



**Venice Municipal Mobile Home Park**      **DATE** \_\_\_\_\_

**APPLICANTS/OCCUPANTS:**

Name _____	Age _____	Birthdate _____
Name _____	Age _____	Birthdate _____
Name _____	Age _____	Birthdate _____
Name _____	Age _____	Birthdate _____

Make/Model & Year of Vehicle \_\_\_\_\_ Tag # \_\_\_\_\_ State \_\_\_\_\_

Make/Model & Year of Vehicle \_\_\_\_\_ Tag # \_\_\_\_\_ State \_\_\_\_\_

Mailing Address \_\_\_\_\_  
Street City, State Zip

Other Address \_\_\_\_\_  
Street City, State Zip

**CONTACT INFORMATION:**

_____ Home Phone 1	_____ Home Phone 2	_____ Cell Phone 1
_____ Cell Phone 2	_____ Other Phone	_____ Other Phone
_____ E-Mail 1	_____ E-Mail 2	

**EMERGENCY CONTACTS:**

1. Name (s) \_\_\_\_\_

Phone \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
Street City, State Zip

2. Name (s) \_\_\_\_\_

Phone \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
Street City, State Zip

The City of Venice Municipal Mobile Home Park is a facility intended as housing for older persons. Except for persons residing in the park at the time of adoption of this Rule, no tenant, occupant or resident shall be under the age of 55 unless such person is either (1) the spouse of a tenant aged 55 or over, (2) at least 21 years old and engaged in the full time custodial care of a co-tenant, or (3) the surviving spouse of a deceased tenant. Except as allowed above, persons under the age of 55 are allowed only

**NAME OF MOBILE HOME PARK: Venice Municipal Mobile Home Park**

1. THIS PROSPECTUS (OFFERING CIRCULAR) CONTAINS IMPORTANT MATTERS TO BE CONSIDERED IN LEASING A MOBILE HOME LOT.
2. THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE LESSEE SHOULD REFER TO ALL REFERENCES, ALL EXHIBITS HERETO, THE CONTRACT DOCUMENTS, AND SALES MATERIAL.
3. ORAL REPRESENTATIONS SHOULD NOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE PARK OWNER OR OPERATOR. REFER TO THIS PROSPECTUS (OFFERING CIRCULAR) AND ITS EXHIBITS FOR CORRECT REPRESENTATIONS.
4. IF THIS PROSPECTUS WAS RECEIVED PRIOR TO OCCUPANCY IN THE MOBILE HOME PARK, THE RENTAL AGREEMENT IS VOIDABLE BY THE LESSEE FOR A PERIOD OF 15 DAYS, OR UNTIL OCCUPANCY IN THE PARK, WHICHEVER OCCURS FIRST.

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1) What is the name and address or location of the mobile home park?

Name Venice Municipal Mobile Home Park

Address or Location 780 Tamiami Trail, South

City, State, & Zip Venice, FL 34285

2) What is the name and address of the person authorized to receive notices and demands on the park owner's behalf?

Name Fred Watts, Airport Manager

Address 150 Airport Avenue East

City, State, Zip Venice, FL 34285

DESCRIPTION OF MOBILE HOME PARK PROPERTY

3) What is the number of lots in the park? 189

4) Are all lots approximately the same size: Yes  No

If yes, what is the approximate size of each lot? \_\_\_\_\_ ft. X \_\_\_\_\_ ft.

If no, the following are the approximate sizes:

A.	35X80		4.	35X70		17.	30X70		29.	30X60
B.	25X80		5.	35X70		18.	32X70		31.	30X60
C.	25X80		6.	30X70		19.	40X70		32.	22X60
D.	25X80		7.	32X70		20.	40X70		33.	37X60
E.	35X80		8.	35X70		21.	37X80		34.	30X60
F.	40X80		9.	35X70		22.	37X80		35.	37X60
G.	50X80		10.	22X70		23.	37X80		37.	42X60
H.	50X80		11.	42X70		24.	30X80		38.	37X60
I.	50X80		12.	50X70		25E.	30X80		39.	25X60
J.	50X80		13.	40X70		25W.	40X80		40.	20X60
1.	40X70		14.	32X70		26.	40X60		41.	25X60
2.	40X75		15.	32X70		27.	22X60		42.	25X60
3.	35X70		16.	32X70		28.	30X60		43.	30X60

