the area in heavy rains and surges and run off from the adjacent tennis courts. Changing the topography and drainage to code will significantly increase construction costs.
- The stately Italian motif entrance to the River Club will be forever destroyed.
- There will be a 10% loss of much needed River Club parking.
- We cannot justify the expense of building and maintaining these courts to satisfy a few (approx. 50) at the expense of over 2500 residents.
- The solution to our community problem lies in the recent approval by the City of Venice to build a state of the art park on Laurel Road. It will feature 9 PB courts, a dog park, a children's playground, a walking trail, bathroom facilities and parking for 45 cars. Furthermore it is FREE.
- This plan by the CDD must not be approved.

From: [Michael Churilla](#)
To: [Planning Commission](#); [City Council](#)
Cc: capefeltquate1@comcast.net
Subject: Opposition to location of proposed Pickleball courts at VGRC
Date: Friday, February 11, 2022 11:27:45 PM

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To: planningcommision@venicegov.com
citycouncil@venicefl.gov

From: Michael & Juanita Churilla
160 Pesaro Drive, North Venice, FL
Venetian Golf and River Club
Cc: capefeltquate1@comcast.net

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Planning Commission City of Venice
Venice City Council

Opposition to Proposal by Venetian Golf and River Club CDD for Pickleball
Courts within the community

I have been opposed to the building of pickleball courts within the community for a variety of reasons:

- 1) The new Venice park near Knights Trail and Laurel will provide pickleball courts for our residents nearby – in fact, for some it will be almost as close as courts at the River Club would be from their homes.
- 2) The Master Plan, which many of us studied before purchasing our lots and homes, should not be changed AFTER residents have selected their lots and homes. This proposal negatively impacts the nearby homeowners.
- 3) Pickleball noise would echo and be heard by many of the residents nearby.
- 4) The River Club area parking is often full, so the loss of parking places would create problems during season and when there are events – there are no nearby viable parking areas.
- 5) The cost to maintain the courts would be a burden on the residents and be a factor in our CDD dues.
- 6) It is a small vocal minority who have been pushing these courts for several years. Many of those who used to play pickleball are no longer able to play due to injuries.

Please do NOT approve their proposal.

Michael and Nancy Mundorf
134 Martellago Dr.
North Venice, FL 34275
941-586-8667

From: [Peter phillipes](#)
To: [Planning Commission](#); [City Council](#)
Subject: Opposition to proposed pickle ball courts at Venetian Golf & River Club
Date: Sunday, February 13, 2022 3:04:32 PM

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Dear Ladies and Gentlemen:

I am a sixteen year, full time resident of the Venetian Golf & River Club in North Venice and a former eight year member of the board of its Property Owners Association. I am aware that the Venetian Community Development District is requesting Planning Commission and City Council approval off a plan to build three pickle ball courts on property now used for needed parking adjacent to the tennis courts and directly to the left front of the Venetian River Club building, which is the signature building in our community. For the reasons set forth below, I oppose such construction and request that the Commission and the Council not grant the requested approval.

1. The proposed installation will create an ongoing noise level nuisance for those of my neighbors who live in the condominium units near the River Club. These units were purchased with no indication that there would be pickle ball courts or other comparable sports facilities added at the proposed location. Those existing conditions have been relied upon by residents for nearly twenty years, and the proposed location also lacks the necessary amount of land for a proper installation. The courts would have to be shoehorned into an inadequate space.
2. Drainage in the area would become inadequate to handle runoff from the existing tennis courts, which could flood the area in times of heavy rains and surges, thus creating environmental hazards and code violations. In addition, any changes to the topography and drainage would significantly increase the already exorbitant construction costs, to the detriment of a majority of our residents.
3. The proposed courts represent an amenity that was not sought by anywhere near a majority of our residents and will benefit only a few, once again to the detriment of the many.
4. Since the City of Venice recently approved the construction of a park on Laurel Road near Knights Trail, about a mile from the Venetian community, and since the plan for that park includes nine pickle ball courts, as well as many other facilities, there is no pressing need to build courts within the Venetian. The funds presently earmarked for these courts can be better spent on other needed infrastructure improvements and maintenance in our nearly twenty year old community.

Thank you for your consideration of this issue, which is one of considerable importance to our residents.

Very truly yours,

Peter M. Phillippes
101 Terra Bella Ct.
North Venice, FL 34275

From: [Rick Cordner](#)
To: [Planning Commission](#)
Subject: Fwd: Milano PUD
Date: Sunday, February 13, 2022 3:58:43 PM
Attachments: [Publix Article.pdf](#)
[CA Discussion Points.pdf](#)

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Dear Mr. Clark,

I hit the send button too soon. Please excuse us.

In the last line I meant to state:

We look forward to receiving your guidance.

Thanks and Regards,

Rick & Ruth Cordner

----- Forwarded message -----

From: Rick Cordner <rjcordner@gmail.com>
Date: Sun, Feb 13, 2022 at 3:55 PM
Subject: Fwd: Milano PUD
To: <planningcommission@venicegov.com>

Roger Clark, Director
Venice Planning & Zoning

Dear Mr. Clark,

Please refer to the enclosed email which we sent yesterday. We meant to attach a copy of the topics that the Community Association plans to discuss at the March 1 meeting with Mr Neal. That list is now attached for your reference.

You will note the topics are substantive. We were astonished to learn that the Community Association " will share the .. comments and concerns with Mr. Neal before the March 1st meeting at the Venetian."

Again, we question whether the Community Association has the authority to conduct a public hearing (in lieu of the Venice Planning Commission) on a PUD amendment that hasn't even been submitted?

