
Narrative in Support of Conditional Use Permit

Applicant: Venice Bay Adult Park, Inc.

Request: Conditional Use Permit for Parking of Recreational Vehicles

The applicant respectfully requests approval of a Conditional Use Permit to allow the parking of Recreational Vehicles (RVs) on designated lots within the Venice Bay Adult Park, Inc., a private residential community. This request is intended to enhance the flexibility of property use for owners/residents while maintaining the character, safety, and aesthetic standards of the community.

Background

Venice Bay Adult Park, Inc. is a private, land condominium community located in Venice, Sarasota County, Florida. The community is incorporated as a non-profit and is managed by a board of directors elected by its members. The park was originally declared as Venice Bay Trailer Park, Inc. in 1947 and amended with restated articles of incorporation in 1982 as Venice Bay Adult Park, Inc. There are 4 parcels within Venice Bay Adult Park, Inc. owned by the park and for over 20 years these parcels were utilized as RV lots producing rental income for the association prior to the hurricanes of 2024. Venice Bay Adult Park, Inc. is simply asking for approval to continue to use these 4 parcels as RV lots as they have previously been used for over the past 2 decades. Rental income generated by these 4 lots is an important part of the financial stability of Venice Bay Adult Park, Inc. Potential residents of the RV lots are seasonal or retired individuals who rely on recreational vehicles as temporary housing during their stay in Florida.

Purpose of Request

The proposed Conditional Use Permit would allow potential residents who are properly vetted to park and use RVs on specific parcels of land within the community. The purpose is to:

- Accommodate residents who own RVs and wish to reside in them seasonally.
- Provide an affordable housing option consistent with the community's long-standing purpose as an adult, seasonal residential park.
- Strengthen the sense of community by allowing residents to use their property in a way that supports their lifestyle and travel needs.

Compatibility and Community Standards

The applicant is committed to ensuring that the parking of RVs will not adversely impact the surrounding neighborhood or the community as a whole. To that end:

- Only parcels designated and approved by the community association will be eligible for RV parking. The following 4 parcels are included in this application:
 - 127 Bayou Drive, Venice, Florida PID 0407061025
 - 129 Bayou Drive, Venice, Florida PID 0407061026
 - 158A Morning Star Road, Venice, Florida PID 0407061055
 - 2 Morning Star Road, Venice, Florida PID 0407061002
- All RVs must be properly licensed, operable, and maintained in good condition.

- RVs must comply with applicable setback, screening, and utility connection requirements.
- The community association will enforce all rules and guidelines to ensure compliance and preserve the residential character of the property.
- All potential residents of the RV lots will be properly vetted with a background check and an interview with a member of the Board of Directors and/or property manager.

Benefits

Approval of this Conditional Use Permit will:

- Provide residents with greater flexibility and housing choice.
- Ensure consistent oversight and enforcement through the community's existing governance structure.
- Assist in the financial stability of this private community.
- Support the community's identity as a welcoming, affordable, and resident-focused neighborhood.

Conclusion

The applicant respectfully submits that the proposed use is consistent with the intent of the local zoning code, compatible with the existing community, and beneficial to residents. Approval of this request will allow the community to meet the needs of its residents while maintaining a safe, orderly, and attractive environment.

Respectfully submitted,

David Dufault, President
Board of Directors
Venice Bay Adult Park, Inc.
September 29, 2025