44.	40X60		75.	65X45		105.	20X75		134.	27X65
45.	20X60		77.	45X45		106.	32X75		135.	32X65
46.	25X60		78.	22X45		107.	22X74		136.	32X65
47.	25X60		79.	25X45		108.	30X75		137.	30X65
48.	40X60		80.	20X45		109.	25X75		138.	30X65
49.	28X50		81.	50X70		110.	40X70		139.	32X65
50.	30X50		82.	30X60		111.	45X80		140.	25X65
51.	45X50		83.	30X60		112.	40X80		141.	35X65
53.	40X50		84.	40X65		113.	38X80		142.	35X65
54.	45X50		85.	55X55		114.	32X80		143.	30X65
55.	32X50		86.	25X35		115.	35X80		144.	85X45
56.	27X50		87.	20X55		116.	40X80		145.	30X85
57.	27X50		88.	27X55		117.	25X80		146.	32X85
58.	27X50		89.	30X55		118.	45X80		147.	32X85
59.	30X50		90.	22X55		119.	32X80		148.	30X65
60.	40X45		91.	45X60		120.	40X75		149.	60X60
61.	50X60		92.	37X75		121.	25X65		150.	30X60
62.	30X60		93.	27X75		122.	30X65		151.	30X60
64.	30X60		94.	25X75		124.	55X65		152.	30X60
65.	27X60		95.	30X75		125.	40X60		153.	30X60
66.	22X60		96.	35X75		126.	40X60		154.	30X60
67.	25X60		98.	37X75		127.	50X70		155.	30X60
68.	40X60		99.	30X75		128.	25X65		156.	35X60
69.	30X55		100.	30X75		129.	25X65		157.	30X60
70.	30X55		101.	25X75		130.	22X65		158.	30X60
72.	40X55		102.	27X75		131.	22X65		159.	27X60
73.	22X55		103.	25X75		132.	25X65		160.	27X60
74.	40X50		104.	32X75		133.	27X65		161.	30X60

162. 30X60  
163. 32X60  
164. 20X60  
165. 25X60  
166. 30X50  
167. 20X60  
168. 35X60  
169. 30X95  
170. 30X95  
171. 30X95  
172. 30X95  
173. 32X95  
174. 32X95  
175. 32X95  
176. 30X95  
177. 39X95  
178. 30X95  
179. 30X95  
180. 35X95  
181. 30X95  
182. 30X95  
183. 70X95  
184. 35X95  
185. 40X95  
186. 50X95

5) What are the setback requirements required by law?

5' back from the lot boundaries

6) What are the minimum separation distances between the home homes as required by law?

Ten feet

DESCRIPTION OF RECREATIONAL AND OTHER COMMON FACILITIES

- 7) Are there any recreational or common facilities available for use by the mobile home owners? Yes X No \_\_\_\_\_

If yes, questions 8 through 15 apply.

If no, please see the next section on Arrangements for Management of the Park.

- 8) Are there any buildings which are available for the use by the mobile home owners? Yes X No \_\_\_\_\_

If yes, please provide the following information for each building.

If no, please go to item 9.

- a) TYPE OF BUILDING Recreation Center

Intended purpose Meetings, hobbies, dinners

Location Venice Municipal Mobile Home Park

Approximate floor area 40 X 80

Capacity in numbers of people 150

- b) TYPE OF BUILDING Laundromat

Intended purpose Wash and dry

Location Venice Municipal Mobile Home Park

Approximate floor area 150 sq. ft.

Capacity in numbers of people 6

- c) TYPE OF BUILDING N/A

Intended purpose \_\_\_\_\_

Location \_\_\_\_\_

Approximate floor area \_\_\_\_\_

Capacity in numbers of people \_\_\_\_\_

9) Does the park contain a swimming pool? Yes \_\_\_\_\_ No X

If yes, please provide the following information

a) General location \_\_\_\_\_

b) Approximate size \_\_\_\_\_

c) Approximate depth \_\_\_\_\_

d) Approximate deck size \_\_\_\_\_

e) Approximate capacity \_\_\_\_\_

f) Is the pool heated? Yes \_\_\_\_\_ No \_\_\_\_\_

If the park contains more than one swimming pool, please add the above required information for that pool.

10) Are there any other facilities or permanent improvements which will serve the mobile home owners? Yes X No \_\_\_\_\_

If yes, list and describe each one.

Shuffleboard court  
Clothes drying area

11) Are there any items of personal property which will be available for the use by the mobile home owners? Yes \_\_\_\_\_ No X

If yes, please provide a general description of each item.

12) Please provide a general description of the days and hours that the facilities will be available for use.

Laundry room: 8 A.M. to 11 P.M., 7 days a week

Recreation hall: 8:00 a.m. to 11:00 p.m., 7 days a week

13) Are all improvements complete? Yes  X  No

If no, what is the estimated completion date?

14) What is the maximum number of lots what will use the recreational and other common facilities?  189

15) Will the number given in question #14 vary? Yes   No  X

#### ARRANGEMENTS FOR MANAGEMENT OF THE PARK

16) What are the arrangements for the management of the park?

Venice Municipal Airport Manager is also responsible for management of the park. The park is located on Airport property.

17) What are the arrangements for maintenance and operation of the park property?

Airport Department employees are assigned to clean and maintain public areas such as the laundry room and public restrooms, mow the grass and trim trees and shrubs.

18) What is the nature of the services provided by the park owners?

See 17 above.

