

City of Margate  
DEVELOPMENT REVIEW COMMITTEE  
Application for Rezoning

5790 Margate Blvd., Margate, FL 33063  
954-972-6454

Submittal Date (official use):

**RECEIVED**  
MAR 01 2016  
BY: RR

Project Name	AZTEC RV RESORT		
Address	1A SUNDIAL CIR MARGATE FL 33068		
Acreage	99	Folio Number	494 2060 100 11
Existing Use	RV RESORT		
Legal Description	PALM BEACH FARMS 2-54 PB POR OF BLK 95		

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units

ZONING TEXT CHANGE PER ATTACHED DOCUMENT  
ARTICLE XVIII - RVRP DISTRICTS

Agent/Contact Name	MARK CROMPTON		
Address	900 N OCEAN BLVD. #9 POMPANO BEACH FL 33062		
Phone Number	954-793-7995	Fax Number	954-785-6749
Email Address	communitysciences@yahoo.com		

Property Owner Name	Jean Guy Sylvain		
Address	1A Sundial Circle Margate, FL 33068		
Phone Number	954-913-0097	Fax Number	954-975-6404
Email Address	annie.aztecrvresort.com		

OWNER'S AFFIDAVIT: I certify that I am the owner of record for the above referenced property and give authorization to file this petition. I understand that I, or a representative on my behalf, may be present at the DRC meeting. I further understand that my petition will be subject to the regulations of Chapter 16-15 of the Margate City Code.

Property Owner's Signature

Date

3/1/2016

\*\*\* CITY OF Margate  
CUSTOMER RECEIPT \*\*\*

Batch ID: RRODI 3/01/16 00 Receipt no: 77913

Type	SvcCd	Description	Amount
EG		ECDV REZONING	

AZTEC RV RESORT, INC.  
1A SUNDIAL CIRCLE  
MARGATE, FL 33068  
954-975-6411

REZONING ORDINANCE CHANGE

DRC #03-16-04

FOR AZTEC RV RESORT

1A SUNDIAL CIRCLE, MARGATE  
BY MARK CROMPTON  
900 N OCEAN BLVD. #9  
POMPANO BEACH, FL 33062  
954-793-7995

COMMUNITYSCIENCES@YAHOO.COM

Tender detail

CK Ref#:	5542	\$250.00
Total tendered:		\$250.00
Total payment:		\$250.00

Trans date: 3/01/16 Time: 17:19:11

HAVE A GREAT DAY!

## ARTICLE XVIII. - RVRP DISTRICTS

### Section 18.1. - Intent and application of district.

This zoning district is intended for those parcels which have been designated as residential, with a density of ten (10) dwelling units per acre to fourteen (14) dwelling units per acre, in the future land use element of the Margate Comprehensive Plan. Development of a recreational vehicle resort park is subject to final site development plan review by the development review committee and approval by the city commission.

An RVRP is land under unified control, planned and developed as a whole in a single development operation or an approved programmed series of development operations for dwelling units and related uses and facilities.

An RVRP may include principal and accessory uses and structures substantially related to the character of the development itself and the surrounding area of which it is a part.

An RVRP shall be developed according to comprehensive and detailed plans which include streets, utilities, lots, buildings, sites and the like, and site plans, floor plans and elevations for all buildings intended to be located, constructed, used, and related to one another, and detailed plans for buildings. An RVRP shall also include a program for full provision of maintenance and operation of such areas, improvements, facilities and services for common use by the occupants of the recreational vehicle resort park which shall not be provided, operated, or maintained at public expense.

The following regulations of this article shall apply in all RVRP districts.

(Ord. No. 1500.551, § 1, 8-19-2009)

### Section 18.2. - Unified control.

(A) All land included for the purpose of development within an RVRP district shall be under the control of the applicant (an individual, partnership or corporation, or group of individuals, partnerships, or corporations). The applicant shall present satisfactory legal documents to constitute evidence of the unified control of the entire area within the proposed RVRP via a condominium association established pursuant to F.S. chapter 718, which shall be certified by the city attorney. The applicant shall agree in the application for rezoning to the following:

- (1) To proceed with the proposed development according to the provisions of these regulations and conditions attached to the rezoning of the land to RVRP;
- (2) To provide agreements, contracts, covenants, deed restrictions, and sureties acceptable to the city for completion of the development according to the plans approved at the time of rezoning to RVRP and for continuing operation and maintenance of such areas, functions and facilities which are not proposed to be provided, operated or maintained at public expense;



A large blue oval surrounds the handwritten signature "JAS" in the bottom right corner.

