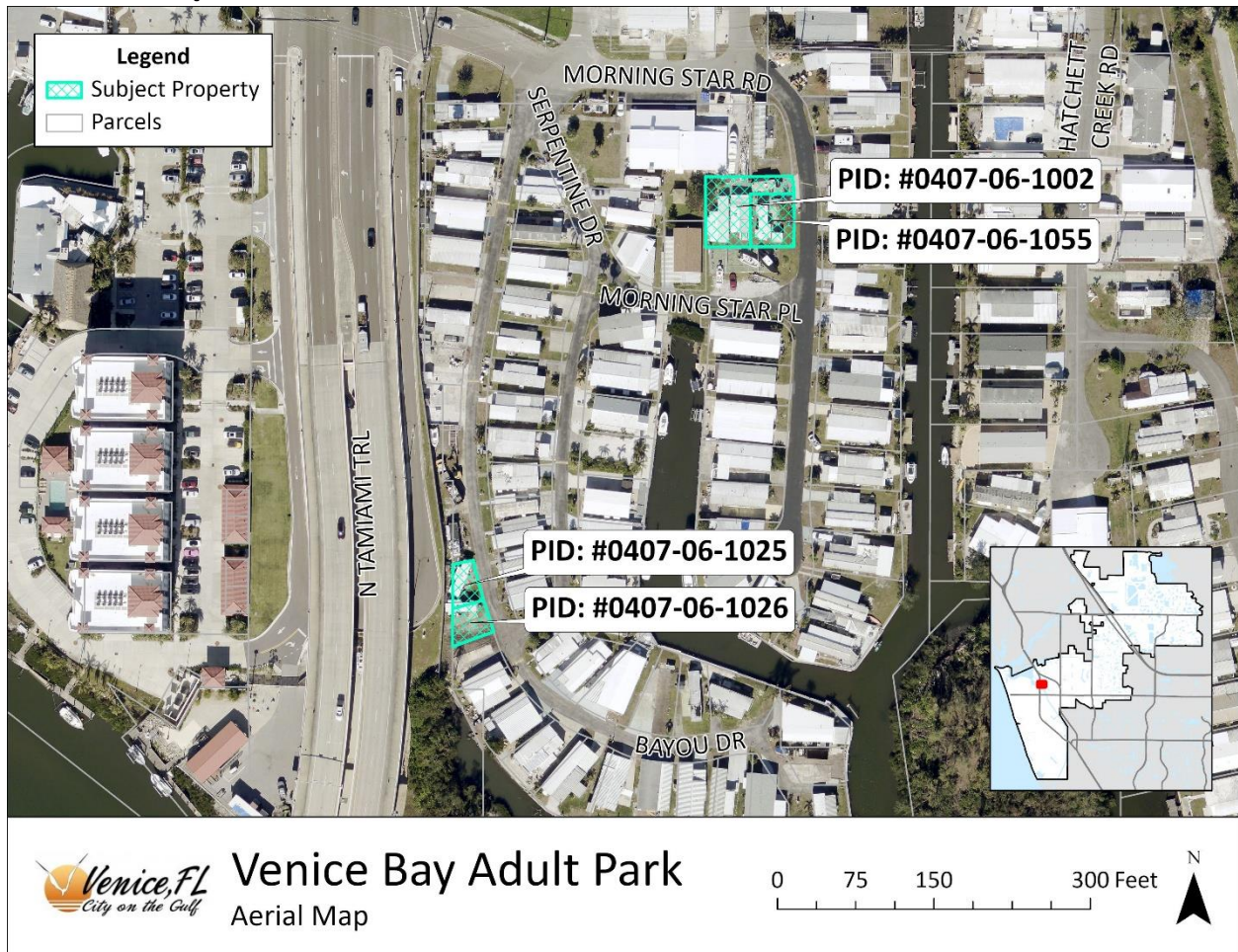


# 25-71CU Venice Bay Adult Park

## Staff Report



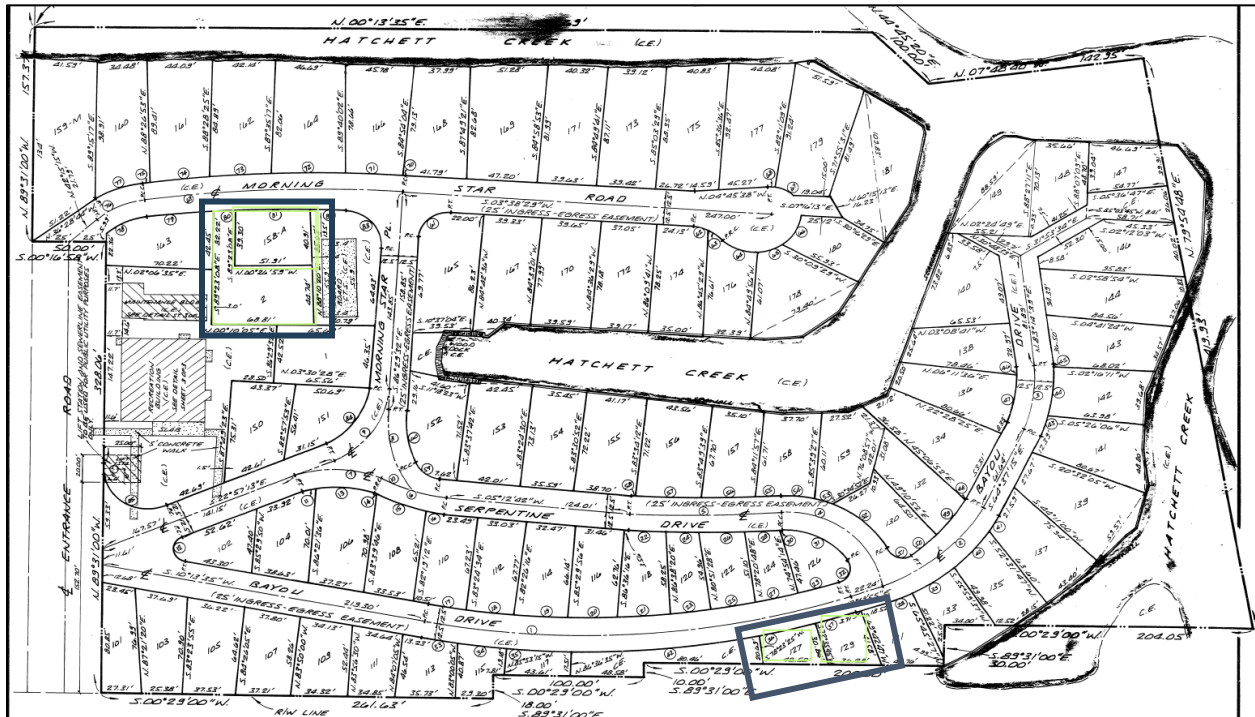
### GENERAL INFORMATION

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

## I. PROJECT DESCRIPTION

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

### Conditional Use Areas



### Building Code Requirements

As with any project, Building code must be followed for all RV units placed in these areas in the future. The Building Official has provided some information for the applicant to ensure they are aware of these standards specific to this use and its location in the Special Flood Hazard Area (SFHA):

