

25-71CU Venice Bay Adult Park

Owner: Venice Bay Adult Park, Inc

Agent: Kimberlee Witkop, LCAM, Venice Bay Adult Park, Inc.

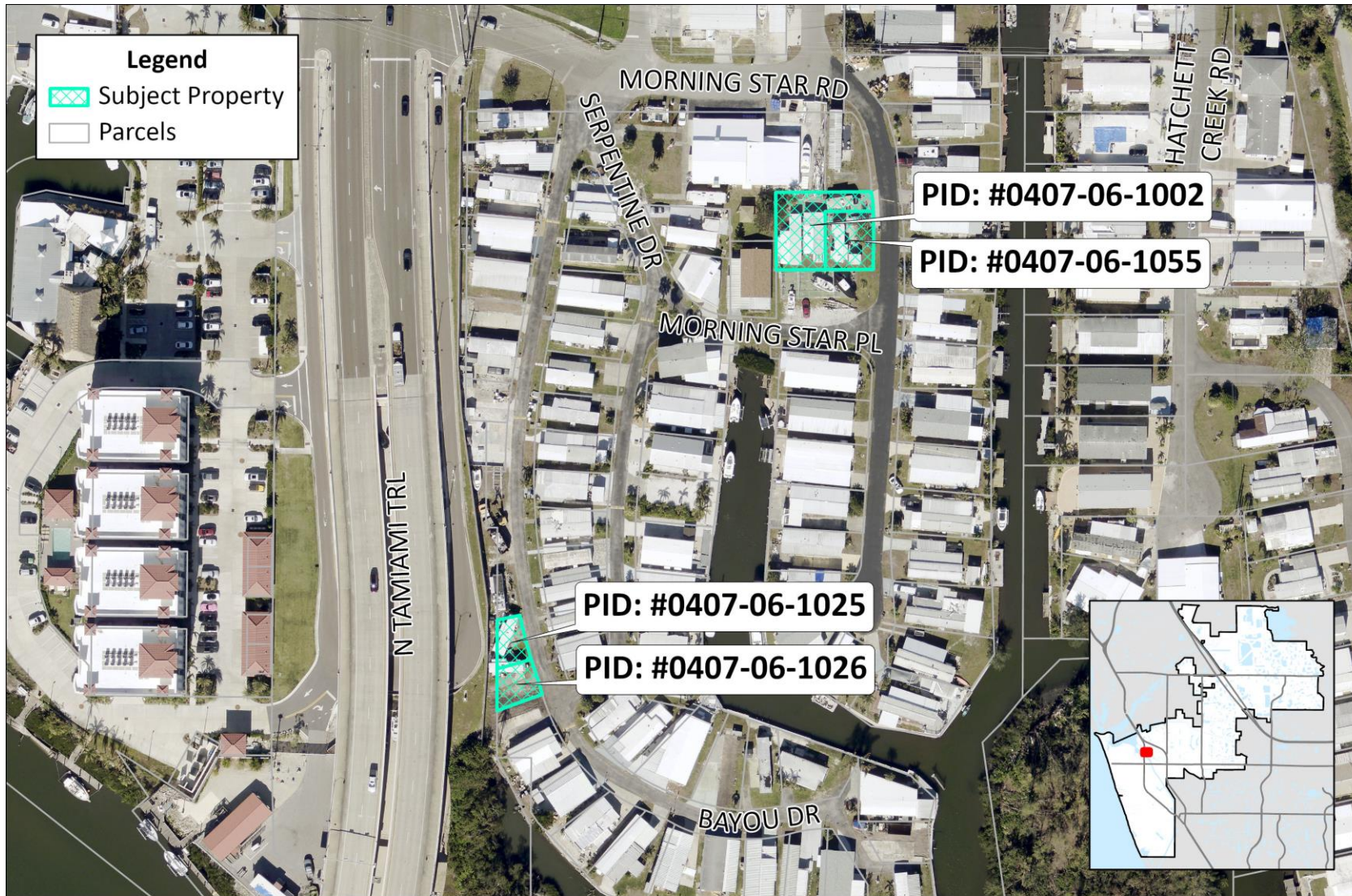
General Information	
Address:	127 & 129 Bayou Drive, 158A & 2 Morning Star Road
Request:	Request to allow parking of recreational vehicles on four parcels in Venice Bay Adult Park
Owner:	Venice Bay Adult Park, Inc
Agent:	Kimberlee Witkop, LCAM, Venice Bay Adult Park, Inc.
Parcel ID:	0407061025, 0407061026, 0407061055, and 0407061002
Parcel Size:	±7,934 square feet
Future Land Use:	Moderate Density Residential
Zoning:	Residential, Mobile Home
Comprehensive Plan Neighborhood:	Gateway
Application Date:	October 28, 2025