(3) To bind their successors in title to any commitments made under the above. All agreements and evidence of unified control shall be examined by the city attorney, and no rezoning of land to RVRP classification shall be adopted without a certification by the city attorney that such agreements and evidence of unified control meet the requirements of these regulations.

(B) The developer shall administer common open space through a condominium association which shall conform to the following requirements:

- (1) The developer shall establish by charter the condominium association prior to any sale;
- (2) Membership in the condominium association shall be mandatory for all property owners within the recreational vehicle resort park, and said condominium association shall not discriminate in its members or shareholders;
- (3) The condominium association shall manage all common open space and recreational and cultural facilities which are dedicated to the public, shall provide for the maintenance, administration and operation of said land and any other land within the recreational vehicle resort park not publicly or privately owned, and shall secure and show evidence of adequate liability insurance on the land.

(C) Every recreational vehicle park manager or operator shall maintain a register containing a record of all recreational vehicle occupants using the recreational vehicle park. Such register shall be available to any authorized person inspecting the park, and shall be preserved for one year from the date of listing herein. Such register shall contain the names and addresses of all recreational vehicle occupants stopping at the park and the make, model and license number of the motor vehicle and the recreational vehicle.

(Ord. No. 1500.551, § 1, 8-19-2009)

Section 18.3. - Uses permitted.

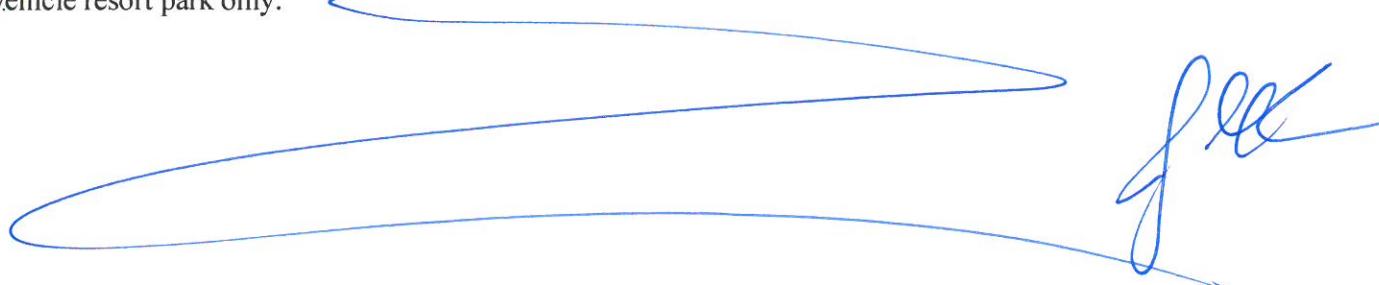
(A) No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one of the following specified uses:

Recreational vehicle (RV) parks of no less than five (5) RV sites.

Recreational vehicle (RV) sites, within an RV park, for ownership or tenant usage, for nonpermanent residency.

Clubhouses, recreational buildings and facilities, and social centers.

Common storage areas for trailers and vehicles, for use by owners and tenants of the recreational vehicle resort park only.



A handwritten signature is written in blue ink in the bottom right corner. A large, irregular blue ink mark, resembling a stylized 'G' or a checkmark, is drawn over the bottom portion of the page, covering the text about common storage areas.

Uses accessory and clearly incidental to any of the above uses.

(Ord. No. 1500.551, § 1, 8-19-2009)

Section 18.4. - Uses prohibited.

(A) No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for any of the following specified uses:

Camping in tents, or anything other than a recreational vehicle.

Group camping.

The conduct of any business or trade by any tenant or nonpermanent resident, other than selling or leasing RV sites.

(B) Where RV sites are being sold to individuals, the developer/owner of the lot(s) shall include in the title transfer document a covenant attesting to the fact that the lot cannot be used as a place of permanent occupancy.

(C) Any use not specifically listed in section 18.3.

(Ord. No. 1500.551, § 1, 8-19-2009)

Section 18.5. - Design standards.

(A) RV park standards:

(1) Minimum park size: One hundred (100) acres.