## IMPROVEMENTS REQUIRED OF HOME OWNERS

19) Does the park owner require any improvements, whether temporary or permanent, to be installed by the mobile home owner as a condition of their occupancy? Yes   X   No       

If yes, list and describe each improvement

Mobile home skirting and tie down anchors to be installed  
Within thirty (30) days of execution of lease.

Section 723.011 (3), Florida Statutes, prohibits the park owner from requiring tenants who resided in the park on June 4, 1994, from installing any permanent improvements. Rule 7D-31.01, Florida Administrative Code, states that this also Applies to any assumptions of those tenancies.

## UTILITIES AND OTHER SERVICES

20) Please provide the following information regarding utility and other services.

TYPE OF SERVICE	MANNER PROVIDED	PERSON OR ENTITY FURNISHING SERVICE
Sewage	Central Sewage System	City of Venice
Waste Disposal	Bi-weekly pickup*	City of Venice
Cable Television	By Request*	Storer Cable TV
Water Supply	Central Water system* Underground Distribution	City of Venice
Electricity	System to Each Lot*	Florida Power & Light
Storm Drainage	City System **	City of Venice

- Utility services are individually billed to each lot.

\*\* Included in rent

## RENTS AND OTHER CHARGES

Section 723.037, Florida Statutes, requires the park owner to deliver written notice to each mobile home owner at least 90 days prior to any lot rental increase.

- 21) An increase in one or more of the following factors may result in an increase in the home owner's rent or other charges.
  - a) Increase in annual property tax paid to Sarasota County.
  - b) Increase in park operating expenses.
  - c) Increase in revenues required by the Federal Aviation Administration to be paid to the Airport Fund.
  - d) Increase in utility rates or charges.

22) Rule 7D-31(2), Florida Administrative Code, defines pass-through charges as those amounts, other than special use fees, which are itemized and charged separately from the rent and which represent the mobile home owner's share of costs charged to the park owner by any state or local government or utility company. Is the home owner responsible for pass through charges? Yes \_\_\_\_\_ No X

If yes, how will the pass-through cost be shared by the home owners?

23) The following is a list of all charges, including rent, special use fees, pass-through charges, fees, assessments, and any other financial obligations, of the home owner to the park owners relating to the tenancy. The current dollar amount must be written prior to delivery to the home owners.

<u>TYPE</u>	<u>CURRENT DOLLAR AMOUNT</u>
Rent	\$/mo – single wide \$/mo – single wide with livable add on \$/mo – older double wide \$/mo – new double wide

The term "user fees" means those amounts charged in addition to the lot rental amount for non-essential optional services provided by or through the Park owner to the mobile home owner under a separate written agreement between the mobile home owner and the person furnishing the optional service or services.

An increase in user fees could result in a change in factors on Page 9, item 21. There will be a 30-day written notice on any increase in the factors.

The Park owner and home owner, as evidenced by the execution of this agreement, do hereby agree to provision of the following described service for a fee as set forth below.

<u>SERVICE</u>	<u>FEE</u>
<u>Vehicle Storage</u>	\$/mo. _____

24) The current park rules are attached as an exhibit to the prospectus and are incorporated by reference as a part of this disclosure document.

The park owner must give a 90-day written notice to each home owner when a rule is changed.

25) What is the manner in which rules and regulations will be set, changed, or promulgated?

By meetings with Park Association Officers and Park Management – ultimately approved by Venice City Council.

## ZONING

26) What is the existing zoning classification of the park property?

Residential Mobile Home (RMH)

27) What are the permitted uses under this classification?

Mobile Homes

28) What is the name of the zoning authority which has jurisdiction over this mobile home park?

City of Venice

29) Does the park owner have any definite future plans for changes in the use of the park property? Yes \_\_\_\_\_ No X

This prospectus was determined adequate to meet the requirements of Chapter 723, Florida Statutes on April 16, 1990  
(date)

PROSPECTUS IDENTIFICATION NUMBER 5802309P-86

THE FORMAT OF THIS PROSPECTUS WAS PREPARED BY THE DIVISION PURSUANT TO SECTION 723.011 (1), FLORIDA STATUTES. THE INFORMATION RELATING TO TH PARK AND THE TENANCY WAS COMPLETED BY THE PARK OWNERS. THE DIVISION HAS NOT VERIFIED THE INFORMATION AND EXPESSES NO OPINION AS TO THE MERITS OF THE OFFERING.

DBR FORM 0407

USER FEE AGREEMENT

The park owner and homeowners, as evidenced by the execution of this agreement, do hereby agree to provision of the following described service for a fee as set forth below.

An increase in user fees could result in a change in factors on Page 9, Item 21. There will be a 30 day written notice of any increase in the factors.

