

**CITY OF VENICE**  
**Planning & Zoning Department**  
**Memorandum**

**TO:** Bird Bay Shuffle Courts, Petition No. 16-08SP File

**FROM:** Scott Pickett, Senior Planner

**SUBJECT:** Administrative Approval of Site and Development Plan Amendment Petition No. 16-08SP

**DATE:** January 5, 2017

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Based upon review of the criteria established in accordance with Section 86-49 (c)(1-3) regarding amendments to site and development plans, staff provides the following justification for a minor site and development plan review as follows:

**Project Description:** The following improvements were approved in the existing Bird Bay Village private recreation area:

- a. Conversion of shuffle board courts to pickle ball courts and the construction of new shuffle board courts.
- b. Associated improvements including concrete walkways, fencing, and landscaping.

**(1) Do not meet the thresholds of subsection (b) above (Section 86-49 (b)(1-8));**

*Staff Comment: Staff has reviewed the proposed project in accordance with the Section 86-49 (b)(1-8) and have determined that the project does not meet the requirements for a major site and development plan amendment. The subject property is already developed as a private community recreational area, no buildings are proposed and architectural standards do not apply.*

**(2) Clearly meet the requirements of the comprehensive plan and land development code; and**

*Staff Comment: The Technical Review Committee reviewed the proposed recreation area improvements and found them to be consistent with the comprehensive plan and in compliance with all applicable Land Development Code standards.*

**(3) Are unlikely, in the opinion of the zoning administrator, to have an impact on neighboring properties.**

*Staff Comment: The proposed recreational facilities, authorized by Bird Bay Village Community Association, Inc., are located entirely within an existing community recreation tract and should have no impact on neighboring properties.*