



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
Venetian Golf and River Club PUD Amendment
Petition No. 20-37RZ (Initial Submittal)
Policy 8.2 Responses

Dear Ms. Mahoney,

COMMENTS FROM: Nicole Tremblay, Planner

- 1. Address each of the compatibility criteria found LU Strategy 4.1.1, Policy 8.2 in the future land use element of the Comprehensive Plan regarding compatibility.*

Please do this by restating and responding to each of the specific criteria, rather than providing a blanket statement of compatibility. **Response: We have also shown Policy 8.2 of the Comprehensive Plan and have responded to each item as requested.**

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.**

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