SERVICE	FEE	Notice Given by	Home Owner's Initials
Vehicle Storage	\$/mo	_____	_____

PARK OWNER

HOMEOWNER

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## EXHIBIT "A"

### RULES AND REGULATIONS OF PARK

1. The City of Venice Municipal Mobile Home Park is a facility intended as housing for older persons. Except for persons residing in the park at the time of adoption of this Rule, no tenant, occupant or resident shall be under the age of 55 unless such person is either (1) the spouse of a tenant aged 55 or over, (2) at least 21 years old and engaged in the full time custodial care of a co-tenant, or (3) the surviving spouse of a deceased tenant. Except as allowed above, persons under the age of 55 are allowed only as temporary guests (not to exceed 30 days per year). This rule shall not apply to any full-time City employee (or his immediate family) living in the park as part of his employment duties in connection with the mobile home park. The City reserves the right to deny occupancy to any person where such occupancy would cause the Park to not qualify as housing for older persons under Federal Law.

2. Prospective lessees must attend a personal interview with the Mobile Home Park Management, review the Park Rules and Regulations and Lease Agreement and complete a questionnaire provided by the Park Management for this purpose, prior to the entry of any lease agreement.

3. All lessees shall be prohibited from assigning their lease or any part thereof or from subletting the leased premises or any part thereof to be used or occupied by anyone other than the lessee.

4. Subsequent to the date of enactment of these rules and regulations, no mobile home smaller than 12 feet by 44 feet will be permitted to be placed within the mobile home park. Mobile homes 8 feet wide cannot be resold or transferred to new Lessees; they must be removed from the park.

5. Lessee agrees to install, at his own expense, mobile home skirting for his mobile home and install approved tie-down anchors for his mobile home within 30 days upon the execution of the lease agreement.

6. No exterior construction, improvement or addition may be made to Lessee's mobile home without the prior approval of the mobile home park management and the securing of appropriate City of Venice building permit.

7. Storage outside the mobile home will be permitted only in an adjacent utility room. Lessee must obtain the approval of the mobile home park management and the securing of appropriate City of Venice building permit prior to placing such a storage facility on leased premises.

8. No weeds or other unsightly growth shall be allowed to grow or to be piled or remain on leased premises. In the event Lessee fails or refuses to keep the leased premises free of weeds or refuse piles, the Lessor may enter the leased premises and remove the same at the expense of the Lessee. Such entry shall not be considered a trespass.

9. Lessor will mow the lawns.

10. No alcoholic beverages will be consumed in any mobile home park buildings or recreational areas without prior written approval of the Venice City Manager's office. Recreational buildings and park areas are for use of mobile home park residents and guests only.

11. No beach or swimming attire will be allowed inside the recreation hall located within the mobile home park. Men and women will be properly attired. Men shall wear shirts or T-shirts in all recreational areas.

12. All plantings must be approved by the mobile home park management due to the presence of underground utilities within the mobile home park. All flowers, trees and shrubs planted by Lessee will be maintained by Lessee and will become the property of the mobile home park. They will not be removed by the Lessee upon vacating the leased premises.

13. All laundry and wet bathing suits are to be dried in the drying area provided within the mobile home park or within the confines of the Lessee's mobile home.

14. No mobile homes may be placed for sale without first notifying the mobile home park management. Only one "For Sale" sign may be displayed on the mobile home or mobile home site and that sign shall not exceed four square feet in area.

15. No dogs, as pets, or guests' dogs are allowed in the Park at any time. Small house pets such as a cat, bird or fish are permitted. Birds in cages and fish will be kept inside the residence, a cat taken or let outside the residence will be on a leash. Upon the demise of a permitted pet, it will not be buried within the Park but will be disposed of by the resident as required or recommended by the Sarasota County Health Department.

16. All garbage must be placed in City approved receptacles. No garbage is to be placed in dumpsters.

17. Parking of motor homes, travel trailers, campers, boats and similar vehicles owned by park residents or guests of residents is prohibited between the hours of 8:00 p.m. and 8:00 a.m. These vehicles must be parked off the street and not used for sleeping or other live-in purposes. Emergency exceptions are determined by the mobile home park management only. A storage area for these vehicles is available for mobile home park residents at the airport under a separate lease agreement with the mobile home park management.

18. The management of the mobile home park may enter a leased premise only by prior arrangement of the Lessee or as otherwise legally permitted.

19. No business may be conducted upon the leased premise or other portions of the mobile home park properties without the prior written approval of the mobile home park management and the City Manager's office. No private carport sales may be conducted.

20. A Lessee may be evicted from the mobile home park for any one of the following reasons as specified under State Mobile Home Park Rule, Florida Statute 723.061:

(a) Nonpayment of rent.

(b) Conviction of a violation of some Federal or State Law or local ordinance, violation of which may be detrimental to the health, safety or welfare of other residents in the mobile home park.

(c) The violation of any rule or regulation established by the Venice City Council or the lease agreement.

21. Unreasonable noises, as defined by the City of Venice Noise Ordinance, shall be kept to a minimum at all times and prohibited between the hours of 11:00 p.m. and 8:00 a.m.

22. The Park Association or its committee, as defined in Florida Statute 723.037, are the official representatives of the park. The Park Association or its representative will provide the mobile home park management with copies of the charter and/or constitution, dates for election of officers and election results.

