

BAY INDIES HOMEOWNERS' ASSOCIATION, INC.
895 Zacapa Ave
Venice, Florida 34285

December 11, 2015

Mr. Jeff Shrum, AICP
City of Venice Development Services Director
401 W. Venice Avenue
Venice, Florida 34285

Dear Mr. Shrum:

We would like to thank you and Barry Snyder for the presentation you made at Bay Indies Mobile Home Resort on November 18th.

Following is an explanation of the concerns, recommended amendments and needed clarifications to the revisions of the city's Comprehensive Plan that we feel are critical for the continued protection of the residents of Bay Indies.

1. Within Chapter 1, Element 2 of the Housing and Neighborhood Development Element, Policy 4.1 States the "City shall support decisions and actions that encourage mobile home and manufactured Home communities ... help to provide housing that is affordable to income groups that are needed to support the local economy." To be clarified, does this statement mean that mobile home and manufactured home communities are considered "affordable housing and workforce housing"? In our opinion, language should be added to define the inclusion of affordable housing and workforce housing as it relates to mobile/manufactured communities.
2. Policy 4.2 within the same Chapter 1, states "The City supports legislation to assist residents of viable mobile home/manufactured home communities in purchasing their parks." Question for clarification, the current policy does not state what the support is nor does it specifically reference what legislation will be supported. Is it State or City legislation and what support may be expected? In our opinion, language should be added to define specific legislation and also the level of support relative to such purchases.
3. Policy 4.3 within the same Chapter 1, states "The City shall review its Land Development Regulations to ensure there are adequate provisions that support modern manufactured housing, Ensuring compatibility with surrounding land uses consistent with desired community character. The review shall also address the appropriate requirements regarding the conversion of mobile Home/manufactured home communities to a different land use when deemed appropriate." Our concern is that Policy 4.3 does NOT reference the required State statutory procedures relative to changes in land usage for mobile/manufactured communities outlined in the State's Chapter 723 regulations. Further, the inclusion of language that defines the term "appropriate" is needed as "where deemed appropriate" does NOT define the term "appropriate."
4. Policy 10.8 defining "Nonconforming Multi-family structures allows conforming and nonconforming

Multi-family structures that are destroyed by any means, including voluntary removal, to rebuild to the minimum height required to replace the same number of dwelling units at no less size per unit by square footage." We are requesting that the same language be available for mobile/manufactured home communities.

5. Policy 13.1 defines Medium Density Residential Areas to accommodate a variety of single and multi-family residential uses. To be clarified, are mobile/manufactured homes within the definition of single residential use? Assuming "yes", the terminology should be within the definition for clarification purposes.

We appreciate the opportunity to express our concerns and recommendations and ask that you respond to us, detailing your position on these issues. Further, what is the next step that may require additional input and actions on our part?

We thank you and Barry for your consideration and assistance in incorporating our issues into the City of Venice Comprehensive Plan.

Sincerely,



George Alexander
Homeowners' Association Co-President



R.D. Lovelace
Homeowners' Association Co-President



"City on the Gulf"

City of Venice

Request to Speak (print legibly)

Name: DHW ADOM Date: 1/19/2016

Address: 614 LAGUNA DR

City: VENICE State FL Zip 34285

Telephone: 941-484-0913

Organization (if any): _____

Please Check One

Audience Participation

Agenda - Topic: _____

If you are going to present evidence and/or testimony during a public hearing, you are required to complete and sign the following oath. You are not required to sign the oath if you are speaking at Audience Participation or at a workshop.

I swear or affirm, under penalty of perjury, that the evidence or factual representation, which I am about to give or present at the public hearing, held this 19 day of Jan 20 16 is truthful.

Signature: _____

Comments at public hearing and during audience participation are limited to five minutes per speaker unless otherwise noted.



"City on the Gulf"

City of Venice

Request to Speak (print legibly)

Name: Ruth Mendelson Date: 1-19-2016

Address: 811 The Esplanade N

City: Venice State: FL Zip: 34285

Telephone: 802-233-7580

Organization (if any): Belca Board

Please Check One

Audience Participation.

Agenda - Topic: _____

If you are going to present evidence and/or testimony during a public hearing, you are required to complete and sign the following oath. You are not required to sign the oath if you are speaking at Audience Participation or at a workshop.

I swear or affirm, under penalty of perjury, that the evidence or factual representation, which I am about to give or present at the public hearing, held this 19 day of Jan, 2016 is truthful.

Signature: Ruth Mendelson

Comments at public hearing and during audience participation are limited to five minutes per speaker unless otherwise noted.