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CITY OF MARGATE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF THE CITY OF MARGATE, FLORIDA, APPENDIX A ZONING, AMENDING ARTICLE XVIII RVRP RECREATIONAL VEHICLE RESORT PARK DISTRICT, SECTION 18.4 USES PROHIBITED AND SECTION 18.5 DESIGN STANDARDS; PROVIDING FOR HABITABLE STRUCTURES ON INDIVIDUAL RV SITES; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA:

SECTION 1: The Code of the City of Margate, Florida, Appendix A Zoning, Article XVIII RVRP District, Section 18.4 Uses prohibited, is hereby amended to read as follows:

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~~ Tents utilized for sleeping, camping, group camping, or building to be used as a hostel or hotel is prohibited.

~~Group camping.~~

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

CODING: Words in ~~struck through~~ text are deletions from existing text, words in underscoring text are additions to existing text, and shaded text are changes between First and Second Readings.

1 (B) Where RV sites are being sold to individuals, the
2 developer/owner of the lot(s) shall include in the
3 title transfer document a covenant attesting to the
4 fact that the lot cannot be used as a place of
5 permanent occupancy.
6

7 (C) Any use not specifically listed in section 18.3.
8

9 **SECTION 2:** The Code of the City of Margate, Florida,
10 Appendix A Zoning, Article XVIII RVRP District, Section
11 18.5 Design Standards, is hereby amended to read as
12 follows:
13

14 (C) *RV site standards:*

15
16 (1) *Minimum site size:* Three thousand one hundred (3,100)
17 square feet.
18

19 (2) *Improvements:*

20
21 (a) RV sites shall be clearly defined and shall be
22 exclusive of any space used for common areas,
23 such as roadway, walkways, and recreation areas.
24

25 (b) All RV sites shall include a pad and driveway,
26 and shall be paved with concrete or pavers, or as
27 approved by the City, and be designated to
28 provide runoff of surface water. The use of
29 asphalt as a paving material for RV pads and
30 driveways shall not be permitted unless
31 specifically provided for on a temporary basis
32 pursuant to a recorded agreement with the City.
33 RV parking on any unpaved surface is strictly
34 prohibited.
35

36 (c) Each RV site shall not exceed sixty-five (65) per
37 cent impervious area. The minimum thirty-five
38 (35) per cent pervious area(s) of each RV site
39 shall contain the minimum landscaping
40 requirements for the site and any remaining areas
41 in the pervious area shall be covered in turf.
42

43 (3) *Separation:* RV pads shall be located to maintain a
44 ten-foot separation between recreational vehicles when

1 slides, other living areas, or awnings of the RV are
2 fully extended. No RV pad shall be within five (5)
3 feet of any RV site rear lot line.
4

5 (4) *Occupancy*: Occupancy of each RV site is limited to one
6 (1) recreational vehicle, one (1) automobile or truck,
7 one (1) motorcycle and one (1) golf cart,
8 accommodating one (1) party. ~~No permanent structures~~
9 Permanent RV lot structures may be allowed and shall
10 conform to the Florida Building Code, and Broward
11 County Surface Water. ~~with the exception of a uniform~~
12 ~~RV lot structure and decorative~~ Decorative features as
13 provided in this article, are permitted on the
14 individual recreational vehicle sites.
15

16 (5) *Parking*: Each site shall include adequate parking
17 space for allowable vehicles. Any vehicles not
18 accommodated within this parking space shall be stored
19 offsite within a screened storage yard.
20

21 (6) *Access*: Each site shall have direct access to a
22 driveway or interior road.
23

24 (7) *Utilities*: Each site shall have direct connections to
25 water, sewer, and electric service.
26

27 (8) *RV Lot structure*: Each site may include an RV lot
28 structure, subject to the following conditions:
29

30 (a) ~~All RV lot structures in a given RV park shall be~~
31 ~~of uniform design and appearance. Where awnings~~
32 ~~are to be attached to the shed structure, awnings~~
33 ~~shall be of uniform design, size, materials and~~
34 ~~colors, as approved by the economic development~~
35 ~~department. Only those designs and colors on~~
36 ~~files at the City shall be allowed.~~ Reserved.
37

38 (b) One (1) satellite dish or antenna may be attached
39 to each RV lot structure in accordance with
40 section 3.23.19.
41