(2) Reserved.

(3) Yards:

(a) No building or structure, except fences or walls as hereinafter provided for, shall be located within fifteen (15) feet of any property outside of the RVRP district

(b) No recreational vehicle site pad shall be located within fifteen (15) feet of the recreational vehicle park perimeter.

(4) Density: RV sites are subject to the density limitations set forth in the applicable land use category of the future land use element of the Margate Comprehensive Plan.

  
A large, handwritten signature in blue ink, appearing to read "J. L. B.", is positioned in the bottom right corner of the page. It is enclosed within a large, roughly oval-shaped blue line that also encircles the bottom portion of the page content.

(B) Landscaping:

(1) All required landscape buffers and landscaped common areas are subject to the planting and maintenance requirements of chapter 23, Landscaping, and shall utilize the principles of Naturescape Broward, or a similar native landscape program acceptable to the city.

(2) Each RV park shall create and maintain a ten-foot-wide unpaved perimeter buffer along the perimeter property line. This perimeter buffer shall provide a six-foot-high unpierced decorative masonry wall, constructed in conformance to applicable building codes and painted on both sides. Said wall shall be located wholly on the RV park side of the perimeter property line and shall run its full length, except whereas provided for below. No decorative wall or fence shall be required on portions of an RV park perimeter that are contiguous to a body of water that provides a minimum of eighty (80) feet of separation from the nearest property on the opposite side of the body of water; except that a decorative aluminum fence may be installed in such areas.

(3) Trees shall be planted every fifteen (15) lineal feet of the perimeter, in a staggered pattern, within and throughout the entire length of the ten-foot perimeter buffer. The tree species used shall be Category I (as provided for in chapter 23) and nondeciduous.

(4) Each RV site shall be subject to landscape requirements provided in subsection 23-11(a).

(C) RV site standards:

(1) Minimum site size: Three thousand one hundred (3,100) square feet.

(2) Improvements:

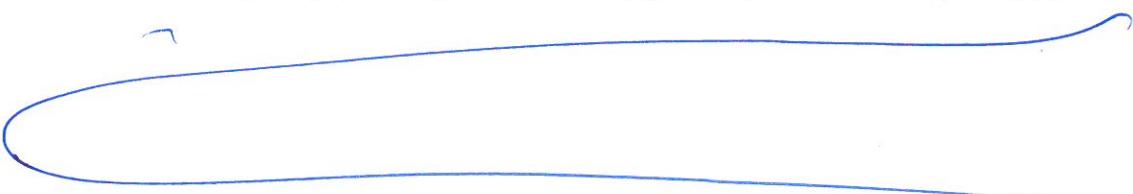
(a) RV sites shall be clearly defined and shall be exclusive of any space used for common areas, such as roadways, walkways, and recreation areas.

(b) All RV sites shall include a pad and driveway, and shall be paved with concrete or pavers, or as approved by the city, and be designed to provide runoff of surface water. The use of asphalt as a paving material for RV pads and driveways shall not be permitted unless specifically provided for on a temporary basis pursuant to a recorded agreement with the city. RV parking on any unpaved surface is strictly prohibited.

(c) Each RV site shall not exceed sixty-five (65) per cent impervious area. The minimum thirty-five (35) per cent pervious area(s) of each RV site shall contain the minimum landscaping requirements for the site and any remaining areas in the pervious area shall be covered in turf.

(3) Separation: RV pads shall be located to maintain a ten-foot separation between recreational vehicles when slides, other living areas, or awnings of the RV are fully extended. No RV pad shall be within five (5) feet of any RV site rear lot line.

(4) Occupancy: Occupancy of each RV site is limited to one (1) recreational vehicle, one (1) automobile or truck, one (1) motorcycle and one (1) golf cart, accommodating one (1) party.



*[Signature]*

No Permanent RV lot structures may be allowed and shall conform to the Florida Building Code, ~~with the exception of a uniform RV lot structure~~ and Broward County Surface Water ~~and~~ Decorative features as provided in this article, are permitted on the individual recreational vehicle sites.

(5) Parking: Each site shall include adequate parking space for allowable vehicles. Any vehicles not accommodated within this parking space shall be stored offsite or within a screened storage yard.

(6) Access: Each site shall have direct access to a driveway or interior road.

(7) Utilities: Each site shall have direct connections to water, sewer, and electric service.

