



Planning and Zoning Department  
401 W. Venice Avenue  
Venice, FL 34285  
941-486-2626 ext. 7434  
[www.venicegov.com](http://www.venicegov.com)

## Conditional Use Application

### Section 1.8 Conditional Uses / Section 1.8.4 Density Bonus (Quasi-Judicial Application)

Submit a completed application and supporting documents to the Planning and Zoning Department. Checklist on following pages must be executed for application to be considered complete. All information will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent.

**Project Name:** Venice Bay Adult Park, Inc

**Brief Project Description:** Applicant requests parking of recreation vehicles on 4 parcels owned by Venice Bay Adult Park, Inc. located within their land condominium community.

#### Property Information

Address/Location(s): 127 Bayou Dr; 129 Bayou Dr; 158A Morning Star Rd; 2 Morning Star Rd

Parcel Identification No.(s): PID 0407061025; PID 0407061026; PID 0407061055; PID 0407061002

Parcel Size: 1,015 sq ft; 1,204 sq ft; 2,125 sq ft; 3,590 sq ft; consecutively for total of 7,934 sq ft

Zoning Designation: RMH - RESIDENTIAL MANUFACTURED HOME

FLUM Designation: AE Flood Zone

Conditional Use (select one) 2.2.7 Traditional Zoning District Use Table

Residential

List specific classification: RMH

Attainable Housing Density Bonus

#### Application Fees:

Conditional Use      Total Fees: \$869.77      (Application Fee \$463.88 / Review Fee \$405.89)  
 Attainable Housing Density Bonus      Total Fees: \$6222.93      (Application Fee \$5063.23 / Review Fee \$1159.70)

*A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees.*

Applicant/Owner Name (for billing purposes): Julie Trimpe for Venice Bay Adult Park, Inc.

Address: 149 Serpentine Drive, Venice, FL 34285

Email: [jutrimpe@verizon.net](mailto:jutrimpe@verizon.net)

Phone Number: 941 356 4688

Signature: 

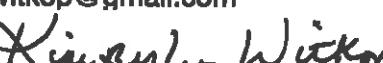
Date: 10/27/25

Authorized Agent (project point of contact): Kimberlee Witkop, LCAM Venice Bay Adult Park, Inc.

Address: 149 Serpentine Drive, Venice, FL 34285

Email: [kimwitkop@gmail.com](mailto:kimwitkop@gmail.com)

Phone Number: 617 291 4757

Signature: 

Date: 10/27/25

*By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Administrator and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property and the application.*

**CONDITIONAL USE APPLICATION Checklist**

Please check box for each document submitted; if not applicable, please indicate with N/A.

**Application General Requirements (Section 1.2):**

- NARRATIVE** – a document describing the project in detail.
- LOCATION MAP** - General location map, showing the relation of the site to major streets, schools, important landmarks or other physical features in and adjoining the project.
- NEIGHBORHOOD WORKSHOP** - per Section 1.2.F Include public notice, affidavit of advertising, notice mailing list, list of attendees and summary of comments, questions and your responses.
- SURVEY** - Accurate survey, reflecting existing conditions, no more than two years old.
- LEGAL DESCRIPTION** – copyable electronic format (i.e. Microsoft Word).
- AGENT AUTHORIZATION** (if applicable)
- STATEMENT OF OWNERSHIP AND CONTROL** – documentation of ownership and control of the subject property (deed).
- LAND USE COMPATIBILITY ANALYSIS** – see Section 1.2.C.8.a-b for requirements

**Conditional Use - Specific Application Requirements (Section 1.8.2):**

- A site plan at an appropriate scale, showing:
  1. proposed placement of structures on the property
  2. provisions for ingress and egress
  3. off-street parking and off-street loading areas
  4. refuse and service areas
  5. required yards and other open spaces
- Proposed landscaping, screening, and buffering, including provisions for trees protected by City regulations.
- Proposed signs and lighting, including type, dimensions and character.

**Conditional Use Decision Criteria (Section 1.8.3.A):**

*Before any conditional use shall be approved, the Commission shall make a finding that the granting of the conditional use will not adversely affect the public interest and that satisfactory provision and arrangement has been made concerning the following matters, where applicable.*

- In a separate document, please restate and address each item:
  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.

## Attainable Housing Density Bonus - Additional Requirements (Section 1.8.4):

- Responses to each of the nine locational considerations in Comprehensive Plan Strategy HG 1.2 – Targeted Attainable Housing Locations
- A detailed narrative describing:
  1. The level of affordability proposed and
  2. The number of additional units sought through the density bonus incentive, including
  3. Calculations confirming that the requested number of additional units meet the standards set by the Housing Element of the Comprehensive Plan and the corresponding categories set by the United States Department of Housing and Urban Development; and
- Concurrency Application (If applicable; see Section 5)
  - School (required for residential)
  - Public facilities (potable water, wastewater, solid waste, parks, stormwater)
- Traffic Study – Required if new or net trip generation exceeds 50 PM peak hour trips (Section 5.2: Mobility). Prior to the study being performed, a methodology meeting must be held with the applicant, City staff and County staff (if applicable).
- Documentation of a binding commitment to maintain attainability for at least ten (10) years, or a longer timeframe if required by Council at the time of approval, including information about how the project will be monitored and by whom.

## Attainable Housing Density Bonus Decision Criteria (Section 1.8.4.D):

*The Commission shall make a recommendation to Council based on the availability of units in the reserve density established through Comprehensive Plan Strategy HG 1.5.3 and the criteria applied to all Conditional Use applications through Section 1.8.3 of this LDR.*