



Staff Report

File #: LN-588

PLANNING AND ZONING BOARD

Meeting Date: APRIL 24, 2024

Text Amendment - Standards Related to the Parking and Storage of Recreational Motor Vehicles

Request: Text Amendment - Standards Related to the Parking and Storage of Recreational Motor Vehicles

P&Z# N/A

Owner: N/A

Project Location: N/A

Folio Number: N/A

Land Use Designation: N/A

Zoning District: N/A

Commission District: N/A

Agent: N/A

Project Planner: Max Wemyss (954-786-4671 / max.wemyss@copbfl.com)

SUMMARY:

Residential properties are permitted to park and store recreational vehicles with specific standards. Generally, the RV is permitted on a lot as accessory to a single-family home and must be of a limited size and in a generally screened location - to the side or rear of the home. Additionally, vehicles must be stored in working order and on a parking area or hard, bonded surface. The intent of this standard is to allow for the storage, light maintenance, and preparation for use off-site.

The City has seen an influx of recreational vehicles (travel trailers and motor homes) stored on residential zoned properties in violation of various City code requirements. In many cases the RV is being used as accessory dwelling to single family homes which is strictly prohibited. The City has received an overwhelming number of complaints from neighbors throughout the city who are extremely upset over the surge in the RV's and are requesting more stringent prohibitions. In addition to bringing the overall appearance of the neighborhood down, there is a noticeable increase in services to include water, sewer, garbage collection, emergency response, and complaints requiring assistance from law enforcement and the code compliance department.

The Code Compliance Division and the City Attorney's Office have identified challenges to enforcing this code section and in ensuring that the use is storage and in fact not an accessory dwelling.

The proposed code amendment has been prepared by the City Attorney's Office to correct this enforcement challenge and is provided as a backup attachment. Also provided is supportive photographic evidence.

CODE AMENDMENT REVIEW STANDARDS

The Planning and Zoning Board must make a recommendation to the City Commission on applications for code amendments based on consideration of the following standards:

155.2402. TEXT AMENDMENT

C. Text Amendment Review Standards

The advisability of amending the text of this Code is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. In determining whether to adopt or deny the proposed amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with the comprehensive plan;
2. Does not conflict with any provision of this Code or the Code of Ordinances;
3. Is required by changed conditions;
4. Addresses a demonstrated community need;
5. Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city;
6. Would result in a logical and orderly development pattern; and
7. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

DEPARTMENT RECOMMENDATION

Given the information provided to the Board, as the finder of fact, the Development Services Department provides the following recommendation, and alternative motions, which may be revised or modified at the Board's discretion.

Alternative Motion I

Recommend approval of the text amendment to the City Commission.

Alternative Motion II

Table this application for additional information as requested by the Board.

Staff recommends Alternative Motion #1