(8) RV lot structure: Each site may include an RV lot structure, subject to the following conditions:

(a) All RV lot structures in a given RV park shall be of uniform design and appearance. Where awnings are to be attached to the ~~shed~~ RV lot structure, awnings shall be of uniform design, size, materials and colors, as approved by the economic development department. Only those designs and colors on file at the city shall be allowed.

(b) One (1) satellite dish or antenna may be attached to each RV lot structure in accordance with section 3.23.19.

(c) All RV lot structures shall be located on an approved RV pad.

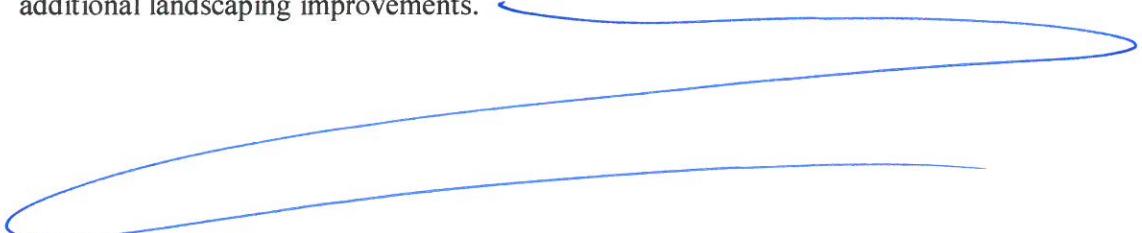
(d) No RV lot structure shall be located within five (5) feet of an RV site lot line.

(e) The maximum height for any RV lot structure to be located on an RV site shall be ~~eleven and one-half (11½)~~ twenty five (25) feet, measured from the finished floor elevation to the peak of the roof.

(f) RV lot structures may include interior improvements such as a bathroom with shower, washer and dryer, utility sink, work bench, golf cart charger, storage cabinets, lighting, air conditioning, general purpose electrical receptacles, Kitchen, sleeping quarters and adequate space for the storage of a golf cart, structures with these improvements are ~~not~~ determined to be habitable under the Florida Building Code.

(g) All RV lot structures ~~shall~~ may be maintained as habitable or non-habitable space. ~~Cooking, sleeping or overnight camping in an RV lot structure is strictly prohibited.~~

(9) Decorative features: Each site may include decorative features such as gazebos, tiki huts, decorative railings, walls, benches, patios, steps, decks, trellises, arbors, water fountains, ponds, waterfalls, bridges, planters and flower beds, fire pits, fireplaces, barbecues, outdoor kitchens and bars, outdoor lighting, outdoor living and entertainment areas, heaters, furniture, and additional landscaping improvements.