We look forwar

----- Forwarded message -----

From: Rick Cordner <rjcordner@gmail.com>

Date: Sat, Feb 12, 2022 at 5:40 PM
Subject: Milano PUD
To: <planningcommission@venicegov.com>

Roger Clark, Director
Venice Planning & Zoning

Dear Mr. Clark,

Re: Neal Communities Milano PUD Amendment –
Publix Anchored Shopping Center

We are residents of the Venetian Golf & River Club in North Venice along Laurel Road East. On January 15, 2022, the Sarasota Herald Tribune shared the developer's plan to amend the Milano PUD to allow for a 11.8-acre shopping center. (Copy attached) You were quoted in the article. This proposal, if implemented, will adversely affect our community.

We have requested the Venice Planning & Zoning Department to provide a copy of any applications that Mr. Neal has submitted with respect to the Milano PUD. We understand that no amendment has been submitted to date. In the same newspaper article, Neal makes reference to a traffic study by the consultant Frank Domingo of Stantec. We have also asked the Planning & Zoning Dept to provide us a copy of the traffic study – a copy hasn't been provided as of this writing. Who paid for this study?

We now learn that on March 1st, at 5:00 p.m. Mr. Neal and his team will be present in person at the Venetian Golf & River Club to elaborate on the proposal. He has rented our community center to host this event.

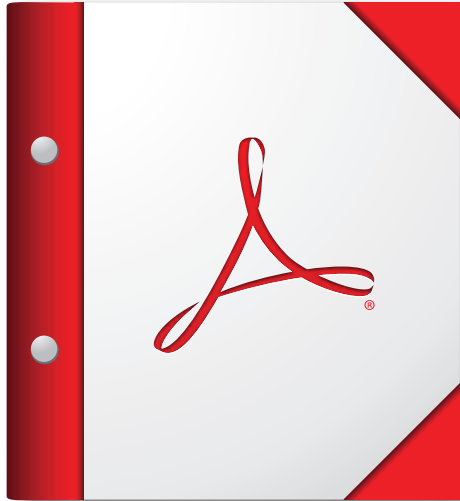
Mr. Neal should not host or hold this event. By doing so, we respectfully suggest, he is usurping the role of the Planning & Zoning Department who have the responsibility of holding and managing Public Hearings. (Sec. 86-23 Planning Commission.) Second, no presentation should proceed until all the documents have been made public.

Finally, on the Neal Cielo website, a map of the local community is provided which includes the notation "Future Commercial" on space that is currently designated as wetlands. Please see attached. Is there something we don't know?

We look forward to your early response. Thank you.

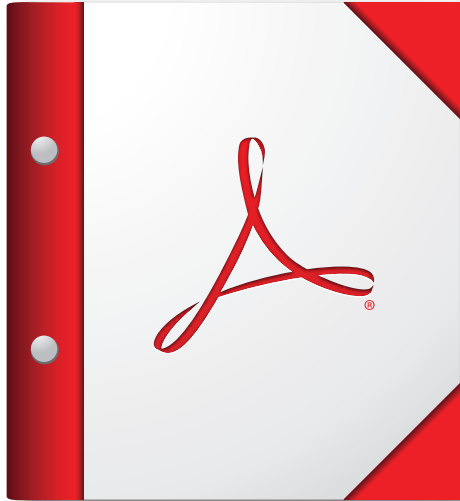
Sincerely yours,

Rick & Ruth Cordner



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From: [Ruth Cordner](#)
To: [Planning Commission](#); [City Council](#)
Cc: carnescassell@msn.com
Subject: Opposition to the VGRC Pickleball Court proposed location
Date: Sunday, February 27, 2022 4:15:08 PM

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

To: Venice City Planning Commission; City Council – Kelly Michaels, City Clerk

From: Ruth Cordner

Subject: Opposition to proposed pickleball courts in the VG&RC River Club parking lot

I am a homeowner in the Venetian Golf and River Club and I am against the construction of the pickleball courts in the parking lot next to the tennis courts. Building the courts is a waste of money that should be spent on our aging infrastructure.

Additional points that can be made are:

- The noise from the courts will adversely affect the condo owners' quality-of-life.
- The noise from the courts will negatively affect the home value of those living closeby.
- The condo owners have never been asked for their opinion about the courts or if they want them across the street from their home. No survey was ever taken.
- A professional acoustical engineer has never been hired to study the noise impact.
- The space in the parking lot may not even be big enough for 3 regulation courts.
- Those playing tennis will be noise-affected because the pickleball courts are only 5 feet away.
- The tennis leagues that play here may not want to come because of the close pickleball courts. They take their game fairly seriously and they don't want to lose their game concentration.
- The stately entrance to the River Club will be forever destroyed.
- Taking away 13-parking spaces to build the courts is a bad idea because the River Club needs those spaces for popular events. Sometimes parking overflows onto Bella Vista as it is.
- Pickleball courts were never in the original PUD plan.
- We have never been asked whether we are in favor of building the courts there or not.
- We shouldn't spend the money when much needed repairs are being neglected.
- The new park that has just been approved and funded on Laurel Road across from the Treviso Apartments will have 9-pickleball courts, a dog park, a children's playground, a walking trail, restrooms, and parking for 45 cars. The park will be FREE and close enough for anybody wanting to play pickleball.
- There is no revenue generated from this amenity. It's just another unnecessary expense.
- We cannot build the courts to satisfy only a few (about 50) at the expense of our population of about

2,500 residents.

- If most people don't want it, the Board should not do it.
- This plan by our CDD must NOT BE APPROVED.

