



PUD Amendment Petition No. 20-37RZ

OWNER: VENETIAN COMMUNITY DEVELOPMENT DISTRICT

AGENT: RICK SCHAPPACHER, PE, SCHAPPACHER ENGINEERING, LLC

GENERAL INFORMATION

Location: Venetian Golf and River Club Planned Unit Development

Request: Planned Unit Development (PUD) amendment to allow pickleball courts and a dog park as permitted uses in the binding master plan for Venetian Golf and River Club, along with associated development standards.

Owner: Venetian Community Development District

Agent: Rick Schappacher, PE – Schappacher Engineering, LLC

Parcel ID: 0373001050

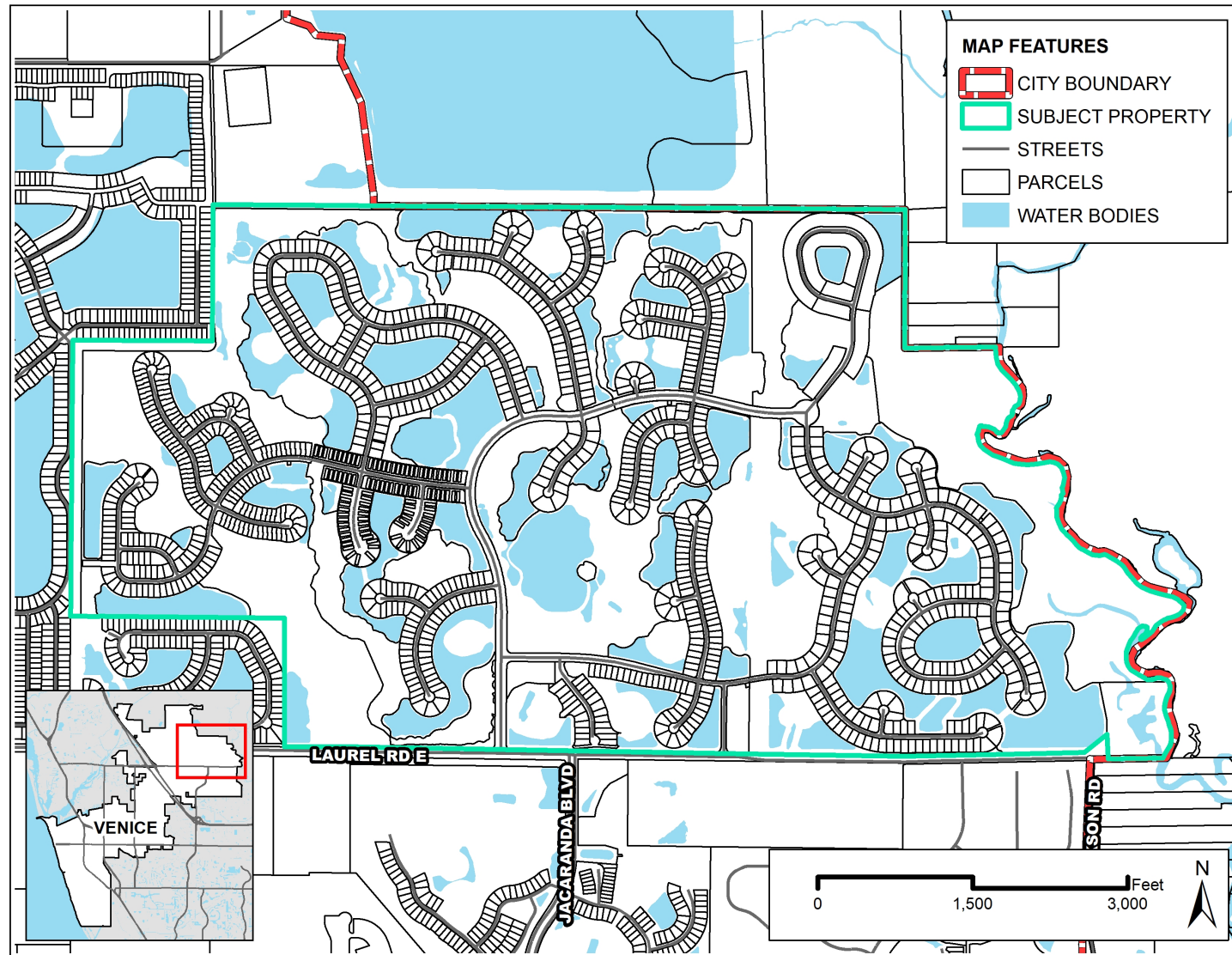
Property Size: 1039± acres

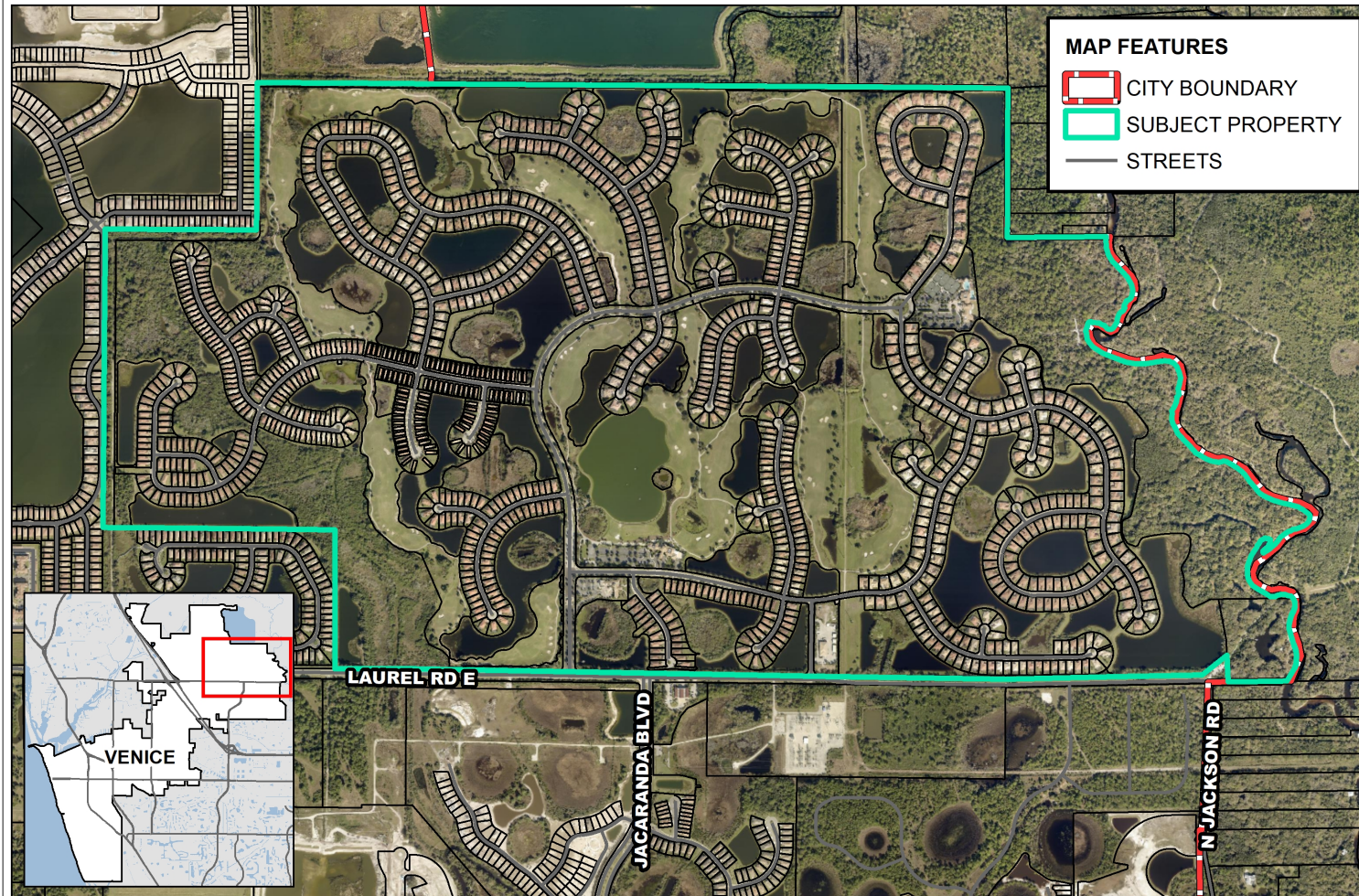
Zoning: Planned Unit Development (PUD)