Background & Project Description

- Venice Bay Adult Park historically included four parcels for RV parking: two along Morning Star Road and two on Bayou Drive
- Due to 2024 hurricanes, parcels have been unused for some time
- The Park would like to have RV parking on these areas again
- None of the physical characteristics of the neighborhood proposed for change
- No other parcels besides those highlighted on the plot plan would allow RV parking

Building Code Requirements

- Any units located in the SFHA shall comply with 44 CFR 59.1 definitions: (1) Manufactured home, (2) Manufactured home park or subdivision, (3) Existing manufactured home park or subdivision, (4) Recreational vehicle defined as:
 - a) built on a single chassis;
 - b) 400 square feet or less when measured at the largest horizontal projection;
 - c) designed to be self-propelled or permanently towable by a light truck; and,
 - d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
- A recreational vehicle placed on a site in an SFHA must:
 - Meet the elevation and anchoring requirements for manufactured homes, OR
 - Be on the site for fewer than 180 consecutive days, OR
 - Be fully licensed and ready for highway use. “Ready for highway use” means that it is on wheels or its jacking system is attached to the site only by quick disconnect type utilities and has no permanently attached additions.
- Florida Statue definition:
 - The “travel trailer,” which is a vehicular portable unit, mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a motorized vehicle. It is primarily designed and constructed to provide temporary living quarters for recreational, camping, or travel use. It has a body width of no more than 8 1/2 feet and an overall body length of no more than 40 feet when factory-equipped for the road.