Sincerely,

Ruth Corder

From: [ALAN SCHAEPERKLAUS](#)
To: [City Council](#); [Planning Commission](#)
Subject: Venetian Golf and River Club pickle ball courts
Date: Sunday, February 27, 2022 8:34:34 PM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

From: Bruce A Schaeperklaus, DDS
Martha J Schaeperklaus

Dear Council Members and Planning Commissioners:

Opposition to VGRC pickle ball

Once again as VGRC residents we are writing to let you know of our concerns and opposition to another misguided quest by our CDD to put pickle ball courts in an inappropriate area. Since the original PUD plan left no empty spaces for courts the CDD in their Quixote like quest want to put them in a parking lot. Even though the city is planning courts near us in the future this doesn't suit them. The problems with the location in the River Club parking lot are many. Since you will likely receive many emails in opposition to this let me highlight a few.

1. loss of parking spaces which were originally deemed necessary for River Club
2. Noise to nearby homeowners
3. no professional noise study
4. space inadequate but cram them in
5. concerns that drainage issue not really solved as they claim
6. adverse effect on nearby condo owners right to a peaceful environment

Unfortunately we need protection from our own CDD which has never surveyed the homeowners adequately. They seem to be involved in a grade school popularity ploy with their buddies instead of looking out for the home owners interests. This will amount to another tax on homeowners.

Thanks for your attention,
Bruce Schaeperklaus
Martha Schaeperklaus

March 3, 2022

Planning Commission
Planning & Zoning Division
401 West Venice Avenue
Venice, FL 34285

Subject: Site & Development Plan Application
Venetian Pickleball Courts at River Club

I am a resident at 118 Bella Vista Terrace that will be impacted by the proposed installation of the proposed pickleball courts on River Club property. I am opposed to their placement in close proximate to my condominium unit.

I previously resided at the Inlets community in Nokomis, Florida. This community has four hard court tennis courts 600 feet from two 8 unit two-story Condominium building. Residents in the Inlets wanted to play pickleball and requested that the existing tennis counts be used for pickleball as well. A committee was formed for pickleball and it was determined that using the tennis courts was the least expensive way to have pickleball. The placement of new lighted pickleball courts for two matches would cost \$90,000. Two of the tennis courts were striped for duel use. The noise generated from the pickleball play was very disturbing with both the ball striking the racket and participants yelling. It was so disruptive that owners could not use their lanai in the sixteen units of the Condominium Buildings during pickelball play only. Additionally, the noise from the pickleball play disrupted tennis play which resulted in conflicts with team tournament tennis events.

Secondly, I am a professional engineer and have reviewed the complete Site & Development Plan Application and find numerous error and deficiencies with the application. Below I enumerate my findings:

1. Overall, the plans are only conceptual plans with Elevations missing to show how the fencing/vegetation barrier will appear/function;
2. In paragraph 4 of Schappacher Engineering's Project Narrative, they rely on the original parking criteria for the River Club Facility not the current activities and future plans. In order to reduce the River Club deficit, the River Club management is promoting the facility for wedding receptions and other events from outside the community. The Tiki Bar at the pool of the River Club is being expanded with increased seating. The Welcome Center was sold with the Golf Club and golf course and the CDD and POA personnel will be moving to the River Club. The CDD hired a new management group to improve the restaurant and other activities of this recreational facility. The Property Owners Association is using a portion of the parking area of the River Club for Farmers Market days and food truck visits on other days. There is tennis play every day from 8AM to 2PM that fill the courts while pool, gym and other exercise activities are occurring concurrently. Most residents drive to the River Club to play tennis. There are numerous tennis tournaments with other communities that bring both men and women teams to play at the River Club. Finally, on holiday and school vacations, the population of the community swells with relative's visits. On four occasions since Christmas, the entire existing parking lot, including golf cart and bike rakes were full with overflow parking on the street. I have video of one occasion. I believe the 13 parking spaces

will be needed as activities continue to increase River Club usage resulting in additional River Club staff and parking requirements;

3. In the September 13, 2021 CDD meeting minutes on page 3, "Mr. Schappacher advised that the location being discussed was originally approved for children's playground". But he failed to state that the area that they proposed for the pickleball court is currently being used for basketball for children between the Noon and 6:30pm in the parking area. Adults and children use it every day. The CDD did not preform any survey from the community regarding the elimination of this approved activity;
4. The existing survey plan by A. Duchart Land Surveying, Inc. Dated April 3, 2018 does not provide exist survey of the enter proposed work area and is deficient. This survey is incorporated into Sheet C-1, Existing Conditions Plan. The limits of construction or grading are not shown on Sheet C-02 on the east side of the propsted pickleball court as they do not have the information required to determine the limits;
5. The project narrative by the CDD District Engineer of the noise demonstration at the workshop is amateurous and shows a lack of noise transmission understanding. They did not determine wind direction and relative humidity, both of which have an impact of noise reading at a particular location. A true determination of noise levels will need a professional noise study.
6. The engineer has proposed a "10 foot High Acoustifence" on Sheet C-02 of their plan. Only a very dense Acoustical material in recording studios will stop sound from climbing the fence and continue on its path and is very delicate. Once installed it would be damaged if removed. A 10' vertical fence structure with acoustical material will act as a sail. Therefore, the structure will have to meet the 2020 Florida Building code for Hurricane requirements. The foundation, fence post, rails and connections will need to be designed for appropriate wind load. The location of the acoustifence offset from the court surface will be greater then shown on the plan. This will impact the following items:
 - The limits of grading will be greater then shown on Sheet C-02 that will impact the current surface drainage swale in that area.
 - The loss of existing vegetation barrier is greater and proposed barrier may not meet minimum requirement nor can such a fence structure be hidden to protect the stately Italian motif entrance of the River Club.
 - **RMF zone requires 20 foot offset from lot front.** The proposed fence increases the already significant encroachment of the pickleball facility in the frontage offset requirements. Use the scales provided on Sheet C-02, the northwest section of the pickleball surface sticks 3 feet into the 20 foot offset. The greater fence requirements will increase the encroachment to at a minimum 5 feet.
7. The maintaining of the grated drop inlet storm drain located between the east and center court is a safety hazard. The edge of each of those two courts is 1.5 feet from the edge of the inlet grate. They wish to maintain that structure, otherwise the cost to build the courts would be substantially higher with all the reconstruction of the drainage system in the area. Keeping the structure at that location places significant liability to the community and the City of Venice.
8. At the location that the sidewalk passes between the tennis and proposed pickleball courts, the fences creates a safety hazard blind spot that can not be seen from the street or courts.
9. Measuring the areas of existing pervious surface areas converted to impervious surface areas and existing impervious surface areas converted to pervious surface area from Sheet C-02, I calculate there is an increase in impervious surface of approximately 1,100 sq. ft from existing condition to proposed activities not the claimed decrease impervious surface by the engineer. A copy of the City of Venice Site & Development Plan Application I received did not have the SWFWMD documents

