



SITE & DEVELOPMENT PLAN APPLICATION

Submit a complete application package to the Planning and Zoning Division. All information must be legible and will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-49(g) for complete site and development plan submittal requirements.

Project Name: Venetian Pickleball Courts and Dog Park
Brief Project Description: adding 3 Pickleball courts at Recreation Center
Address: 502 Veneto Blvd., Nokomis, FL, 34275
Parcel Identification No.(s): 0373-00-1060 Parcel Size: 7.03
<input checked="" type="checkbox"/> Non-Residential <input type="checkbox"/> Residential (Requires School Concurrency)
Zoning Designation(s): PUD FLUM Designation(s): PUD
Fees: The Zoning Administrator will determine if a project is a minor or major revision, then select correct fee and review fee below. A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees. If review fee funds fall below 25%, additional funds may be required for expenses. See Section 86-586(b-d) for complete code. <i>*Extended technical review fee of \$1400 charged at third resubmittal.</i>
<input type="checkbox"/> Major Site & Development Plan \$4,817.50 <input type="checkbox"/> Review Fee \$2050 OR
<input type="checkbox"/> Major Site & Development Plan Amendment \$2,357.50 <input type="checkbox"/> Review Fee \$1025 OR
<input checked="" type="checkbox"/> Minor Site & Development Plan Amendment \$546.33 (with required public hearing <input checked="" type="checkbox"/> Review Fee \$256.25) OR
<input type="checkbox"/> Minor Site & Development Plan Amendment \$546.33 (Administrative – no review fee)
Applicant Name/ and Property Owner Name: VENETIAN COMMUNITY DEVELOPMENT DISTRICT
Address: 9530 Marketplace Rd., Suite 206, Ft. Myers, FL 33912
Email: bblandon@rizzetta.com Phone: (239) 936-0913
Design Professional or Attorney: Rick Schappacher
Address: 3604 53rd Ave E, Bradenton, FL 34203
Email: rick@schappachereng.com Phone: 941-251-7613
Authorized Agent (1 person to be the point of contact): Rick Schappacher
Address: 3604 53rd Ave E, Bradenton, FL 34203
Email: rick@schappachereng.com Phone: 941-251-7613

Staff Use Only

Petition No.

Fee:

Application packages are reviewed for completeness. Package concurrently filed applications separately. If a document is not being submitted, please indicate N/A and why it is not being submitted.

- Application:** Signed by agent and applicant (3 copies)
- Narrative:** Provide a document describing in detail the character and intended use of the development, and confirm consistency with all applicable elements of the City's Comprehensive Plan. (3 copies).
- Agent Authorization Letter:** A signed letter from the property owner, authorizing one individual, a single point of contact for staff (not a business) to submit an application and represent the owner throughout the application process. (1 copy).
- Statement of Ownership and Control:** Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity (1 copy). Warranty Deed & Sarasota County PAO Records
- Legal Description:** Electronic version must be editable to use "copy and paste" function (1 copy). Word & pdf provided
- Survey of the Property:** Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. (1 copy) **Date of Survey:** Site 4.3.18 & Alta 3.5.12
- Concurrency Application and Worksheet:** (3 copies). *If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, two copies of the traffic study (signed, sealed, and dated), and electronic files (SYN, HCS files etc.) will be required. N/A, site is within a gated community
- School Concurrency (Residential Only):** School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy). N/A, no proposed additional units
- Public Workshop Requirements:** (Section 86-41) Newspaper advertisement Notice to property owners Meeting sign-in sheet Summary of public workshop Mailing List of Notified Parties (1 copy of each) (NOT APPLICABLE FOR MINOR SITE & DEVELOPMENT PLANS) There was not a meeting sign in sheet. Meeting minutes of the CDD meeting included public comments.
- Common Facility Statements:** if common facilities, such as recreation areas or structures, private streets, common open space, parking areas, access drives, etc., are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained (1 copy).
- Stormwater Calculations:** Document addressing drainage concurrency by means of a certified drainage plan (signed and sealed, (2 copies). SWFWMD Exemption Applied for and Calculations showing existing and proposed impervious are provided
- Site & Development Plans:** 3 signed, sealed, and dated sets, that are folded, collated, and size 24"x36 (rolled plans not accepted). Electronic plans should be signed and sealed electronically, i.e. printed straight to a PDF from AutoCAD or other appropriate software (not a scan of hard copies). Include the following sheets:
- Site Plan:** containing the title of the project and the names of the project planner and developer, date and north arrow, and based on an exact survey of the property drawn to a scale of sufficient size to show: a. Boundaries of the project, any existing streets, buildings, watercourses, easements and section lines; b. Exact location of all existing and proposed buildings and structures; c. Access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic; d. Off-street parking and off-street loading areas; e. Recreation facilities locations; f. All screens and buffers; g. Refuse collection areas; h. Access to utilities and points of utility hookups; and i. Land use of adjacent properties.
- Utility Plan Details (not an exhaustive list):** a. Potable water and wastewater main size and location; b. Manhole separation; c. Location of nearest fire hydrants; d. Water valve location; e. Distance from water main to proposed building; and, f. Access to utilities and points of utility hookups. N/A no proposed utilities
- Landscaping plan:** include types, sizes and location of vegetation, trees and decorative shrubbery, showing provisions for irrigation and maintenance, and showing all existing trees, identifying those trees to be removed. Existing Tree survey Detailed inventory
- Signage:** Depict by dimension all ground and wall signage (location, size, height, and design), with an exterior lighting plan. N/A
- Architectural Elevations:** definitions for buildings in the development; and exact number of dwelling units, sizes and types, together with typical floor plans of each type. N/A, no proposed structures
- CD with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD/ thumb drive. Submit each document or set of plans as one pdf- not each sheet in individual pdf's.

Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent MUST be present at the public hearing and will be contacted by staff regarding availability. By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

Authorized Agent Name/Date/Signature:

Richard Schappacher

11/11/21

Richard Schappacher

Applicant Name/Date/Signature:

Richard Schappacher

11/11/21

Richard Schappacher



Site & Development Plan Venetian Golf & River Club CDD Pickleball Courts

Project Narrative (note: all references to Storage Shed have been removed)

February 15, 2022

The Venetian CDD is proposing to add amenities to the community. The proposed additional amenities include three Pickleball Courts for the River Club. As new developments are being built in nearby communities, Venetian is seeking to add these popular amenities to their community. The CDD has had numerous meetings and there is overwhelming support from the community to add these additional amenities. The Venetian CDD previously submitted plans for Pickleball Courts and a Dog Park in a remote part of the community to the City of Venice and the plan was rejected by both the Planning Department and City Council. The reason for the rejection was mainly that the location of the proposed amenities was not compatible with the surrounding residential homes. It was suggested that the Pickleball Courts should be considered in the existing Amenity Center of the River Club.

The three Pickleball Courts will be located immediately adjacent to the existing Tennis Courts within the Amenity Center of the River Club. Currently there is a small parking lot area that will be modified to accommodate the three Pickleball Courts. The original approved plans included a Playground in this area. We will salvage as many of the existing trees as possible and will supplement where needed. The landscape plan also includes the addition of a row of shrubs along both the west and north sides. The plan will include an acoustical fence panel on the west and north sides in addition to the vegetation to help buffer from the condominiums on the west side of Bella Vista Road and from the Tennis Courts to the north.

The CDD formed a committee to evaluate the feasibility of adding Pickleball Courts and invited the residents to both committee and CDD meetings when these items were up for discussion. The committees then made a recommendation to the CDD board to move forward with the plan to add Pickleball Courts. This was prior to the original City of Venice PUD and Site and Development Plan submittal and once the plan was rejected there were follow up discussions with committee members about locating the Pickleball Courts in the Amenity Center of the River Club. The desire was to have four Pickleball Courts however only three will fit into the area adjacent to the Tennis Courts.

The original approved plans for the River Club required a total of 80 parking spaces for the Amenity Center. The total number of spaces provided was 134 as well as an additional 15 golf cart spaces. Since the original approval the CDD has added multiple bike racks between the Tennis Courts and Pool that can hold at least 25 bikes. The proposed Pickleball Courts will eliminate a total of 13 spaces. The next change will leave us with a total of 121 parking spaces which is still well above the required 80 parking spaces for the River Club Amenity Center.

The City of Venice requires a Public Workshop in their permitting process. All Pickleball Committee meetings and CDD meetings are advertised and open to the Public. These are posted in the local newspaper and are listed on the CDD websites. We had a Public Workshop with the original plan to have the Pickleball Courts located in the FPL Easement and we also had a second Public Workshop for the current plan at the River Club Amenity Center. That meeting was properly advertised in the local paper and notices were mailed out to anyone living within 250' of the parcel where the proposed new amenities will be added. The Public Workshop was held during



the CDD meeting on September 13, 2021. There were a number of residents who spoke at the meeting both for and some against the plan. The main objection was the sound from Pickleball and that was from two residents that lived in the closest Condominium across Bella Vista Drive. The closest Condo is 88' from the edge of the closest court to the front edge of the condo. Currently the existing Tennis Courts are located 100' from the edge of the court to the front of the condo. After the meeting we met with the two residents at the site and held a makeshift Pickleball Exhibit and we used both standard wooden racquets and composite racquets and we measured the decibel readings. There were two people playing tennis on the west court and we had a decibel reading in the low 60's standing next to the fence. The decibel readings from 10' away using a wooden Pickleball racquet was 61 decibels. A reading of a maximum of 51 decibels was taken on the driveway of the condo at the front of the building, where the one resident lives in the upstairs unit. We had a reading of 51 decibels at the rear of the condo, where the second resident lives. We changed to using the composite racquets and the decibel readings dropped only 2 to 3 decibels in close proximity but we were still reading a max of 51 decibels at the condos. During the demonstration the AC unit for the condo kicked on and we were reading between 53 and 54 decibels. All these readings were taken without the benefit of the added acoustical barrier that will be provided and the shrubs that will be installed to help buffer both sound and vision. The literature for the proposed red-tip cocoplum shrub indicates that it could grow up to 20' in height. The proposed fence on the west and north sides is 10' high, which was a request by the residents at the Public Workshop. The ambient decibel readings were close to 50 decibels between the hits off the racquets and no vehicular traffic on either Bella Vista Drive or Veneto Boulevard.

The existing locations for the Pickleball Courts is currently a paved parking lot area. We provided calculations showing the existing impervious area is greater than the proposed impervious area and have submitted for a SWFWMD Exemption permit application. Copies of the calculations and application are included in the submittal package.

Prepared By:

Rick Schappacher, P.E.

Venetian CDD District Engineer