



## ITEM SUMMARY

**MEETING DATE:** February 5, 2023

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

**SUBJECT:** **Resolution 2024-09, SP-23-05**  
The Pickleball Club

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### BACKGROUND

A request from Michael Miles, agent for The Pickleball Club for approval of a Private Club with associated outdoor recreational facilities, and ancillary club café, retail, and events within Residential Low (RL-3) zoning district. The subject site is located approximately 2,300 feet south of the intersection of Melaleuca Lane and Haverhill Road on the east side at 5208 S. Haverhill Road (with a future address of 5200 S Haverhill Road).

The Development Review Committee has 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.

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### ANALYSIS

The proposed site and development plan is for a Private Club with associated outdoor recreational facilities, and ancillary club café, retail, and events and includes a 16 indoor court facility with a second-floor mezzanine, 3 outdoor pickleball courts and 2 outdoor bocce ball courts for a total building floor area of 41,969 square feet. The proposed development includes a landscape plan consistent with the proposed use of the site. 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.

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### FINANCIAL INFORMATION

The project shall be required to pay the City's impact fees of \$2.80 per square foot of buildable area per Section 16-201. The amount of **\$117,513.20** shall be paid at the time of issuance of building construction permits. (PLANNING)

The project shall be required to pay the City's Arts in Public Places (AIPP) public art fee if the construction value is two hundred fifty thousand dollars (\$250,000) or greater per Section 16-661. If applicable, the public art fee shall be equal to one (1) percent of construction value of the project. Thirty (30) percent or (.03) of the one (1) percent of the public art fee would be due at time of building permit issuance and seventy (70) percent or (.07) of the one (1) percent prior to and as a condition of issuance of the certificate of occupancy that includes the public

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art. (PLANNING)

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**LEGAL**

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Resolution 2024-09 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 SP-23-05 through the adoption of Resolution 2024-09.*