showing calculation so I could not check the calculations, the slopes used, coefficients used to determine if the project is still SWFWMD exempt.

10. The Erosion Control Plan Sheet C-04 lacks toe of slope limits or placement of filter fabric as there are locations where slopes will be greater than 6% as water will be flowing from some of the tennis courts and one of the pickleball courts into the existing drainage swale to the west of the courts but can not determine the impact to the east of the courts with the existing survey.
11. I will not address the so-called workshop other than to say few showed up because most of the impacted residents were not here. The CDD deliberately scheduled the workshop knowing the residents were not here. The workshop was not a good faith effort to get input from those impacted by the proposed project.

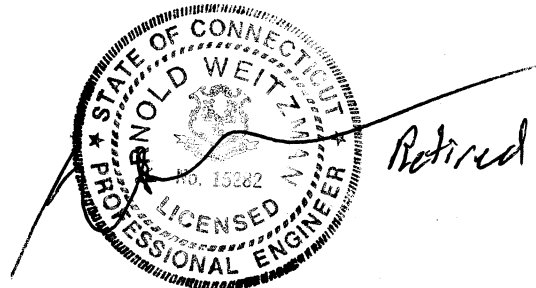
The issues at this site are more numerous, more homeowners are affected than at the previous location the board rejected. I believe as an affected resident and professional engineer that the planning board and City should reject the application.

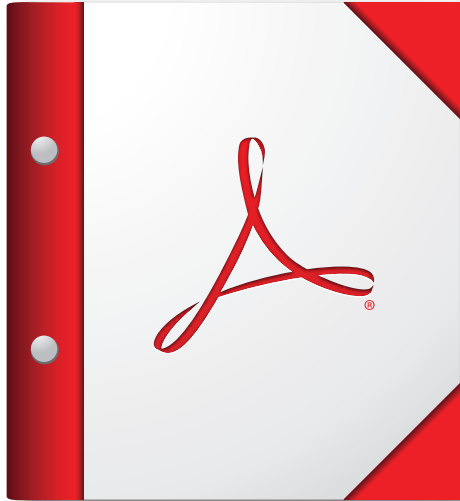
Sincerely,



Arnold Weitzman, PE
118 Bella Vista Ter., Unit C
North Venice, FL 34275

CC: Venice City Council





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From: bro1950@aol.com
To: [Planning Commission](#); [City Council](#)
Subject: VG&RC OPPOSITION
Date: Sunday, April 24, 2022 2:26:53 PM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Particulars are below, but in general this location of the pickleball courts at the VG&RC will have a great impact on the quality of life for Bella Vista residents as well as traffic concerns on Bella Vista.

For your attention, please let it be known that I strongly **oppose** the proposed location of pickleball courts in the parking lot near Bella Vista. Being a full time resident of the VG&RC and living on Bella Vista, the parking lot, especially during season, barely and sometimes never accommodates the cars that need to park there. I have found this true with events for residents as well as when the beautiful River Club is used for weddings or other "outside" events. Considering that revenue from the River Club is important, cutting down on parking is not a smart decision.(And yes, I know, that there are more spots than the city requires.) Think of the residents' quality of life!! Overflow parking on Bella Vista becomes dangerous for all traffic when there is parking on one side of the street.

Although I do play pickleball, I also, in general, do not see the need for courts in the VGRC; look at current property sales--not slowing because of the lack of courts and certainly not impacting the price of homes! It is a very small minority of people within our community that play and they have been well served by courts around town and the future park in the northeast section will, in time, provide more opportunity.

These views were expressed by me at resident meetings as well.
Thanks.

Beverly Rosignolo

From: [Kelly Michaels](#)
To: [Planning Commission](#)
Subject: FW: Venetian Pickle ball Courts
Date: Monday, May 2, 2022 10:32:58 AM

FYI

-----Original Message-----

From: Randy Summerville <randysummerville4460@gmail.com>
Sent: Sunday, May 1, 2022 6:28 PM
To: Kelly Michaels <kmichaels@venicefl.gov>
Subject: Venetian Pickle ball Courts

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

Hi ,

Since we are gone for the summer we just wanted to extend that we are in favor of pickle ball courts in the Venetian .

Have a great summer ,
Thanks Randy & Kim Summerville
309 Martellago Drive
North Venice

From: [Kelly Michaels](#)
To: [Planning Commission](#)
Subject: FW: Pickleball
Date: Monday, May 2, 2022 10:40:14 AM

FYI

-----Original Message-----

From: Michael Seaman <dawgbrowns@gmail.com>
Sent: Sunday, May 1, 2022 8:23 PM
To: Kelly Michaels <kmichaels@venicefl.gov>
Subject: Pickleball

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

This has to be one of the easiest decisions for our elected officials to make. Pickleball has so many positives, both for the participants, and for the Venetian Golf & River Club. I have a friend who moved here because of the potential of pickleball being started here. It makes perfect sense to locate the courts with the other athletic programs- everyone expects the athletic programs to be located in the same area.