23. The Venice City Council authorized the mobile home park management to enforce the above rules and regulations. In addition, the mobile home park management will be responsible for the enforcement of the rules and regulations.

24. The mobile home park owner and its representative and the mobile home owner shall at all times comply with Chapter 723, Florida Statutes. Copies will be available for review in the mobile home park office and at City Hall.

25. These Rules and Regulations shall become effective on January 1, 1988 by Resolution 904-87 and amended by Resolutions 967.89 and 1007-90.

RESOLUTION NO. 1007-90

A RESOLUTION OF THE VENICE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA AMENDING THE RULES AND REGULATIONS OF THE VENICE MUNICIPAL MOBILE HOME PARK TO PROHIBIT ASSIGNMENT AND SUBLEASING.

WHEREAS, the City of Venice, Florida owns and operates the Venice Municipal Mobile Home Park; and

WHEREAS, the City of Venice, Florida has previously adopted rules and regulations concerning the leasing of lots within the park; and

WHEREAS, the City of Venice, Florida now desires to prohibit assignment and subleasing within the park.

NOW, THEREFORE, be it resolved by the City Council of the City of Venice, Florida, as follows:

1. The rules and regulations of the Venice Municipal Mobile Home Park are hereby amended to include the following provision:

All lessees shall be prohibited from assigning their lease or any part thereof, from subletting the leased premises or any part thereof, and from permitting the leased premises or any part thereof to be used or occupied by anyone other than the lessee.

Futhermore, all references to assignment and subleasing contained within the current rules and regulations are hereby deleted.

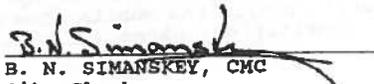
2. City staff and the City Attorney are hereby authorized to implement this amendment as required.

3. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED AT A MEETING OF THE CITY COUNCIL HELD ON THE 27TH DAY OF MARCH, 1990.

I, BERNARD N. SIMANSKEY, City Clerk of the City of Venice, Florida, a Municipal corporation in Sarasota County, Florida, do hereby certify that the foregoing is a full and complete, true and correct copy of a Resolution duly adopted by the City Council of said City at a meeting thereof duly convened and held on the 27th day of March, 1990, a quorum being present.

WITNESS my hand and the official seal of said City this 28th day of March, 1990.

  
B. N. SIMANSKEY, CMC  
City Clerk

(S E A L)

RESOLUTION NO. 967-89

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA,  
AMENDING THE RULES AND REGULATIONS FOR THE VENICE MUNICIPAL MOBILE HOME  
PARK.

WHEREAS, the City of Venice owns and operates the Venice Municipal  
Mobile Home Park; and

WHEREAS, the City of Venice has previously adopted rules and  
regulations governing the operation of the mobile home park as  
contained in Resolution No. 904-87; and

WHEREAS, the City of Venice has identified a need for appropriate  
and suitable housing for older persons; and

WHEREAS, recent Federal legislation permits legal age restrictions  
to be adopted concerning the mobile home park.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
VENICE, FLORIDA, AS FOLLOWS:

SECTION 1. The rules and regulations governing the operation of the  
mobile home park as contained in Resolution No. 904-87 are hereby  
amended by the addition of the following rule:

1. The City of Venice Municipal Mobile Home  
Park is a facility intended as housing for older  
persons. Except for persons residing in the park  
at the time of adoption of this Rule, no tenant,  
occupant or resident shall be under the age of 55  
unless such person is either (1) the spouse of a  
tenant aged 55 or over, (2) at least 21 years old  
and engaged in the full time custodial care of a  
co-tenant, or (3) the surviving spouse of a  
deceased tenant. Except as allowed above, persons  
under the age of 55 are allowed only as temporary  
guests (not to exceed 30 days per year). This rule  
shall not apply to any full-time City employee (or  
his immediate family) living in the park as part of  
his employment duties in connection with the mobile  
home park. The City reserves the right to deny  
occupancy to any person where such occupancy would  
cause the Park to not qualify as housing for older  
persons under Federal law.

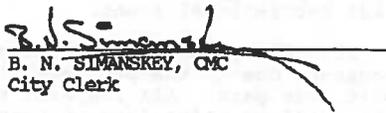
All other rules and regulations contained in Resolution No. 904-87 are  
hereby renumbered accordingly.

SECTION 2. This Resolution and the rules and regulations contained  
therein shall become effective on March 12, 1989.

APPROVED AND ADOPTED AT A MEETING OF THE CITY COUNCIL HELD ON THE 14th  
DAY OF March, 1989.

I, BERNARD N. SIMANSKEY, City Clerk of the City of Venice, Florida, a  
municipal corporation in Sarasota County, Florida, do hereby certify  
that the foregoing is a full and complete, true and correct copy of a  
Resolution duly adopted by the City Council of said City at a meeting  
thereof duly convened and held on the 14th day of March,  
1989, a quorum being present.

WITNESS my hand and the official seal of said City this 15th day of  
March, 1989.