Future Land Use: Mixed Use Residential

Comprehensive Plan
Neighborhood: Northeast Neighborhood

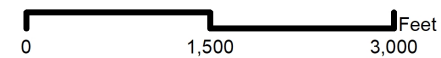
Application Date: 8/24/2020

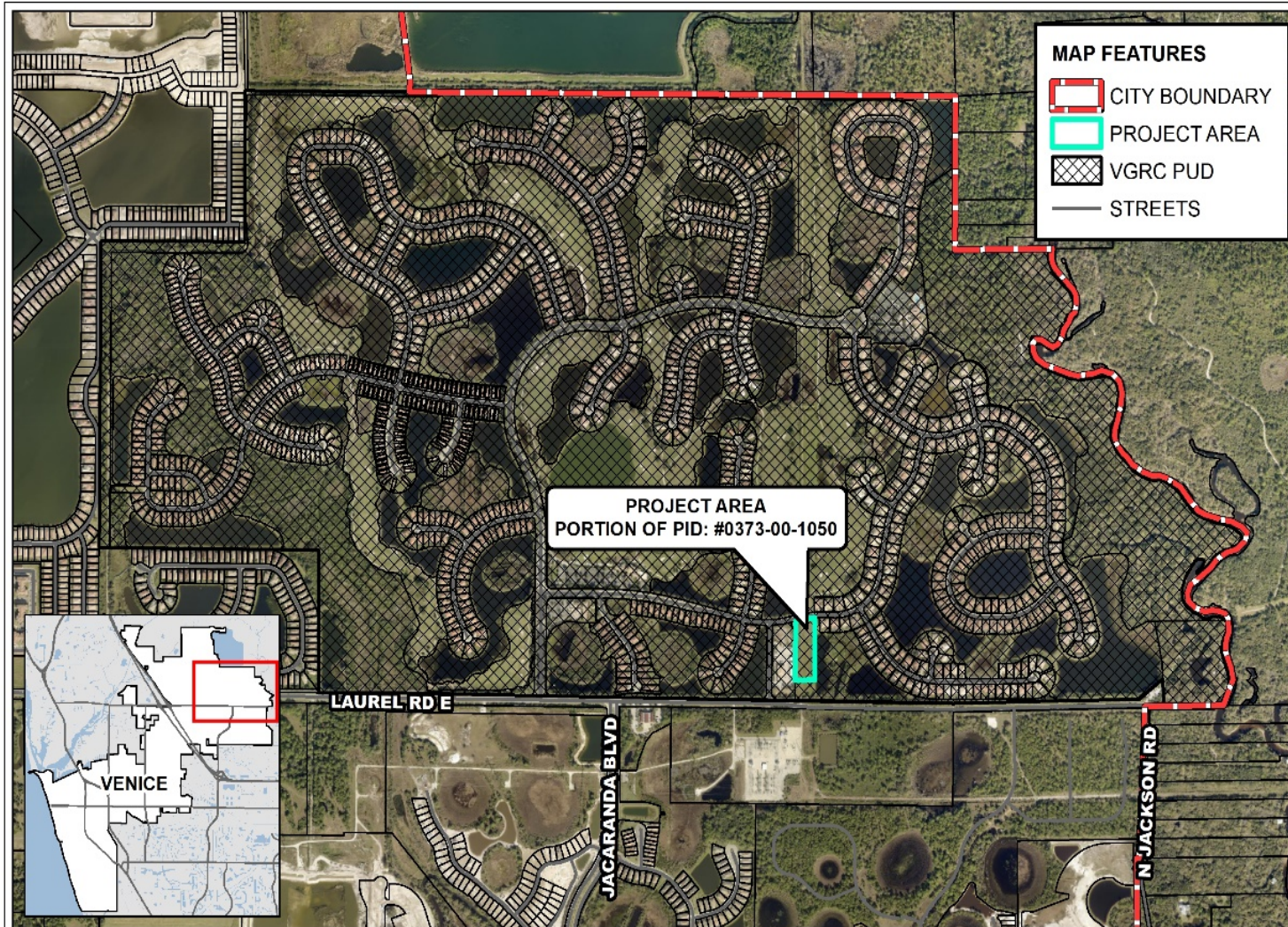




VENETIAN GOLF AND RIVER CLUB

SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DIVISION





VENETIAN GOLF AND RIVER CLUB

SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DIVISION



Project Description

- ▶ Adding Pickleball Courts & Dog Park as a permitted use on a specific parcel
- ▶ Binding Master Plan and Conceptual Master Site Plan revised to reflect new land use totals
- ▶ Standards for development of the amenities are added, including constraints imposed by FPL easement:
 - ▶ No wheel stops within 75' of electrical equipment; no sidewalk adjacent to parking without wheel stops (for pedestrian safety)
 - ▶ Existing access will be paved but not widened
 - ▶ No canopy trees; only understory height allowed in the area
- ▶ Other development standards for the courts & park:
 - ▶ 8' fence with noise-dampening panels for pickleball
 - ▶ 4' aluminum fence for dog park
 - ▶ 11 paved parking spaces and stabilized grass overflow parking
 - ▶ No lighting proposed; operating hours will be from dawn to dusk

Full Text of Proposed Permitted Use

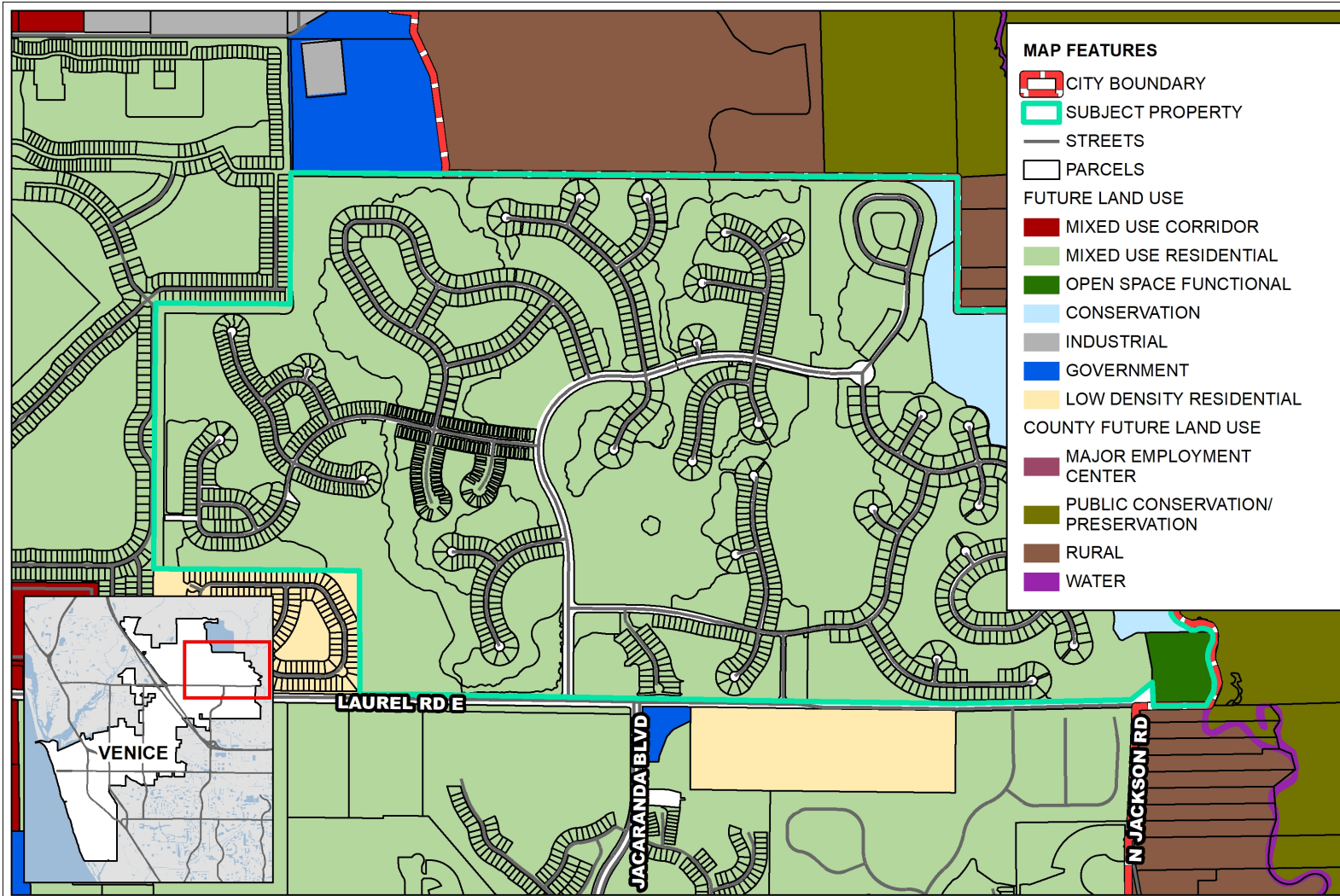
► 11. PICKLEBALL COURTS / DOG PARK AMENITIES