Aerial Map



Venice Bay Adult Park
Aerial Map

0 75 150 300 Feet

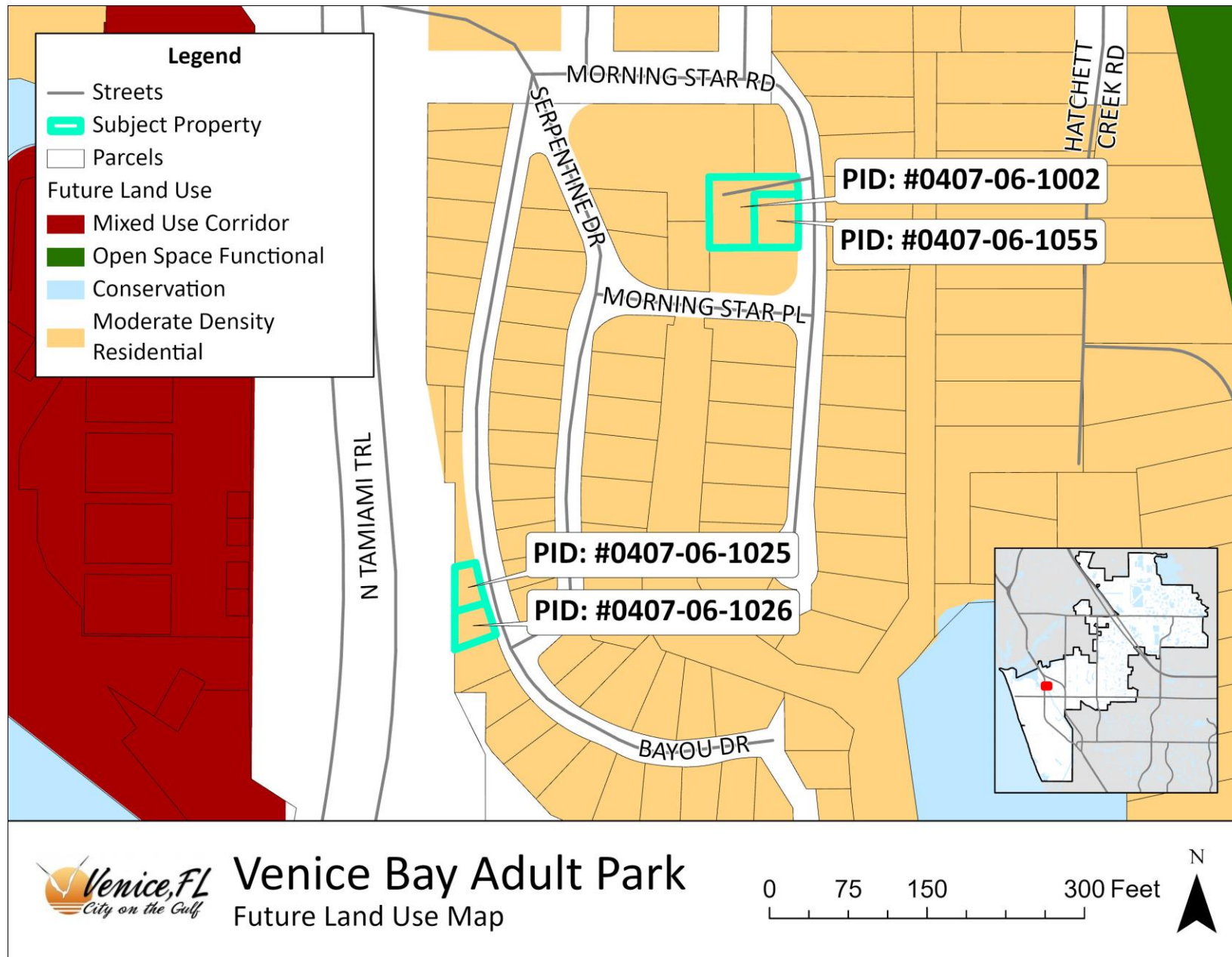


EXISTING CONDITIONS

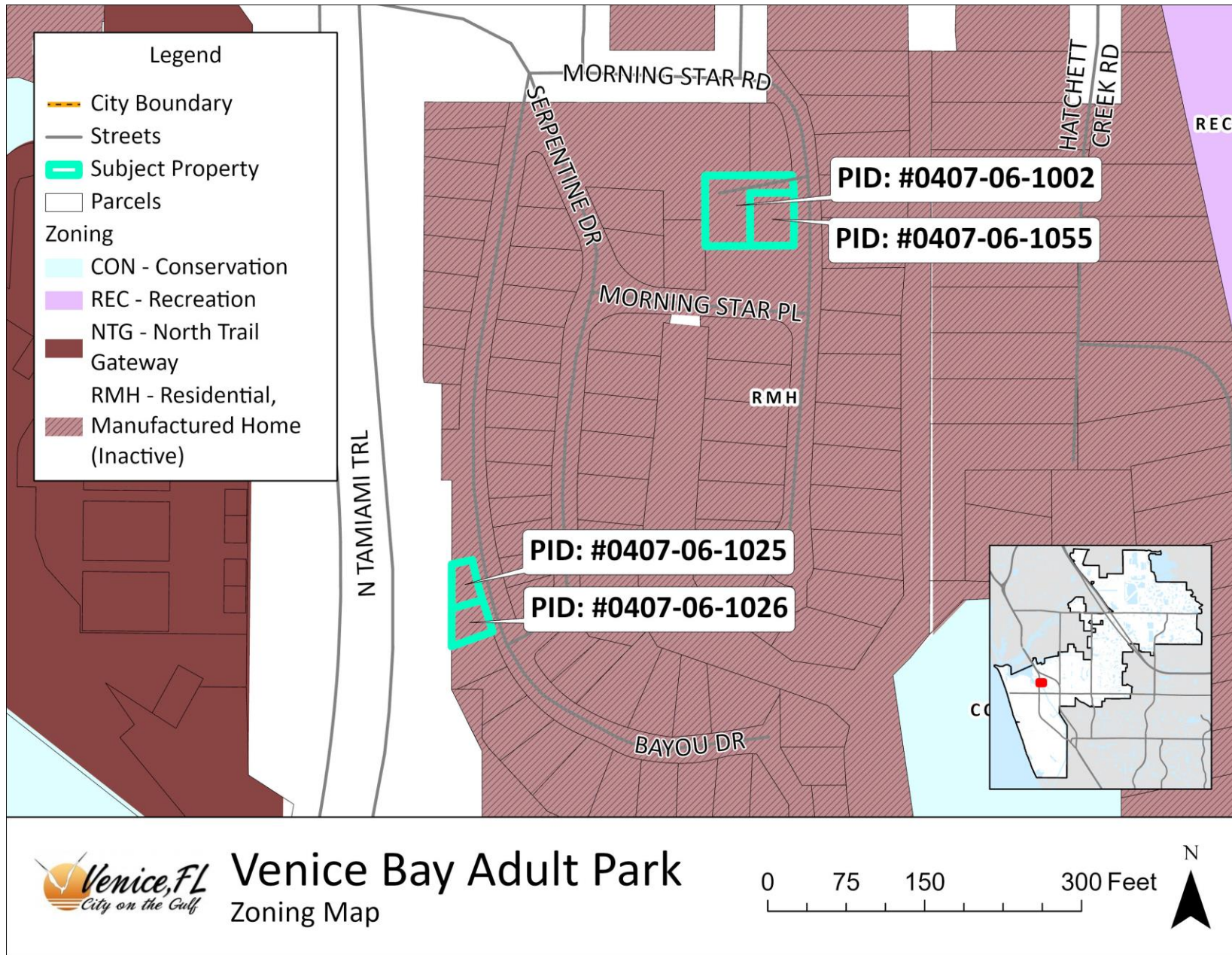
SITE PHOTOGRAPHS, FUTURE LAND USE
MAP, ZONING MAP, SURROUNDING LAND
USES



Site Photographs



Future Land Use Map



Zoning Map

PLANNING ANALYSIS

COMPREHENSIVE PLAN, LAND DEVELOPMENT CODE

Consistency with the Comprehensive Plan

Strategy LU 1.2.3.b – Moderate Density Residential

- 1. Supports single family detached and attached residential, with a focus on attached residential; multifamily uses may also be supported*
- 2. Recognizes existing mobile home parks*

Intent HG 1.1 - Housing Options

The City will promote a range of housing options to ensure residents and potential residents can select housing that reflects their preferences, economic circumstances, seasonal status, and special housing needs including age-friendly housing.

**Conclusions/
Findings of Fact
(Comprehensive
Plan):**

- Analysis has been provided to help the Planning Commission determine consistency with Land Use Element strategies applicable to the Moderate Density Residential future land use designation, strategies found within the Gateway Neighborhood element, Housing element, and other plan elements.

Compliance with the Land Development Code

- **1.2.C.8. Land Use Compatibility Analysis**

Summary Staff Comment: The subject parcels are within an existing mobile home park, and these parcels have been used for RV parking in the past. No changes to density, development standards, or site design are proposed.

- **Decision Criteria 1.8.3**

Summary Staff Comment: These properties are contained within Venice Bay Adult Park and are an alternative type of housing meant to fit on these small lots and to serve a range of residents. The mobile home park in general is also meant to house smaller and more affordable units.

1.10.C

Decision

Criteria

1. Compliance with all applicable elements of the Comprehensive Plan.
2. General compatibility with adjacent properties and other property in the district.
3. Any special requirements set out in Section 2 in this chapter for the particular use involved.

**Conclusions/
Findings of Fact
(Land
Development
Code):**

- The subject petition has been processed with the procedural requirements to consider the Conditional Use. In addition, the petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

CONCLUSION

- 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 to take action on Conditional Use Petition No. 25-71CU.