I hope you will support Pickleball at the VG&R club.

Thanks for listening,
Michael & Cindy Seaman
282 Mestre Place
937-623-5309
Sent from my iPhone

From: [Kelly Michaels](#)
To: [Planning Commission](#)
Subject: FW: Pickle Ball Courts Approval
Date: Monday, May 2, 2022 10:40:59 AM

FYI

-----Original Message-----

From: Patricia Carr <patacarr@gmail.com>
Sent: Sunday, May 1, 2022 10:21 PM
To: Kelly Michaels <kmichaels@venicefl.gov>
Subject: Pickle Ball Courts Approval

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

Hello!

I am in favor for the Town of Venice to approve the Pickle Ball Courts construction at the Venetian Golf and River Club.

Thank you.

Pat Carr
110 Bolanza Court
N Venice, Fl 34275.

Sent from my iPhone

From: [Kathy Giere](#)
To: [Planning Commission](#)
Subject: Pickleball courts @ Venetian golf and River club
Date: Monday, May 2, 2022 5:00:41 PM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Hi, my name is Kathy Giere and I am a resident of the Venetian Golf in River Club. We moved here three years ago with the anticipation of Pickleball's courts being installed here. It has yet to happen. There is currently a petition to install three pickle ball courts at the river club. I feel it would be beneficial for our community to have these. Pickleball has become a major sport down here in Florida and is an important asset to any community, not only in terms of home values but in terms of amenities available to residents. We have a very active tennis group and by having these courts, it will help alleviate some of the congestion on the tennis courts. In addition, I would like to see our community keep up with the services and amenities of the newer communities going in nearby. Thank you for your time and consideration.

Regards,
Kathy Giere

From: [Kelly Michaels](#)
To: bro1950@aol.com
Cc: [Planning Commission](#)
Subject: RE: VGRC Pickleball Courts
Date: Tuesday, May 3, 2022 9:56:26 AM
Attachments: [image001.png](#)

Ms. Rosignolo:

I will forward your comments to the Plan Commission.

Kelly Michaels, MMC

Venice City Clerk

401 W. Venice Avenue

Venice FL 34285

Office: (941) 882-7390

Cell: (941) 303-3486

Email: kmichaels@venicefl.gov

2020 Census Population: 25,463



From: bro1950@aol.com <bro1950@aol.com>

Sent: Tuesday, May 3, 2022 9:14 AM

To: Kelly Michaels <kmichaels@venicefl.gov>

Subject: VGRC Pickleball Courts

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

I strongly oppose this location of the pickleball courts at the VG&RC as this will have a great impact on the quality of life for Bella Vista residents as well as traffic concerns on Bella Vista. And for the record, I also opposed the previous location on Pesaro for the same reason--the quality of life of the residents.

Bella Vista which has condos, each with four resident homes presents a lot more traffic on a regular basis; also, with more residents, more homeowners are impacted by this location possibility. Again, traffic, noise, and the safety of all!! This location under consideration is not appropriate.

Being a full time resident of the VG&RC and living on Bella Vista, the parking lot, especially during season, barely and sometimes never accommodates the cars that need to park there. I have found this true with events for residents as well as when the beautiful River Club is used for weddings or other "outside" events. Considering that revenue from the River Club is important, cutting down on parking is not a smart decision.(And yes, I know, that there are more spots than the city requires.) Think of the residents' quality of life!! Overflow parking on Bella Vista will happen and

becomes dangerous for all traffic when this occurs.

Although I do play pickleball, I also, in general, do not see the need for courts in the VGRC; look at current property sales--not slowing because of the lack of courts and certainly not impacting the price of homes! **It is a very small minority of people within our community that play and they have been well served by courts around town and the future park in the northeast section will, in time, provide more opportunity.**

Please do not allow the pickleball project to proceed.

Thank you.

Beverly Rosignolo

From: [Kelly Michaels](#)
To: [John Klepper](#)
Cc: [Planning Commission](#)
Subject: RE: Proposed Picket Balls courts at the Venetian.
Date: Tuesday, May 3, 2022 12:48:56 PM

Mr. Klepper: I will forward your comments to the Planning Commission.

Kelly Michaels, MMC
Venice City Clerk
401 W. Venice Avenue
Venice FL 34285
Office: (941) 882-7390
Cell: (941) 303-3486
Email: kmichaels@venicefl.gov
2020 Census Population: 25,463

-----Original Message-----

From: John Klepper <JMJKLEPPER@yahoo.com>
Sent: Tuesday, May 3, 2022 11:12 AM
To: Kelly Michaels <kmichaels@venicefl.gov>
Subject: Proposed Picket Balls courts at the Venetian.