*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:**

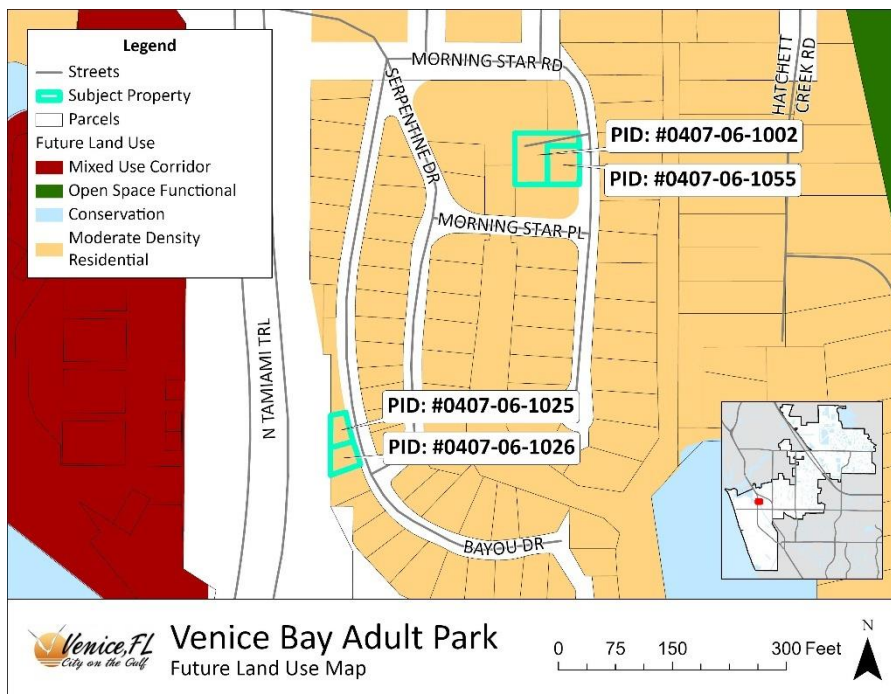
*The "travel trailer," which is a vehicular portable unit, mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a motorized vehicle. It is primarily designed and constructed to provide temporary living quarters for recreational, camping, or travel 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.*

Compliance with these standards and definitions will be confirmed through permitting, and this information is provided here to give Planning Commission additional context for how the sites can be used if the conditional use is granted.

**Future Land Use and Zoning**

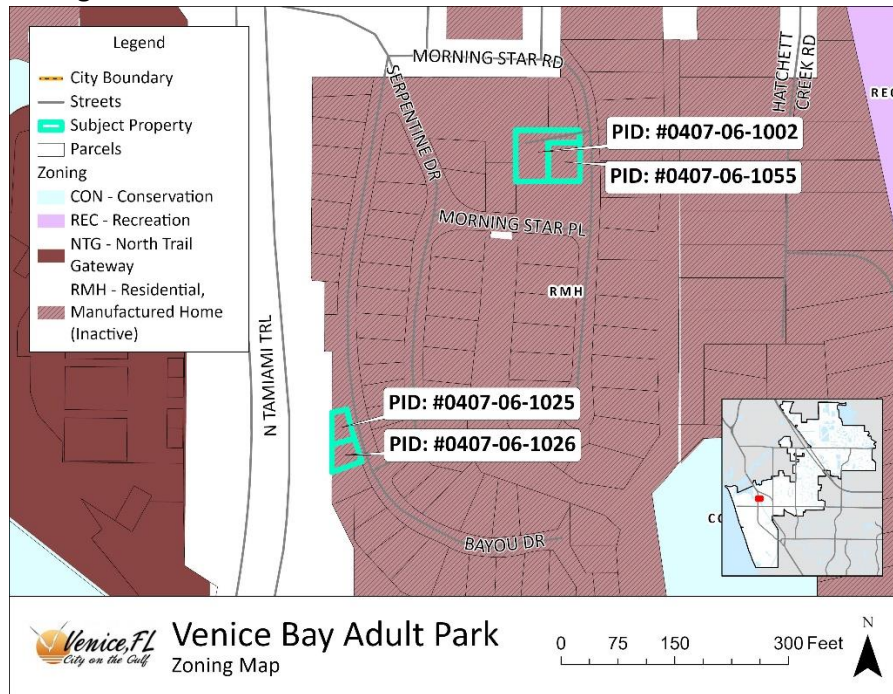
The Future Land Use designation for the subject properties is Moderate Density Residential, and the zoning is the inactive district of Residential, Mobile Home, as depicted on the maps below.

**Future Land Use**





## Zoning



## II. PLANNING ANALYSIS

In this section of the report, analysis of the subject Conditional Use will be provided regarding 1) consistency with the Comprehensive Plan and 2) compliance with the City's Land Development Code (LDC).