The Pickleball Court and Dog Park are located within an FPL easement and there are strict restrictions on use of these easements by FPL. The tree height and sizes are restricted under power lines and the grade changes are minimal per FPL requirements. Due to FPL requirements that prevent wheel stops within 75 feet of electrical equipment, wheel stops are not required adjacent to the Pickleball Courts. With the elimination of wheel stops the sidewalk directly in front of the parking stalls without wheel stops has been eliminated to protect pedestrian from vehicles no[t] remaining within the parking stall. The access drive is a 12' wide paved surface to the Pickleball Court and Dog Park within the FPL easement. The stabilized grass provides the ability for vehicles to pass along the access drive within the FPL easement. The fence around the Pickleball Courts is 8' high with acoustical panels adjacent to residents to help minimize sound. The four Pickleball Courts is expected to have two courts playing doubles and two courts playing singles which yields 12 players. It is anticipated that players will be carpooling or driving their personal golf carts to the site. The golf cart parking is on the grass between the parking lot and the Pickleball Courts. By minimizing the amount of improvement per FPL requests the designed 11 parking spaces should suffice.

Existing Conditions

SITE PHOTOS, ZONING &
FUTURE LAND USE MAPS,
SURROUNDING LAND USES

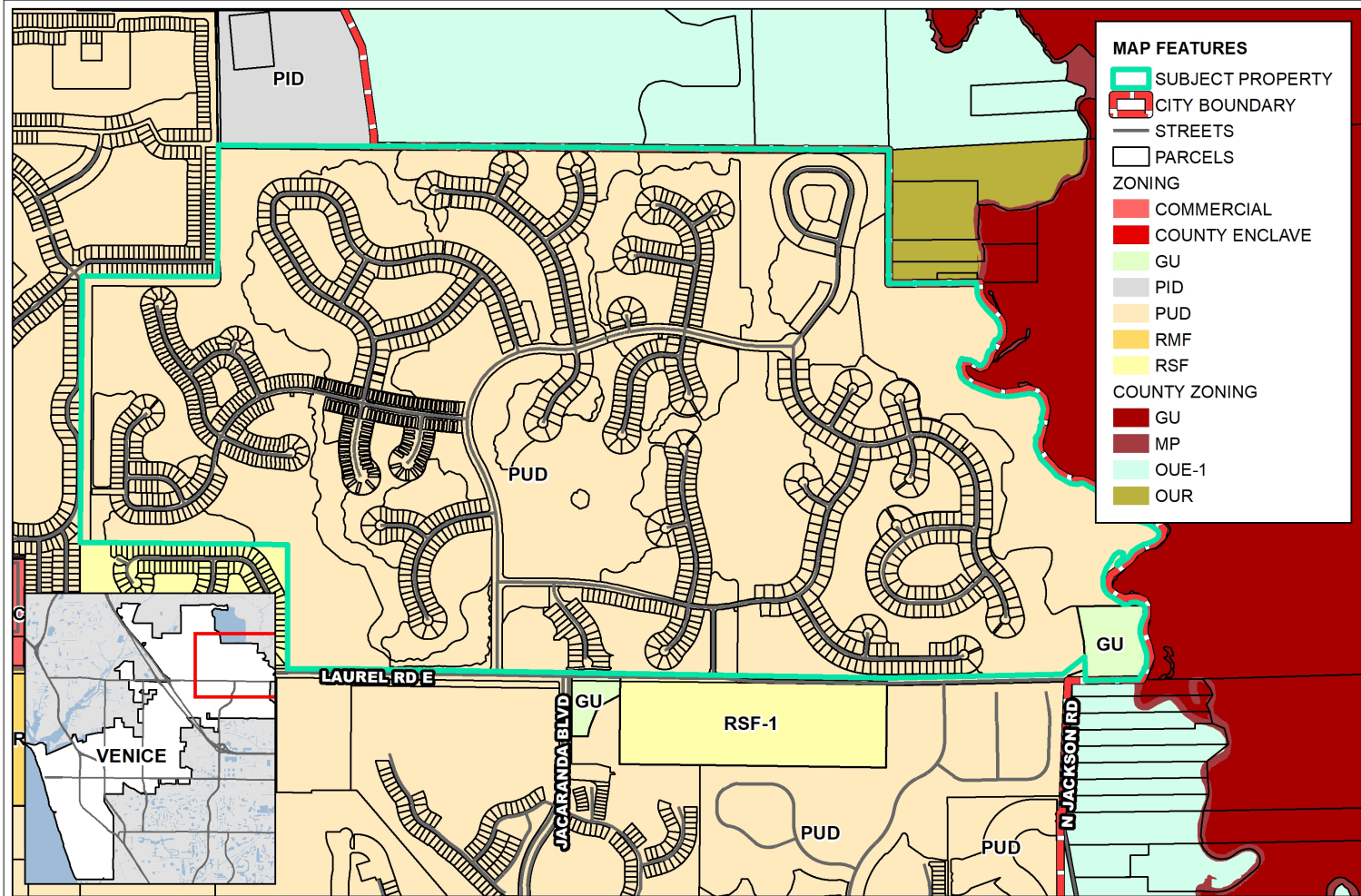




VENETIAN GOLF AND RIVER CLUB

FUTURE LAND USE MAP
PLANNING AND ZONING DIVISION





VENETIAN GOLF AND RIVER CLUB

ZONING MAP
PLANNING AND ZONING DIVISION

0 1,500 3,000 Feet



Surrounding Land Uses

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Industrial (Ajax Paving Industries), Sarasota County water storage facility	PID, Sarasota County OUE-1	Government, Sarasota County Rural, Public Conservation/Preservation
West	Toscana Isles	PUD	MUR
South	Residential (Milano, Vicenza, Willow Chase), Government (Fire Station 3), Vacant (parcel zoned RSF-1)	PUD, RSF-4, GU, RSF-1	MUR, Low Density Residential, Government