  
B. N. SIMANSKEY, CMC  
City Clerk

(S E A L)

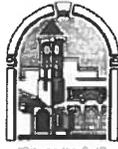
RESOLUTION NO. 904-87

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, ADOPTING RULES AND REGULATIONS FOR THE CITY MUNICIPAL MOBILE HOME PARK.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, as follows:

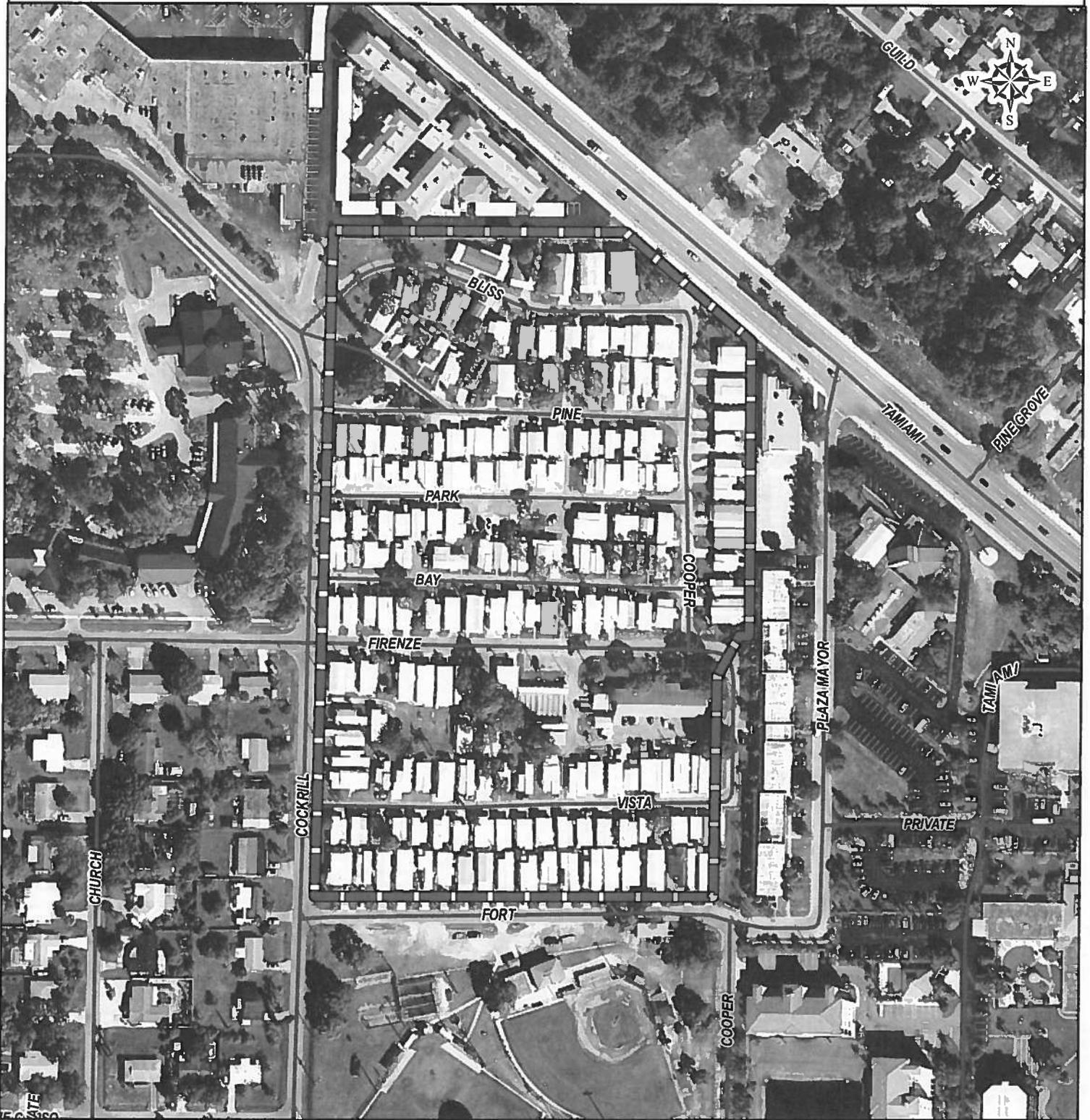
**SECTION 1.** The following shall constitute the rules and regulations of the City of Venice Municipal Mobile Home Park:

