



SCHAPPACHER ENGINEERING, LLC

January 6, 2021

City of Venice
Planning and Zoning Division
401 W. Venice Avenue
Venice, FL 34285
Attn: Kelsey Mahoney, Interim Planning Coordinator

Re: Technical Review Committee Comment Responses
VGRC Pickleball Courts Site and Development Plans Amendment
Petition No. 20-38SP (Re-Submittal #1)
Response to Policy 8.2 and Sec. 86-23(m)

Dear Ms. Mahoney,

COMMENTS FROM: Nicole Tremblay, Planner

Application Materials

1. Please respond to Sec. 86-23(m) from the Land Development Code and Policy 8.2 from the Comprehensive Plan by restating the criteria and responding to each.
Response: We have shown the criteria in Section 86-23(m) in the Land Development Code below and have responded to each one as requested. We have also shown Policy 8.2 of the Comprehensive Plan and have responded to each item as requested.

Sec. 86-23. - Planning commission.

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

(1) - Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city. **Response: The CDD and the Master POA has full ownership and control of the development. The lands where the Pickleball Courts & Dog Park is to be located is owned by the CDD and the amenities will be maintained by the CDD.**

(2) - Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in this code. **Response: The Venetian community is a well-established community of nearly 20 years. This community was the first development built along Laurel Road east of I-75 and was constructed on vacant lands and adjacent to a mining operation on the north side of the**



community. Since the development was constructed there have been additional housing developments built in the vicinity along Laurel Road and just south along Jacaranda Boulevard. The community has a number of amenities and is wanting to add these amenities since the nearby communities offer these amenities. There should not be any effect of these additional amenities to the nearby properties as these amenities are for the residents of Venetian Golf & River Club.

(3) - Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe or emergency. **Response: The Ingress and egress to the development will not change and the access to the new amenities already exists via Pesaro Drive. Currently there is a shell access road within the FPL easement that will be paved to the proposed amenities. The traffic flow should be minimal and we expect a number of residents to use their personal golf carts to access the new amenities. The maintenance of the facility will be performed by the CDD and will include trash cans that will be taken to a nearby dumpster.**

(4) - Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping. **Response: There are no proposed changes to the off-street parking and off-street loading facilities to thoroughfares and no proposed changes to the internal traffic pattern with the proposed development. The new amenities will include a small parking lot to accommodate the residents that will be using the new facilities. In addition we anticipate residents will be using their golf carts to access the new amenities.**

(5) - Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development. **Response: The proposed Pickleball Courts will have a sound barrier attached to the perimeter fence along the east and north sides, where there are residential units. In addition, we are proposing landscaping along the fence of the Pickleball Courts and along the access road. The proposed screens and landscaping will provide adequate buffers to preserve internal and external harmony within the existing development.**

(6) - Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities. **Response: The drainage pattern within the FPL easement will remain the same. The current land slopes from east to west. We are proposing a minor swale along the access road which will be piped to the existing swale on the west side.**

(7) - Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities. **Response: There are no proposed sewer facilities for the Pickleball Courts or Dog Park.**



(8) - Utilities, with reference to hook-in locations and availability and capacity for the uses projected. **Response: There are no proposed utilities proposed for the Pickleball Courts or Dog Park.**

(9) - Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community or citywide open spaces and recreational facilities. **Response: The proposed Pickleball Courts and Dog Park will be installed within the existing FPL easement along the south side of Pesaro Drive. The location of the Pickleball Court is contingent upon the clearance distance from the existing FPL transmission poles. The courts were located as far from Pesaro Drive as possible to minimize the impacts to the nearby residents. The courts will have a sound panel attached to the north and east sides of the fence as well as installing vegetation along the outside of the fence and along the west side of the access road. West of the proposed amenities is the golf course maintenance facility and there is no effect to this facility by the addition of the Pickleball Courts and Dog Park. These proposed amenities have little effect on the overall open space for the Venetian community. These amenities have been requested by a survey provided to the residents of the Venetian community as new neighboring communities now provide the increasingly popular Pickleball Courts and Dog Parks.**

(10) - General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values. **Response: There are no proposed changes to the general site arrangements, amenities or the convenience with the addition of Pickleball Courts and Dog Park. These amenities will be provided for the residents of the community and the proposed location will not cause any substantial depreciation of property values.**

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

(12) - In the event that a site and development plan application is required, no variance to the height, parking, landscape, buffer or other standards as established herein may be considered by the planning commission. The planning commission may consider modifications to these standards under the provisions and requirements for special exceptions. **Response: Noted**

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:



A. Land use density and intensity. **Response: There are no proposed changes to the land use density and intensity. The residents of Venetian Golf & River Club have expressed an interest in adding new amenities for Pickleball Courts and Dog Park.**

B. Building heights and setbacks. **Response: There are no proposed changes to building heights or setbacks for the community.**

C. Character or type of use proposed. **Response: The residents of Venetian Golf & River Club have expressed an interest to add the increasingly popular amenities of Pickleball Courts and a Dog Park. The available land for these amenities is limited within the community and the FPL easement appears to be the only available options to meet the requirement for the proposed amenities.**

D. Site and architectural mitigation design techniques. **Response: There are no proposed changes to the site and architectural design techniques with the proposed Pickleball Courts and Dog Park. The new amenities will be adequately screened from the adjacent residents.**

Considerations for determining compatibility shall include, but are not limited to, the following:

E. Protection of single-family neighborhoods from the intrusion of incompatible uses. **Response: The proposed amenities within the existing FPL easement will be adequately screened and should be considered a compatible use within the Venetian Golf & River Club community. The residents of the community have expressed a desire to add these popular amenities to their community for the use by the residents of Venetian.**

F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses. **Response: The proposed Pickleball Courts and Dog Park are not considered commercial or industrial uses and the amenity should be considered compatible within the community.**

G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan. **Response: The proposed Pickleball Courts and Dog Park are consistent with the current Comprehensive Plan and these popular amenities are being installed in most new residential development. The residents of Venetian Golf & River Club have expressed an interest in adding these popular amenities to their community.**

H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses. **Response: There are no proposed changes to the densities and intensities of the proposed uses.**

Potential incompatibility shall be mitigated through techniques including, but not limited to:

I. Providing open space, perimeter buffers, landscaping and berms. **Response: The proposed Pickleball Court has been proposed to be as far away from the adjacent resident as possible. The existing FPL transmission pole prohibits us from moving the courts any closer to the pole. The Dog Park is located even further away from any residential unit. The proposed plan includes a sound panel to be installed on the north and east sides of the Pickleball Court fence and landscaping has been added along the outside of the fence.**

J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas. **Response: There are no lights proposed, there is no mechanical equipment proposed and there are no refuse, delivery or storage areas proposed.**



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K. Locating road access to minimize adverse impacts. **Response: Currently there is an existing shell roadway within the FPL easement and we are paving a portion of this existing roadway up to the proposed parking area. There should not be any adverse impacts with paving the existing shell roadway.**

L. Adjusting building setbacks to transition between different uses. **Response: There are no proposed adjustments to building setbacks or transitions between different uses.**

M. Applying step-down or tiered building heights to transition between different uses. **Response: There are no proposed buildings with the addition of the Pickleball Courts and Dog Park, therefore no step-down or tiered building heights are required.**

N. Lowering density or intensity of land uses to transition between different uses. **Response: There is no change requested in density or intensity of land uses by adding the popular Pickleball Courts or Dog Park amenities to the Venetian Golf & River Club community.**

Sincerely,

Rick Schappacher, PE