East	Sarasota County Open Space, Myakka River & Myakka Regional Park	Sarasota County OUR, GU	Sarasota County Rural, Public Conservation/Preservation

Planning Analysis

COMPREHENSIVE PLAN,
LAND DEVELOPMENT CODE,
CONCURRENCY/MOBILITY

Comprehensive Plan Consistency

- ▶ Strategy LU 1.2.16 – Mixed Use Residential requires functional open space
- ▶ Applicant provided responses to Policy 8.2 Land Use Compatibility Review Procedures
 - ▶ Mitigation provided:
 - ▶ Noise dampening panels proposed for fence around courts
 - ▶ No lighting proposed
 - ▶ Increase in activity will occur, but no increase in density/intensity of buildings
 - ▶ Planning Commission may require mitigation techniques during either the PUD amendment or site and development plan processes

Conclusion/Finding of Fact

- Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Residential future land use designation, Policy 8.2 regarding compatibility, and strategies found in the Northeast Neighborhood and other plan elements. No inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Land Development Code Compliance

- ▶ Applicant has provided responses to criteria in Sec. 86-47(f)
- ▶ TRC has reviewed the petition and has identified no issues
- ▶ No change in zoning map or zoning designation; amendment adding a new permitted use in an existing PUD

Conclusion/Finding of Fact

- ▶ The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the rezoning considerations contained in Section 86-47(f) of the Land Development Code.

Concurrency/Mobility

- ▶ No issues identified by the TRC

Conclusions/Findings of Fact

Concurrency:

- ▶ No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

Mobility:

- ▶ No issues have been identified regarding transportation concurrency as it relates to the proposed PUD amendment.

Planning Commission Report and Recommendation to City Council

- Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, Staff Report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to make a recommendation to City Council on PUD Amendment Petition No. 20-37RZ.