1. Prospective lessees, sublessees and assignees must attend a personal interview with the Mobile Home Park Management, review the Park Rules and Regulations and Lease Agreement and complete a questionnaire provided by the Park Management for this purpose, prior to the entry of any lease agreement, sublease or assignment.
2. No sublease or assignment of a lease shall be valid without the prior written approval of the mobile home park management. Rentals, subleases and assignments shall not be for a period of less than 30 days.
3. Subsequent to the date of enactment of these rules and regulations, no mobile home smaller than 12 ft. by 44 ft. will be permitted to be placed within the mobile home park. Mobile homes 8 ft. wide cannot be resold or transferred to new Lessees. They must be removed from the park.
4. Lessee agrees to install, at his own expense, mobile home skirting for his mobile home, and install approved tie down anchors for his mobile home within 30 days upon the execution of the lease agreement.
5. No exterior construction, improvement, or addition may be made to Lessee's mobile home without the prior approval of the mobile home park management and the securing of appropriate City of Venice building permit.
6. Storage outside the mobile home will be permitted only in an adjacent utility room. Lessee must obtain the approval of the mobile home park management and the securing of appropriate City of Venice building permit prior to placing such a storage facility on leased premises.
7. No weeds or other unsightly growth shall be allowed to grow or to be piled or remain on leased premises. In the event Lessee fails or refuses to keep the leased premises free of weeds or refuse piles, the Lessor may enter the leased premises and remove the same at the expense of the Lessee. Such entry shall not be considered a trespass.
8. Lessor will mow the lawns.
9. No alcoholic beverages will be consumed in any mobile home park buildings or recreational areas without prior written approval of the Venice City Manager's office. Recreational buildings and park areas are for use of mobile home park residents and guests only.
10. No beach or swimming attire will be allowed inside the recreation hall located within the mobile home park. Men and women will be properly attired. Men shall wear shirts or T-shirts in all recreational areas.
11. All plantings must be approved by the mobile home park management due to the presence of underground utilities within the mobile home park. All flowers, trees, and shrubs planted by Lessee will be maintained by Lessee and will become the property of the mobile home park. They will not be removed by the Lessee upon vacating the leased premises.



"City on the Gulf"

# City of Venice Municipal Mobile Home Park Street Map



Feet  
1 inch = 200 feet



**Venice Municipal MHP**



# City of Venice

401 W. Venice Avenue, Venice Florida 34285

Phone: 941-486-2626 / Fax: 941-486-2448

www.VeniceGov.com

## Building Permit Requirement Guidelines

### What requires a building permit?

**Florida Building Code 2010 – Building, Section 105.1 Required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Some Examples of when a Permit **IS** required:

1. Any construction which alters the size or occupancy of a building.
2. Construction, alteration, or replacement of any exterior walls.
3. Enclosing existing carports, porches and screen rooms for any purpose.
4. Construction of any raised deck, attached or detached, with or without a roof.
5. Replacement of columns, beams, joists, rafters, or any other structural component.
6. Replacement of wall, floor, or roof sheathing exceeding 32 sq.ft..
7. Repair and replacement of interior or exterior stairs and/or guardrails.
8. Electrical, plumbing, or air-conditioning when altering, adding to, or deleting from the system.
9. Interior load bearing and non load bearing walls, alterations or replacements.
10. Replacement of windows, doors, garage doors or skylights in existing or altered wall openings.
11. Hurricane shutters, awnings, and tents (w/electrical permit for power operated units).
12. Roofing, replacement of any roofing component (more than 1 square).
13. Replacement of Fascia and soffit.
14. Masonry or engineered Styrofoam privacy walls or fences with any masonry components.
15. Dock, Boat-lift, Seawall, or Bulkhead installation or repair.
16. Fire repairs of any type or scope.
17. Storage or utility sheds (all types, materials, and sizes).
18. Motorized or electric gates.
19. Water heaters.
20. Tiki huts.

**Florida Building Code 2010 – Building, Section 105.2 Work exempt from permit.** Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code.

Permits shall **NOT** be required for the following:

1. Portable heating, ventilation or cooling appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Continued...

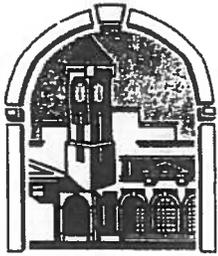
3. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
4. Portable evaporative cooler.
5. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
6. The installation, replacement, removal or metering of any load management control device.
7. The stopping of leaks in drains, water, soil, waste or vent pipe (*except for DWV lining*) provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
8. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
9. Painting.
10. Re-screening.
11. Re-stucco.
12. Wall paper and other wall coverings (*Except for Assembly, Day Care, and Institutional Occupancies*).
13. Floor and wall tile.
14. Carpeting.
15. Replacing kitchen cabinets (*Unless changes to the wall or counter configuration on which electrical and/or plumbing are within the scope of work*).
16. Decks and patios directly on grade and without footings.
17. Small, incidental roof leak repairs (*Less than 1 Square*).

Issuance of a Building Permit is **NOT** a license to exceed the Scope of Work listed on the Permit Application. Any change to the scope of work must first be approved by a plans change submitted to the building department for review and approval.