### Comprehensive Plan Analysis

#### **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.*

RV parking typically serves seasonal, older, and/or lower income residents, which does relate to the stated intent of the Housing element. The FLU strategy for Moderate Density Residential acknowledges the existing mobile home parks; this park is existing and has historically used these lots for RV parking.

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

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.

### Land Development Code Compliance

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

Conditional Use applications require a review of Land Use Compatibility 1.2.C.8 to ensure compatibility with surrounding properties. The items from these sections are reproduced below with applicant responses and staff comments.

(a) Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

i. Land use density and intensity.

**Applicant Response:** *The land use density and intensity of parking Recreational Vehicles (RVs) is consistent with existing uses in the neighborhood of Venice Bay Adult Park, Inc.*

ii. Building heights and setbacks.

**Applicant Response:** *The proposed building/structure heights and setbacks of the RVs are consistent with existing uses in the area.*

iii. Character or type of use proposed.

**Applicant response:** *The parking of RVs is consistent with the character and type of uses typically found in community mobile/manufactured home parks in the city of Venice.*

iv. Site and architectural mitigation design techniques.

**Applicant Response:** *Not applicable to the parking of RV's.*

(b) Considerations for determining compatibility shall include, but are not limited to, the following:

i. Protection of single-family neighborhoods from the intrusion of incompatible uses.

**Applicant Response:** *Parking RVs in a single-family neighborhood is compatible with the protection of the character of single-family neighborhoods as it is a single-family dwelling.*

ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

**Applicant Response:** *There will be no commercial or industrial uses on the parcels of land where RVs are parked.*

iii. The degree to which the development phases out nonconforming uses in order to resolve Incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

**Applicant Response:** *Not applicable.*

iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

**Applicant Response:** *The parking of RVs is consistent with the density and intensity of existing uses as it has been the existing use for many previous years.*

**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**

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:

1. Compliance with all applicable elements of the Comprehensive Plan.

**Applicant Response:** *Parking an RV on a lot within Venice Bay Adult Park is compatible with the City of Venice's Comprehensive Plan because the park lies in a residential/manufactured-home zoning district that implements the Plan's residential land-use goals. A residential manufactured home cannot be placed on these 4 specific parcels due to the small size of the lots, therefore parking RV's became standard practice since the original incorporation date of Venice Bay Adult Park, Inc. in 1982 and previous to that year. The RV parking is an accessory use on an existing*

*residential lot, does not introduce a new primary dwelling type, uses existing infrastructure, and does not alter the density or character of the site. With appropriate controls (setbacks, screening, duration limits) to protect adjacent properties and ensure infrastructure adequacy, the RV parking aligns with the Plan's policies promoting efficient residential land use and a well-maintained neighborhood environment.*

*The act of allowing RV parking — when done in a managed way — is consistent with the Comprehensive Plan because:*

- a. The site is within an established residential/manufactured-home zoning district that implements the Plan's residential goals.*
  - b. The Plan and LDC allow for accessory uses (vehicles, parking, site amenities) so long as they don't undermine the residential character and permitted uses.*
  - c. If the RV parking is ancillary (rather than converting the lot into something inconsistent), it could be viewed as a compatible form of residential accessory use.*
2. General compatibility with adjacent properties and other property in the district.
- Applicant Response:** *RV parking can be compatible when rules and design controls are in place. RVs are simply vehicles — like boats or trailers — and can be accommodated without harming neighbors. Compatibility rests on controlling the how, where, and when:*
- Designated parking areas (hard-surfaced pads) concentrate impacts and protect landscaping and drainage.*
  - Setbacks and buffers keep RVs from sitting on or too near shared property lines.*
  - Size/length limits prevent extremely large units from overwhelming lots or blocking streets.*
  - Enforcement & clear penalties (warnings, fines, towing) ensure rules are followed.*
- With these measures, RV parking functions like any other accessory use and the potential negative effects on adjacent properties are substantially reduced*
3. Any special requirements set out in Section 2 in this chapter for the particular use involved.

**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.

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

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.

### III. CONCLUSION

#### Planning Commission Report and Action

Upon review of the petitions 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 for the Planning Commission to take action on Conditional Use Petition No. 25-71CU.