



MEMORANDUM TO VENICE CITY COUNCIL

THROUGH CHARTER OFFICER: Edward Lavallee, City Manager

FROM: Roger Clark, Planning and Zoning Director

DEPARTMENT: Planning and Zoning

DATE: November 21, 2024

E-SIGN:  Edward Lavallee (Nov 22, 2024 09:14 EST)

E-SIGN:  Roger Clark

MEETING DATE: December 10, 2024

SUBJECT / TOPIC: Potential rezoning of the Venice Bay Mobile Home Park Area.

BACKGROUND INFORMATION: Many homes in the Venice Bay Mobile Home Park area have suffered severe damage from Hurricanes Helene and Milton. Planning staff proposes to rezone this area to increase options for alternative types of replacement structures.

SUPPORTS STRATEGIC PLAN: Goal Two: Provide Efficient, Responsive Government with High Quality Services

COUNCIL ACTION REQUESTED: For Staff Direction by Council Consensus

Venice Bay Mobile Home Park and the surrounding area is located in the Coastal High Hazard Area and a large number of the homes in this park have suffered severe damage from Hurricanes Helene and Milton. FEMA regulations designed to make the community more resilient to future storms are necessary, but these regulations can also be cost-prohibitive for residents. The Planning Department desires to increase the opportunities for these residents to stay in place in a safer home, if they wish. One method for this is to expand flexibility for alternative housing types in the Land Development Regulations – a stated intent of the Housing Element of the City’s Comprehensive Plan (Intent HG 1.3).

Alternative Construction

Intent HG 1.3 - Alternative Construction

The City of Venice supports the use of mobile, manufactured, modular, and alternative construction homes as a form of housing that can be more affordable to a broader range of people than traditional site-built homes and add to the variety of available housing options.

Currently, only manufactured and modular homes are permitted in the area. Planning staff feel it could benefit some owners to consider an alternative to these. These alternatives may provide an affordable and safer, more resilient structure. They would include traditional, “stick-built” homes, tiny homes, container homes, or other non-traditional home types.

There are two strategies in the Housing element of the Comprehensive Plan that require the City to evaluate the Land Development Code and ensure it provides opportunities for replacement and redesign of mobile home/manufactured home communities (HG 1.3.2) and potential for

their conversion to different housing types (HG 1.3.3). However, Strategy HG 1.3.2 is clear that residential density and existing bulk development standards must be maintained.

Strategy HG 1.3.1 - Mobile/Manufactured Housing Safety

The City will encourage the replacement of older existing manufactured or mobile homes with new manufactured homes that meet or exceed current hurricane requirements as defined by the City's Land Development Code, Building Codes and applicable ordinances.

Strategy HG 1.3.2 - Replacement and Redesign

The City shall utilize the Land Development Code update to establish standards for the replacement and/or redesign of existing mobile home/manufactured home communities while maintaining existing residential density allowances and bulk development standards.

Strategy HG 1.3.3 - Conversion to Different Land Use

The City shall review its Land Development Regulations to address the appropriate requirements regarding the conversion of mobile home/manufactured home communities to a different housing type.

After the recent hurricanes, many residents are now faced with the replacement of older manufactured or mobile homes. Strategy HG 1.3.1 emphasizes the need for replacement units to meet or exceed hurricane standards for the safety of residents. There is no intent to prohibit replacement of these older units with new units, only to expand the options for residents who may want a different unit type on their lot as they consider replacement.

Based on the above, the Planning Department proposes a City initiated Rezone of the entire area from the inactive district of Residential, Manufactured Home (RMH) to the active Residential, Manufactured Home Subdivision (RMHS) district. This currently active district would provide the indicated flexibility to the residents of alternative construction types for their next home.

Requested Action: Council approval of the initial project concept and authorization for Planning staff to proceed with the city-initiated rezone work.

Yes N/A

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Document(s) Reviewed for ADA compliance (required if for agenda posting) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | City Attorney Reviewed/Approval |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Risk Management Review |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Finance Department Review/Approval |
| | | Funds Availability (account number): |









VENICE BAY M E M O R A N D U M

Final Audit Report

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