The following construction related work **CAN** be performed in the City of Venice without holding a contractor's license:

- Wall paper and other wall coverings (*Except for Assembly, Day Care, and Institutional Occupancies*).
- Floor and wall tile, rugs, carpeting or wood floor installation
- Painting (Except when advertised as water proofing)
- Re-stucco
- Replacing kitchen cabinets or countertops only (*Except when there is a re-configuration of space*)
- Decks or patios on grade without footers
- Safety grab bars in bathrooms
- Re-screening

*If you want to perform construction work that is not listed above, this does not mean that a permit or contractor license is not required. This is only an overview of the most commonly known types of construction work performed within the City. If you want to perform construction work that is not listed above, and you are not sure if a permit or a contractor's license is required, contact the Building Department at 941-486-2626.*



# CITY OF VENICE

VENICE MUNICIPAL AIRPORT

150 Airport Avenue East • Venice, FL 34285

(941) 486-2711 Fax (941) 483-5942

"City on the Gulf"

## RENT PAYMENT PROCEDURES

Rent payments for Airport and Mobile Home Park leases are due on the first day of the month and may be mailed or hand-delivered to the Cashier's Office at Venice City Hall. The payment address is:

**City of Venice  
Cashier's Office  
401 West Venice Avenue  
Venice, FL 34285**

The Cashier's Office is open Monday – Friday, 8:00am – 4:00pm, for payments. In addition, there is an after-hours drop box. The Airport Administration Office is unable to accept rent payments.

All checks should be made payable to City of Venice and must indicate the name reflected on your lease paperwork in order to ensure proper and timely application of the payment to your account.

Please remember that the City of Venice does not mail invoices each month. It is your responsibility to ensure that your rent is received by the Cashier's Office on, or before, the due date.

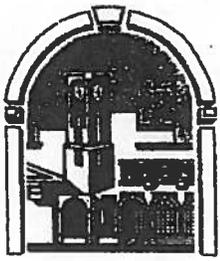
If you would like to authorize automatic payments to be drawn from your checking account each month, you may complete an *Authorization for Direct Payment* form and return it to the Cashier's Office. Many customers have found that this option helps them to avoid late payment fees because of a missed due date. If you choose this option, please be sure to verify with the City the month in which the automatic payments will take effect.

Please feel free to contact the Venice Municipal Airport administration office if you have any questions about the rent payment procedures.

Thank you,  
*Venice Municipal Airport Administration*

\_\_\_\_\_  
Initials

\_\_\_\_\_  
Date



"City on the Gulf"

# CITY OF VENICE

VENICE MUNICIPAL AIRPORT

150 Airport Avenue East • Venice, FL 34285

(941) 486-2711 Fax (941) 483-5942

**TO:** All City of Venice Accounts Receivable Customers

**FROM:** Debbie Briggs, Sr. Accounting Specialist

**SUBJECT:** DIRECT PAYMENT OF ACCOUNTS RECEIVABLE BILLS

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The City of Venice is pleased to announce that **DIRECT PAYMENT OF ACCOUNTS RECEIVABLE** is now available for all Mobile Home Park Tenants, Airport Lessees and Retirees Health Insurance Payments.

**DIRECT PAYMENTS** means that your Accounts Receivable bill will automatically be debited to your Checking Account on or after the **Due Date** of your Accounts Receivable charge each month. You will no longer need to write a check. Just make sure that sufficient funds are available in your account on the **Due Date**. Please remember that all accounts are due on the first of each month.

**NOTE:** **If insufficient funds are available on the Due Date, you will incur a service charge, in addition to any bank charges. If debts are returned twice due to insufficient funds, you may be taken off Direct Payment and placed on a Cash Only basis.**

To sign up for **Direct Payment**, please fill out the **reverse side of this form completely**, attach a **VOIDED CHECK** from the account you indicate, and return the form and check to the Finance Department at City Hall. Pay your next bill by check as you normally do. It will be the second billing when your **Direct Payment** takes effect.

Questions may be directed to the Finance Department at (941) 486-2626, extension 2025.

**AUTHORIZATION FORM FOR DIRECT PAYMENT  
ACCOUNTS RECEIVABLE BILLS**

I, \_\_\_\_\_, authorize the City of Venice to initiate debit entries to the account indicated below and the depository named below for payment of my Accounts Receivable (Mobile Home Park, Airport Accounts, Retirees Health Payments) bill on or after the DUE DATE.

FINANCIAL INSTITUTION \_\_\_\_\_

BRANCH \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

(U.S. BANKS ONLY- NO CANADIAN BANKS)

TRANSIT/ABA NO. \_\_\_\_\_

ACCOUNT NUMBER \_\_\_\_\_

\*\*\*\*\*

This authority is to remain in full force and effect until the City of Venice has written notification from me of its termination in such manner as to afford the CITY OF VENICE and the FINANCIAL INSTITUTION a reasonable opportunity to act upon it. **DEBITS RETURNED DUE TO INSUFFICIENT FUNDS WILL INCUR A \$30 CHARGE, IN ADDITION TO ANY BANK CHARGES.** If debits are returned twice due to insufficient funds, I may be taken off Direct Payment and placed on a Cash Only basis.

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_

TELEPHONE # \_\_\_\_\_

CUSTOMER # \_\_\_\_\_

**(VOIDED CHECK MUST BE ATTACHED HERE)**