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October 30, 2015

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

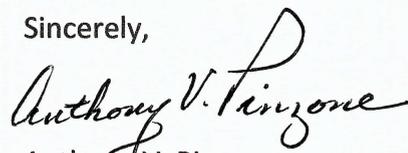
Dear Mr. Shrum

First and foremost, thank you for our meeting on Tuesday morning. I look forward to your presentation on November 18<sup>th</sup> at the Indies Hall in Bay Indies. I am sure that your presentation will answer many questions relative to the Comprehensive Plan revisions and how they may impact the residents of Bay Indies.

As you know from our meeting, I voiced concerns relative to the planned revisions within the Comprehensive Plan. Specifically, I am concerned that the Comprehensive Plan continues to authorize and maintain the 6.4 density factor currently approved for the Bay Indies community. Also, I am concerned about the rebuilding of homes in Bay Indies in cases of destruction. These mobile homes found in Bay Indies and other mobile home parks within the City of Venice currently may not comply with the current City zoning or building codes. Construction complying with the zoning and building codes may prevent the reconstruction of mobile homes as they currently exist. Lastly, I would appreciate if City staff would consider looking into the possibility of mobile homes being considered affordable housing and obtain the protection of State and City statutes within the affordable housing statutes. I am of the mind that such protection, affordable housing, may limit the resale of such mobile home parks for usage other than continued mobile home parks.

Once again, thank you for hearing my concerns.

Sincerely,

  
Anthony V. Pinzone

Cc: Mayor John Holic  
City Manager Edward Lavallee

Anthony V. Pinzone

November 19, 2015

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

Dear Mr. Shrum,

I would like to ***thank you*** and Barry Snyder for the presentation last evening at Bay Indies. You both clarified the process of the comprehensive plan review and update. Having the opportunity to voice concerns relative to the planned and needed revisions gave the residents an opportunity to express their concerns and issues.

I particularly appreciated the opportunity to reiterated my concerns expressed in my October 20<sup>th</sup> letter to you. These concerns covered three specific areas:

1. As Bay Indies is considered a medium density residential community consisting of 6.4 home sites per acre, I voiced concern relative to its continued authorization to maintain its current density factor. These homes found in Bay Indies and other mobile home parks within the City of Venice currently may not comply with the current City zoning and/or building codes. Basically, the desire is to expand and continue current protective language found in the current comprehensive plan.
2. I voiced concern that construction complying with the current zoning and building codes may not allow for the reconstruction of the mobile homes as they currently exist in Bay Indies or in other mobile home parks within the City limits. I am requesting language that authorizes reconstruction in a manner that would not result in the loss of any dwelling units from the number that presently exists. This proposed language would permit reconstruction for mobile homes as they currently exist including not only involuntary destruction but also voluntary destruction due to structural, codes or other considerations.

3. Lastly, I would appreciate if City staff would consider looking into the possibility of mobile homes being considered as affordable housing or other comparable classifications as necessary to be included in the protection of State and City within its protective housing statutes. I am of the mind that such protective classifications may limit the resale of such mobile home parks for usage other than continued mobile home parks.

Once again, thank you both for the presentation last night at Bay Indies.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony V. Pinzone". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Anthony V. Pinzone

CC: Mayor John Holic  
City Manager Edward Lavallee  
Barry Snyder, Chairman of the Planning Commission

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 18<sup>th</sup>.

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