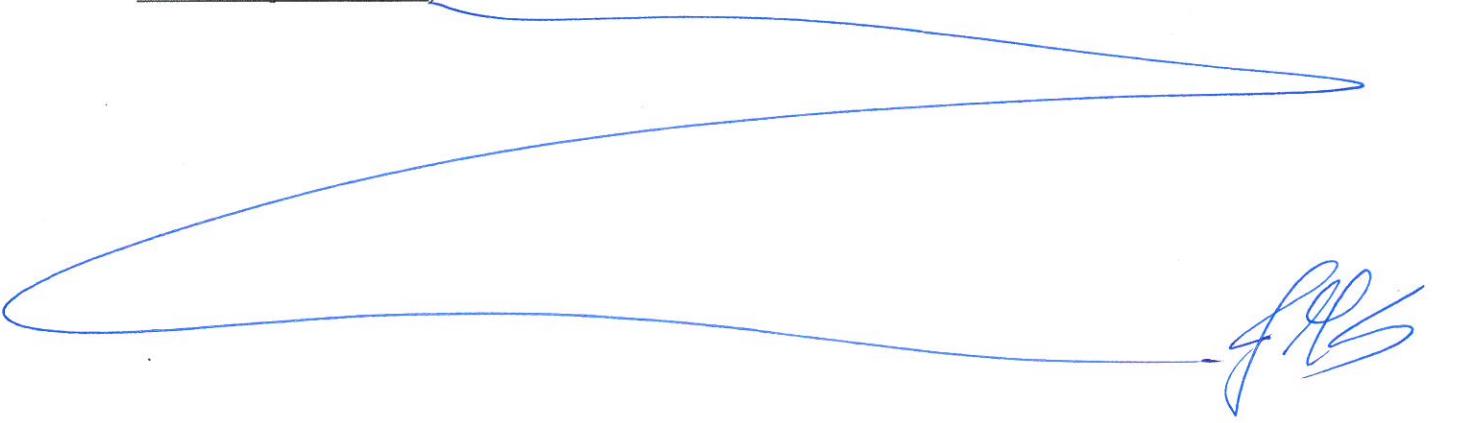


- (a) All features must comply with individual lot setbacks as provided for in this article.
- (b) No decorative feature shall be installed on any lot without first obtaining a permit from the Margate Building Department.
- (c) All applications for decorative features proposed to be located off of the approved pad on a site must demonstrate compliance with the approved drainage permit for the RV Resort Park.
- (d) Any gazebo or other similar hard-roofed decorative feature installed on an RV lot shall be subject to the following limitations:
  - (i) ~~Shall not be enclosed, except for a single bathroom. Said bathroom shall not exceed one hundred forty (140) square feet in area or thirty (30) per cent of the gross area of the gazebo/decorative feature, whichever measurement is less.~~
  - (ii) ~~May have knee walls not exceeding forty two (42) inches in height under all portions of gazebo/decorative feature not used for the bathroom.~~
  - (iii) ~~Openings shall not be permanently sealed or glazed, but may be secured with hurricane shutters.~~
  - (iv) ~~May feature a single hinged doorway entrance into the gazebo/decorative feature no greater than six (6) feet in width, if hurricane shutters are installed to the structure.~~
  - (v) Shall not exceed twenty-five (25) feet in height.
- (vi) These provisions shall not apply to chickee huts, as defined in the Florida Building Code, or other thatched roof structure.

(D) Underground utilities:

- (1) Within the recreational vehicle resort park, all utilities, including telephone, television cable, and electrical systems, shall be installed underground. Primary facilities providing service to the site may be exempted from this requirement. Large transformers shall be placed on the ground and contained within pad mounts, enclosures or vaults. The developer shall provide adequate landscaping with shrubs and plants to screen all utility facilities permitted above ground.

(Ord. No. 1500.551, § 1, 8-19-2009; Ord. No. 1500.555, § 1, 2-17-2010; Ord. No. 1500.564, § 1, 10-20-2010; Ord. No. 1500-586, § 1, 4-18-2012; Ord. No. 1500.600, § 1, 8-21-13; Ord. No. 1500.607, § 1, 6-4-2014)



## ARTICLE XVIII. - RVRP DISTRICTS

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An RVRP shall be developed according to comprehensive and detailed plans which include streets, utilities, lots, buildings, sites and the like, and site plans, floor plans and elevations for all buildings intended to be located, constructed, used, and related to one another, and detailed plans for buildings. An RVRP shall also include a program for full provision of maintenance and operation of such areas, improvements, facilities and services for common use by the occupants of the recreational vehicle resort park which shall not be provided, operated, or maintained at public expense.

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- (1) To proceed with the proposed development according to the provisions of these regulations and conditions attached to the rezoning of the land to RVRP;
- (2) To provide agreements, contracts, covenants, deed restrictions, and sureties acceptable to the city for completion of the development according to the plans approved at the time of rezoning to RVRP and for continuing operation and maintenance of such areas, functions and facilities which are not proposed to be provided, operated or maintained at public expense;

(3) To bind their successors in title to any commitments made under the above. All agreements and evidence of unified control shall be examined by the city attorney, and no rezoning of land to RVRP classification shall be adopted without a certification by the city attorney that such agreements and evidence of unified control meet the requirements of these regulations.

(B) The developer shall administer common open space through a condominium association which shall conform to the following requirements:

(1) The developer shall establish by charter the condominium association prior to any sale;

(2) Membership in the condominium association shall be mandatory for all property owners within the recreational vehicle resort park, and said condominium association shall not discriminate in its members or shareholders;

(3) The condominium association shall manage all common open space and recreational and cultural facilities which are dedicated to the public, shall provide for the maintenance, administration and operation of said land and any other land within the recreational vehicle resort park not publicly or privately owned, and shall secure and show evidence of adequate liability insurance on the land.