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

We have lived at the Venetian for over 15 years and very much enjoy living in Venice. We oppose the proposed addition of 3 picket ball courts at the Venetian River Club location for the following reasons:

1. Adding 3 picket balls in a proposed area at the River Club, will add just further to the over crowding concerns at the Club. The courts are being squeezed into the existing parking lot, given lack of a suitable location elsewhere on the property.
2. Adding 3 courts to a community the size of the Venetian is insufficient to address the possible community demand given the popularity of picket ball.
3. Noise levels for adjacent resident neighbors will be increasingly intolerable.
4. Valuable and useful parking will be lost.
5. The city has proposed a new park on Laurel Road just west of the Venetian with 9 picket ball courts as one of the parks amenities. Already existing are city courts which residents have availed themselves to.
6. The CDD Board is ignoring what has been a strong majority of residents opposed to the building of the courts.
7. A temporary basketball court will be lost for our youth to have an activity.
8. Real estate at the Venetian has moved rapidly in this market; thus the absence of picket balls has not been a deterrent to home values nor attractiveness and will not add to value to real estate in the Venetian. People will get no more or less for their homes when selling with or without picket ball courts being present.
9. The Venetian never was designed to include the presence of picket ball courts when originally conceived. The

idea to attempt to add courts now when the community has successfully thrived without them “within the gates” for many years, with all the nearby alternative court availability, cuts against the general interests and stability of community.

Please add out comments to the hearing record.

Thank you.

John and Sue Klepper
206 Martellago Dr.
North Venice, Fl. 34275

Sent from my iPad

From: Nancy Mundorf <mundorf@comcast.net>

Sent: Tuesday, May 3, 2022 2:23 PM

To: Kelly Michaels <kmichaels@venicefl.gov>

Subject: Public Hearing PID0373-00-1060; Site and Development Plan Request 21-56P

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

I would like to share my reasons why the 3 pickle ball courts at the existing River Club Site in the Venetian Golf and River Club should NOT be approved or built.

- 1) There is NO need for pickle ball courts within the community since the new park at Knights Trail Road has been approved and pickle ball courts will be a part of that. It is very close and as citizens of Venice, we are already paying for them.
- 2) The VGRC master plan was used by people to purchase lots and homes and should NOT be changed, especially when it will impact their property and noise levels.
- 3) The proposed courts will take up parking for the River Club, the swimming pool, the tennis courts, and the boardwalk. The parking lot is already crowded much of the time. There is NO other parking when those lots are full other than around the circle, and by people's homes.
- 4) The noise from the pickle ball courts will impact those living near the area.
- 5) The cost of building and maintaining the pickle ball courts will be added to the dues of ALL members of the community in order for a few to have another amenity, that was NOT part of the plan when we purchased our homes.

6) The original basis for the interest in pickle ball courts was a "survey" conducted by a group of residents 4 or 5 years ago that did not represent many of the property owners. Many of those who were interested back then, are no longer playing pickle ball.

Mike and Nancy Mundorf

134 Martellago Dr.

North Venice, FL 34275

Lot 9, Venetian Golf and River Club

941-586-8667 c

mundorf@comcast.net

From: [Kelly Michaels](#)
To: [Planning Commission](#)
Subject: FW: Oppose pickle ball courts
Date: Wednesday, May 4, 2022 10:12:54 AM

-----Original Message-----

From: Robert Brodsky <rbrodsky4968@gmail.com>
Sent: Wednesday, May 4, 2022 9:16 AM
To: Kelly Michaels <kmichaels@venicefl.gov>
Subject: Oppose pickle ball courts

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

As a resident of the Venetian, I strongly oppose the construction of pickleball courts in the selected location. The construction of those courts will cause more noise in the neighborhood which is already subjected to noise from the tennis courts and the sound system at the river club pool. In addition it will eliminate extra parking spaces.

Thank you
Robert Brodsky
161 Palazzo Ct
VGRC

-----Original Message-----

From: Ana <anapangaio@msn.com>

Sent: Saturday, May 7, 2022 5:16 PM

To: Kelly Michaels <kmichaels@venicefl.gov>

Subject: Pickle Ball

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

I am totally in favor of the Pickle ball courts in VGRC and look forward to playing.

Thank you,
Ana Pangaio

Sent from my iPhone

-----Original Message-----

From: Renee <reneepearlman113@gmail.com>

Sent: Saturday, May 7, 2022 4:50 PM

To: Kelly Michaels <kmichaels@venicefl.gov>

Subject: Pickle ball courts at the Venetian Golf and River Club

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I support the proposal to build pickle ball courts at the Venetian.
However, I would prefer to support 2 courts only, not 3 as proposed.

Thank You, Renee Pearlman

My residence is 113 Medici Terrace

From: rex rudy <rexerudy@aol.com>
Sent: Saturday, May 7, 2022 9:33 AM
To: Kelly Michaels <kmichaels@venicefl.gov>
Subject: Pickleball Courts Venetian Golf and River Club

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We are opposed to the Pickle Ball Courts.

1 Lack of parking

2.Noise for the Condo's

3.There will be a park on Laurel Rd with pickle ball courts in the near future.

4. Currently basketball courts are being enjoyed by many

rex and diane rudy

178 Bella Vista Ter

N Venice

From: michahoyl@aol.com
To: [Rebecca Paul](#); [Kelly Michaels](#)
Subject: PID: #0373-00-1060
Date: Monday, May 9, 2022 10:33:33 AM

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I am in favor of the much needed pickleball courts in the VGRC. Michael Hoyles 169 Bella Vista Terrace VGRC.

From: [Elana Carnes](#)
To: [Planning Commission](#)
Subject: Venetian River Club Petition for 3 Pickleball Courts
Date: Friday, May 6, 2022 10:49:24 PM

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Dear Planning Commission::

I am a three year, full time resident of the Venetian Golf & River Club in North Venice. I am opposed to the construction of any pickleball courts in the River Club parking lot. For the reasons stated below, I oppose such construction and request that the Commission not grant the requested approval.

