



## ITEM SUMMARY

**MEETING DATE:** February 5, 2024

**FROM:** Denise Malone, AICP, Development and Neighborhood Services Director

**SUBJECT:** **Resolution 2024-08, SE-23-02**  
The Pickleball Club

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### BACKGROUND

The applicant, Michael Miles, agent for The Pickleball Club is requesting a Special Exception approval of a Private Club with associated outdoor recreational facilities, and ancillary club café, retail, and events within the Residential Low (RL-3) zoning district. In the RL-3 Zoning District, a Private Club is only permitted by Special Exception approval of the City Council. The subject site is located approximately 2,300 feet south of the intersection of Melaleuca Lane and Haverhill Road on the east side at with a future address of 5200 S Haverhill Road.

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### ANALYSIS

Associated Site and Development plan approvals are being sought concurrently. The architectural design of the new Private Club is consistent with the surrounding environment, offering a visually appealing and harmonious experience. Improvement to pedestrian and vehicular access will be constructed to connect to the public sidewalk system on South Haverhill Road.

The Development Review Committee reviewed this proposal and recommended approval, followed by the Planning and Zoning Board of Appeals which recommended approval by a vote of 5-0 at their meeting on January 11, 2024.

The proposal has satisfied the Special Exception criteria and findings of fact as indicated in the staff report with six (6) conditions of approval. Specifically, the proposed use will not create a nuisance factor detrimental to the adjacent and nearby properties since it will provide enhanced landscaping, it is compatible with the existing character of this commercial area, the use has been reviewed by staff for automobile, pedestrian, and fire safety, and the proposed use meets all applicable Code requirements and maintains safe and efficient traffic at this site, as reviewed by the City's Traffic Consultant.

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### FINANCIAL INFORMATION

N/A

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**LEGAL**

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Resolution 2024-08 was prepared in accordance with all applicable State statutes and City Code requirements.

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**STAFF RECOMMENDATION**

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*Approval* of SE-23-02 through the adoption of Resolution 2024-08.

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