(C) Every recreational vehicle park manager or operator shall maintain a register containing a record of all recreational vehicle occupants using the recreational vehicle park. Such register shall be available to any authorized person inspecting the park, and shall be preserved for one year from the date of listing herein. Such register shall contain the names and addresses of all recreational vehicle occupants stopping at the park and the make, model and license number of the motor vehicle and the recreational vehicle.

(Ord. No. 1500.551, § 1, 8-19-2009)

Section 18.3. - Uses permitted.

(A) No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one of the following specified uses:

Recreational vehicle (RV) parks of no less than five (5) RV sites.

Recreational vehicle (RV) sites, within an RV park, for ownership or tenant usage, for nonpermanent residency.

Clubhouses, recreational buildings and facilities, and social centers.

Common storage areas for trailers and vehicles, for use by owners and tenants of the recreational vehicle resort park only.

Uses accessory and clearly incidental to any of the above uses.

(Ord. No. 1500.551, § 1, 8-19-2009)

Section 18.4. - Uses prohibited.

(A) No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for any of the following specified uses:

Camping in tents, or anything other than a recreational vehicle.

Group camping.

The conduct of any business or trade by any tenant or nonpermanent resident, other than selling or leasing RV sites.

(B) Where RV sites are being sold to individuals, the developer/owner of the lot(s) shall include in the title transfer document a covenant attesting to the fact that the lot cannot be used as a place of permanent occupancy.

(C) Any use not specifically listed in [section 18.3](#).

(Ord. No. 1500.551, § 1, 8-19-2009)

Section 18.5. - Design standards.

(A) RV park standards:

(1) Minimum park size: One hundred (100) acres.

(2) Reserved.

(3) Yards:

(a) No building or structure, except fences or walls as hereinafter provided for, shall be located within fifteen (15) feet of any property outside of the RVRP district

(b) No recreational vehicle site pad shall be located within fifteen (15) feet of the recreational vehicle park perimeter.

(4) Density: RV sites are subject to the density limitations set forth in the applicable land use category of the future land use element of the Margate Comprehensive Plan.

(B) Landscaping:

(1) All required landscape buffers and landscaped common areas are subject to the planting and maintenance requirements of [chapter 23](#), Landscaping, and shall utilize the principles of Naturescape Broward, or a similar native landscape program acceptable to the city.

(2) Each RV park shall create and maintain a ten-foot-wide unpaved perimeter buffer along the perimeter property line. This perimeter buffer shall provide a six-foot-high unpierced decorative masonry wall, constructed in conformance to applicable building codes and painted on both sides. Said wall shall be located wholly on the RV park side of the perimeter property line and shall run its full length, except whereas provided for below. No decorative wall or fence shall be required on portions of an RV park perimeter that are contiguous to a body of water that provides a minimum of eighty (80) feet of separation from the nearest property on the opposite side of the body of water; except that a decorative aluminum fence may be installed in such areas.

(3) Trees shall be planted every fifteen (15) lineal feet of the perimeter, in a staggered pattern, within and throughout the entire length of the ten-foot perimeter buffer. The tree species used shall be Category I (as provided for in [chapter 23](#)) and nondeciduous.

(4) Each RV site shall be subject to landscape requirements provided in subsection [23-11\(a\)](#).

(C) RV site standards:

(1) Minimum site size: Three thousand one hundred (3,100) square feet.

(2) Improvements:

(a) RV sites shall be clearly defined and shall be exclusive of any space used for common areas, such as roadways, walkways, and recreation areas.

(b) All RV sites shall include a pad and driveway, and shall be paved with concrete or pavers, or as approved by the city, and be designed to provide runoff of surface water. The use of asphalt as a paving material for RV pads and driveways shall not be permitted unless specifically provided for on a temporary basis pursuant to a recorded agreement with the city. RV parking on any unpaved surface is strictly prohibited.

(c) Each RV site shall not exceed sixty-five (65) per cent impervious area. The minimum thirty-five (35) per cent pervious area(s) of each RV site shall contain the minimum landscaping requirements for the site and any remaining areas in the pervious area shall be covered in turf.

(3) Separation: RV pads shall be located to maintain a ten-foot separation between recreational vehicles when slides, other living areas, or awnings of the RV are fully extended. No RV pad shall be within five (5) feet of any RV site rear lot line.