1. The proposed installation will create an ongoing noise level nuisance for my neighbors who live in the condominium units as well as several homes on Portofino and Torcello near the River Club. When these units/homes were purchased there was never any indication that any amenities, particularly ones with a noise issue, would be added at the proposed location.
2. Every parking space at the River Club needs to be maintained. My husband and I have attended functions there when we had to park on Bella Vista.
3. The proposed location is not adequate. The courts would have to be shoehorned in if they could even fit.
4. The CDD has never conducted a survey, among residents, to determine the level of interest in this plan. In conversations with neighbors and friends, I found very little interest in this plan going forward.
5. Pickleball courts at the Venetian are not necessary since the City of Venice recently approved the construction of a park on Laurel Road near Knights Trail, about a mile from the Venetian. This park includes nine pickle ball courts, as well as many other facilities. The funds presently earmarked for these courts can be better spent on other needed infrastructure improvements and maintenance in our nearly twenty year old community.

Thank you for your consideration of this issue, which is one of considerable importance to our residents.

Very truly yours,

Elana M. Carnes
201 Medici Terrace
North Venice, FL 34275

From: [Mercedes Barcia](#)
To: [Planning Commission](#)
Subject: FW: Pickleball Courts
Date: Tuesday, May 10, 2022 9:21:31 AM

From: PD Way <pdailey3@hotmail.com>
Sent: Tuesday, May 10, 2022 9:01 AM
To: Kelly Michaels <kmichaels@venicefl.gov>
Subject: Pickleball Courts

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Good day,
I'm a full-time resident in the Venetian Golf & River Club community and I support the effort of providing pickleball courts in the parking lots of the River Club.

Thank you
Thomas & Phyllis Way
390 Padova Way
North Venice Fl 34275
305-972-5441

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From: [Kelly Michaels](#)
To: [Planning Commission](#)
Subject: Fwd: Venetian Golf & River Club-Pickleball Courts
Date: Tuesday, May 10, 2022 4:38:06 PM

Fyi

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From: Darlene Popper <ddd0e18@aol.com>
Sent: Tuesday, May 10, 2022 4:36:10 PM
To: Kelly Michaels <kmichaels@venicefl.gov>
Subject: Venetian Golf & River Club-Pickleball Courts

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I will make this short and to the point.
PLEASE APPROVE PICKLEBALL COURTS in this community. Keep up with the times
Dee & Chris Popper
130 Bella Vista Terr #A

Sent from my iPhone

From: [Kelly Michaels](#)
To: [Planning Commission](#)
Subject: FW: PICKLEBALL COURTS AT THE VENETIAN GULF AND RIVER CLUB
Date: Wednesday, May 11, 2022 11:02:32 AM

From: loft1000@aol.com <loft1000@aol.com>
Sent: Wednesday, May 11, 2022 10:54 AM
To: Kelly Michaels <kmichaels@venicefl.gov>
Subject: PICKLEBALL COURTS AT THE VENETIAN GULF AND RIVER CLUB

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Hello!

I just want to let you know that I am in favor of getting pickleball courts at the Venetian Golf and River Club. I think it is a great amenity and a plus for anyone moving into the Venetian. It's the fastest growing sport in the country and everyone around us is putting in Pickleball courts. I now have to travel out of the community to play and would love to play in my own back yard. Thank You!

**Jeri Quinn
101 Mestre Ct.
North Venice, FL 34275**

From: [Kelly Michaels](#)
To: [Planning Commission](#)
Subject: Fwd: Pickleball Courts at Venetian Golf and River Club
Date: Wednesday, May 11, 2022 9:06:41 PM

Fyi

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From: Cathy Cardona <cathy.cardona@gmail.com>
Sent: Wednesday, May 11, 2022 5:30:25 PM
To: Kelly Michaels <kmichaels@venicefl.gov>
Cc: Tyler Cassell <carnescassell@msn.com>
Subject: Pickleball Courts at Venetian Golf and River Club

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Dear Sir,

My husband and I reside at 118 Medici Terrace at the Venetian Golf and River Club. We understand that the Venice City Planning Commission will hold a Public Hearing regarding the proposed Pickleball Courts. I am writing this email because we will not be able to attend in person.

We oppose this proposal because:

- a) The excessive noise of pickleball activity will affect the nearby residences and it is not fair to those who purchased homes at the VGRC for the peace and tranquility of our neighborhood.
- b) The proposed pickleball courts will use up the much-needed parking spaces.
- c) The space is too small for the courts and the area will look too crowded and destroy the esthetics of the River Club.

Alas, it would be nice to have pickleball courts here, but the original design for the community did not allocate space for them. Please do not authorize this proposal.

Catherine and Danilo Cardona

From: [Pam Fox](#)
To: [Planning Commission](#)
Subject: Pickleball Application - Venetian Golf and River Club
Date: Thursday, May 12, 2022 7:42:51 AM

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Dear Planning Commission Members:

Here we are again.

My name is Pam Fox and my husband Dave and I live at 157 Montelluna Drive in the Venetian Golf and River Club. I am an avid supporter of the construction of pickleball courts at the River Club in our development. I will not try to describe to you the popularity of pickleball or the benefits it has on the physical and mental health of those who play. These points have been made to you over and over again and I trust you have a full understanding of them.

The new location of the courts at the River Club, where the vast majority of the community benefits are enjoyed, was actually recommended by members of City Council as well as one resident of our development, all who were opposed to the prior proposed location for 4 courts on Pesaro Drive within an FPL easement.

I went back and watched the hours of video of the City Council meeting held in May of last year when the Council reviewed the appeal of the Planning Commission's denial of that proposed location on Pesaro Drive. What struck me as most interesting was that one of our residents, who was acting as a designated representative for others, presented reasons why the Pesaro Drive location should be denied. In that presentation he provided a chart showing the basis for his reasoning. On that chart he indicated that "2 or 3 courts could be built next to the tennis courts at the clubhouse **where they should be**" (emphasis added). I understand that this resident is now again representing residents who oppose the new location, which contradicts that earlier statement to City Council.

