



CITY OF VENICE

Staff Report

Petition Number: 18-02AM

Text Amendment: City of Venice Code of Ordinances

Overview:

The proposed petition will amend the City of Venice Code of Ordinances, Chapter 86, Land Development Code, Article VI, Design and Development Standards, Division 4, Offstreet Parking; adding a new Section 86-424 – Recreational Vehicle Parking, Private Clubs as follows:

Sec. 86-424. – Recreational Vehicle (RV) Parking, Private Clubs.

Private clubs may allow overnight recreational vehicle (RV) parking as a permitted accessory use and no permit shall be required, subject to the following:

1. Does not result in any physical improvements to the site.
2. No vehicle shall be parked on site for more than seven consecutive days.
3. RV must be located on a hard surface.
4. Parked RV's shall not utilize parking spaces required for the site/use subject to Chapter 122, 122-434.
5. RV parking cannot negatively impact, reduce, or impede required: landscaping, buffering, yards, dumpster locations/access, parking, circulation and site access and accessibility to the site.
6. RV parking location provides for a minimum 20' wide hard surface access to RV parking location(s) and 10' separation between RV's to ensure adequate emergency vehicle access to and through the site and to the RV parking area(s).
7. RV's cannot connect to water or sewer services.
8. Limited to a maximum of four (4) RV's on site at any given time.

Planning Analysis:

The effect of the proposed text amendment will allow limited RV parking at Private Clubs without further permitting, provided certain restrictions as indicated in items 1-8 within the proposed language. The restrictions provide protections to maintain the layout and integrity of the existing private club facilities such as parking, access, circulation and emergency access. Any changes to the site may require additional permitting through the land development code procedures. For reference, private clubs are currently defined within the Land Development Code, Section 86-570 - Definitions as:

Club, private. For the purpose of this chapter, private clubs shall pertain to and include those associations and organizations of a civic, fraternal or social character not operated or maintained for profit, and to which there is no unrestricted public access or use. The term "private club" shall not include casinos, nightclubs, bottle clubs or other establishments operated or maintained for

profit.

Staff Review and Findings of Fact:

The proposed text amendment Number 18-02AM may be found consistent with the City's Comprehensive Plan and Land Development Code.