(4) Occupancy: Occupancy of each RV site is limited to one (1) recreational vehicle, one (1) automobile or truck, one (1) motorcycle and one (1) golf cart, accommodating one (1) party.

No Permanent RV lot structures may be allowed and shall conform to the Florida Building Code, with the exception of a uniform RV lot structure and Broward County Surface Water and Decorative features as provided in this article, are permitted on the individual recreational vehicle sites.

(5) Parking: Each site shall include adequate parking space for allowable vehicles. Any vehicles not accommodated within this parking space shall be stored offsite or within a screened storage yard.

(6) Access: Each site shall have direct access to a driveway or interior road.

(7) Utilities: Each site shall have direct connections to water, sewer, and electric service.

(8) RV lot structure: Each site may include an RV lot structure, subject to the following conditions:

(a) All RV lot structures in a given RV park shall be of uniform design and appearance. Where awnings are to be attached to the ~~shed~~ RV lot structure, awnings shall be of uniform design, size, materials and colors, as approved by the economic development department. Only those designs and colors on file at the city shall be allowed.

(b) One (1) satellite dish or antenna may be attached to each RV lot structure in accordance with section 3.23.19.

(c) All RV lot structures shall be located on an approved RV pad.

(d) No RV lot structure shall be located within five (5) feet of an RV site lot line.

(e) The maximum height for any RV lot structure to be located on an RV site shall be eleven and one-half (11½) twenty five (25) feet, measured from the finished floor elevation to the peak of the roof.

(f) RV lot structures may include interior improvements such as a bathroom with shower, washer and dryer, utility sink, work bench, golf cart charger, storage cabinets, lighting, air conditioning, general purpose electrical receptacles, ~~Kitchen, sleeping quarters~~ and adequate space for the storage of a golf cart, structures with these improvements are not determined to be habitable under the Florida Building Code.

(g) All RV lot structures shall may be maintained as ~~habitable~~ or non-habitable space. ~~Cooking, sleeping or overnight camping in an RV lot structure is strictly prohibited.~~

(9) Decorative features: Each site may include decorative features such as gazebos, tiki huts, decorative railings, walls, benches, patios, steps, decks, trellises, arbors, water fountains, ponds, waterfalls, bridges, planters and flower beds, fire pits, fireplaces, barbecues, outdoor kitchens and bars, outdoor lighting, outdoor living and entertainment areas, heaters, furniture, and additional landscaping improvements.

- (a) All features must comply with individual lot setbacks as provided for in this article.
- (b) No decorative feature shall be installed on any lot without first obtaining a permit from the Margate Building Department.
- (c) All applications for decorative features proposed to be located off of the approved pad on a site must demonstrate compliance with the approved drainage permit for the RV Resort Park.
- (d) Any gazebo or other similar hard-roofed decorative feature installed on an RV lot shall be subject to the following limitations:
  - (i) Shall not be enclosed, except for a single bathroom. Said bathroom shall not exceed one hundred forty (140) square feet in area or thirty (30) per cent of the gross area of the gazebo/decorative feature, whichever measurement is less.
  - (ii) May have knee walls not exceeding forty-two (42) inches in height under all portions of gazebo/decorative feature not used for the bathroom.
  - (iii) Openings shall not be permanently sealed or glazed, but may be secured with hurricane shutters.
  - (iv) ~~May feature a single hinged doorway entrance into the gazebo/decorative feature no greater than six (6) feet in width, if hurricane shutters are installed to the structure.~~
  - (v) Shall not exceed twenty-five (25) feet in height.
  - (vi) These provisions shall not apply to chickee huts, as defined in the Florida Building Code, or other thatched roof structure.

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(D) Underground utilities:

- (1) Within the recreational vehicle resort park, all utilities, including telephone, television cable, and electrical systems, shall be installed underground. Primary facilities providing service to the site may be exempted from this requirement. Large transformers shall be placed on the ground and contained within pad mounts, enclosures or vaults. The developer shall provide adequate landscaping with shrubs and plants to screen all utility facilities permitted above ground.

(Ord. No. 1500.551, § 1, 8-19-2009; Ord. No. 1500.555, § 1, 2-17-2010; Ord. No. 1500.564, § 1, 10-20-2010; Ord. No. 1500-586, § 1, 4-18-2012; [Ord. No. 1500.600, § 1, 8-21-13](#); [Ord. No. 1500.607, § 1, 6-4-2014](#))