Additionally, at the end of the City Council meeting, when it was apparent that the appeal was going to be denied, the CDD's attorney offered to amend the application by reducing the number of requested courts to 3 and come back with a plan for courts at the River Club.

Opponents all generally stated that they were not opposed to pickleball if they could find a location. For a while a discussion was held following a motion by Council to approve the application if a plan was submitted to move 3 of the 3 courts to the Club. Several Council members urged the CDD to submit a new application with that amended location. In fact, the City Council denied the appeal 6-1 following a motion to deny, with the stated intent that two separate applications would be submitted (the prior location also included a dog park) and stipulating that the City was waiving the 12-month restriction on submitting a new application following a denial.

So, here we are again. At the advice and urging of City Council, the plan for 3 proposed courts at the River Club is now presented. The courts are located with the other amenities and not in a location that may be considered dangerous to the participants. This was a good plan last May and it is still a good plan. Please vote in favor of providing the Venetian residents with this very desired amenity. Thank you for your consideration of these points.

Best regards,
Pam Fox

From: [Kelly Michaels](#)
To: [Planning Commission](#)
Subject: FW: City of Venice Planning Commission - Pickleball Courts
Date: Thursday, May 12, 2022 8:28:11 AM
Importance: High

From: LEWIS PERRY <lperry45@comcast.net>
Sent: Thursday, May 12, 2022 7:34 AM
To: Kelly Michaels <kmichaels@venicefl.gov>
Subject: City of Venice Planning Commission - Pickleball Courts
Importance: High

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Our community is anxiously awaiting your decision to approve 3 Pickleball courts adjacent to our existing tennis courts. There were 300 or more residents who signed a petition supporting the Pickleball courts. The Venetian committee answered questions about court size, location, and noise levels. The standard size for court surface is 30 x 64 with the actual playing size being 20 x 44. The dimension of the courts that are recommended by the USAPA and their Engineer has drawn on the plans for the Venetian. There are 2 gate entrances on corners and this is consistent with the tennis courts.

Many residents were warned about excessive noise impacting several of the condos behind the tennis courts. To comply with their concern, a decibel reading was taken behind court 4 at 110 Bella Vista Terrace, while 4 tennis players were using the court. The decibel reading was 35. 110 Bella Vista Terrace's condo's lanai on the pond is approximately 100' from that unit and approximately 280' from the Pickleball courts. The closest unit is 88' across the street from the courts at Bella Vista Terrace. Their lanai faces the golf course with the garages being on the street side. The Acoustic fencing will be on the street and tennis court sides, protecting sound from the tennis courts and condos. Our engineer worked with the concerned resident from 101 Bella Vista Terrace showing how the decibel readings changed when the decibel reading was taken next to the courts and then to her side door. The max reading was 61 and it reduced down to 51 decibels.

On January 14th, 2 Venetian River Club residents traveled to Laurel Oaks to obtain decibel readings for noise level on their Pickleball courts which have Acoustic fencing. Readings were obtained from 2 courts, one court with 4 players and the second court with 3 players. Several readings were taken about 15-20 feet away and the readings ranged from 53-60 decibels. Readings were also taken from about

25' behind the Acoustic fence, and the **noise level dropped to 45**. A third set of readings were attempted from approximately 175-200 feet away across a pond behind the acoustic fence in a residential area, and readings were **not noted** on the decibel meter.

Seven realtors were canvassed, and all agreed that amenities are very important to buyers. The City of Venice has approved Pickleball for several new communities being developed in our area (after the new City Park on Laurel Road). Venice Woodland and Vicenza both have Pickleball courts. Existing Pickleball courts are: (1) By-Pass Park - 6 courts, (2) Hecksher Park - 2 courts, (3) Island Walk at the West Villages - North & South - 12 courts, (4) Laurel Park - 4 courts, (5) Nokomis Community Park - 4 courts, (6) Pinebrook Park - 2 courts, (7) Salvation Army - 3 courts, and (8) Woodmere Park - 4 courts.

The Venetian community will pay to have the Pickleball courts put in next to the River Club and Tennis Courts.

Pamela Perry
Venetian Golf & River Club
Racquet Sports Committee Member

From: [Robert Sweeps](#)
To: [Planning Commission](#)
Subject: Venetian Golf & River Club - NO to Pickleball Courts
Date: Thursday, May 12, 2022 12:47:06 PM

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Dear Commissioners,

My wife Toni and I write in strong opposition to the proposed building development of three pickleball courts on the Venetian Golf & River Club property near the River Club amenities.

The proposed site of the Pickleball Courts will eliminate numerous parking spaces where parking is already scarce. There is no ability to create more parking and therefore cars will either park on residential streets nearby, a nuisance for those living in these neighborhoods-- or cars will double park illegally on the drives leading into the river club. The directors here do not seem to have any concerns about this--but I have seen many instances of elderly people needing to cross the main drive at the River Club when parking is full (which is frequently during season and at other peak times. The elimination of parking that benefits virtually all to benefit a select few pickleball players is unacceptable.

Second, the proposed site is very close to several residential units and will create further noise pollution. When originally proposed, the pickleball courts were planned for a vacant lot that was far from other homes and that would not create a parking shortage. In its current proposed location, it will be wedged in a tight space that will encourage people to congregate in close proximity to homes--something buyers would not have been able to contemplate when purchasing a home here.

I believe that if put to a vote in the community, which it hasn't, the overwhelming majority of homeowners would vote no on these pickleball courts.

We would urge you to also vote NO and decline the petition to build these pickleball courts.

Sincerely,
Robert & Toni Wardlaw
143 Sevilla Place
The Venetian Golf & River Club