42 (c) All RV lot structure shall be located on an
43 approved RV pad.
44

- 1 (d) No RV lot structure shall be located within five
2 (5) feet of an RV site lot line.
3
- 4 (e) The maximum height for any RV lot structure to be
5 located on an RV site shall be ~~eleven and one~~
6 half twenty five (25) feet, measured from the
7 finished floor elevation to the peak of the roof.
8
- 9 (f) RV lot structures may include interior
10 improvements such as bathroom with shower, washer
11 and dryer, utility sink, work bench, golf cart
12 charger, storage cabinets, lighting, air
13 conditioning, general purpose electrical
14 receptacles, kitchens, sleeping quarters and
15 adequate space for the storage of a golf cart,
16 provided that structures with these improvements
17 are not determined to be habitable under the
18 Florida Building Code.
19
- 20 (g) All RV lot structures ~~shall~~ may be maintained as
21 habitable or non-habitable space. ~~Cooking,~~
22 ~~sleeping or overnight camping in an RV lot~~
23 ~~structure is strictly prohibited.~~
24
- 25 (9) *Decorative features:* Each site may include decorative
26 features such as gazebos, tiki huts, decorative
27 railings, walls, benches, patios, steps, decks,
28 trellises, arbors, water fountains, ponds, waterfalls,
29 bridges, planters and flower beds, fire pits,
30 fireplaces, barbecues, outdoor kitchens and bars,
31 outdoor lighting, outdoor living and entertainment
32 areas, heaters, furniture, and additional landscaping
33 improvements.
34
- 35 (a) All features must comply with individual lot
36 setbacks as provided for in this article.
37
- 38 (b) No decorative feature shall be installed on any
39 lot without first obtaining a permit from the
40 Margate Building Department.
41
- 42 (c) All applications for decorative features proposed
43 to be located off of the approved pad on a site

1 must demonstrate compliance with the approved
2 drainage permit for the RV Resort Park.

3
4 (d) Any gazebo or other similar hard-roofed
5 decorative feature installed on an RV lot shall
6 be subject to the following limitations:
7

8 ~~(i) Shall not be enclosed, except for a single~~
9 ~~bathroom. Said bathroom shall not exceed one~~
10 ~~hundred forty (140) square feet in area or~~
11 ~~thirty (30) per cent of the gross area of~~
12 ~~the gazebo/decorative feature, whichever~~
13 ~~measurement is less.~~

14
15 ~~(ii) May have knee walls not exceeding forty-two~~
16 ~~(42) inches in height under all portions of~~
17 ~~gazebo/decorative feature not used for the~~
18 ~~bathroom.~~

19
20 ~~(iii) Openings shall not be permanently~~
21 ~~sealed or glazed, but may be secured with~~
22 ~~hurricane shutters.~~

23
24 ~~(iv) May feature a single hinged doorway entrance~~
25 ~~into the gazebo/decorative feature no~~
26 ~~greater than six (6) feet in width, if~~
27 ~~hurricane shutters are installed to the~~
28 ~~structure.~~

29
30 (v) Shall not exceed twenty-five (25) feet in
31 height.

32
33 (vi) These provisions shall not apply to
34 chickee huts, as defined in the Florida
35 Building Code, or other thatched roof
36 structure.
37 . . .

38
39 [Note to Municipal Code: The rest of this section shall remain
40 as codified.]

41
42
43 **SECTION 3:** All ordinances or parts of ordinances in
44 conflict herewith are and the same is hereby repealed to
45 the extent of such conflict.

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1
2 **SECTION 4:** If any section, sentence, clause, or phrase
3 of this ordinance is held to be invalid or
4 unconstitutional by a court of competent jurisdiction,
5 then said holding shall in no way affect the validity of
6 the remaining portions of this ordinance.
7

8 **SECTION 5:** It is the intention of the City Commission
9 that the provisions of this ordinance shall become and be
10 made a part of the City of Margate Code, and that the
11 sections of this ordinance may be renumbered or relettered
12 and the word "ordinance" may be changed to "section",
13 "article" or such other appropriate word or phrase in
14 order to accomplish such intentions.
15

16 **SECTION 6:** This ordinance shall become effective
17 immediately upon adoption at its second reading.
18

19 PASSED ON FIRST READING THIS _____ day of _____
20 2015.

21 PASSED ON SECOND READING THIS _____ day of _____
22 2015.
23
24

25 ATTEST:

26
27 _____
28 JOSEPH KAVANAGH
29 CITY CLERK

_____ MAYOR TOMMY RUZZANO

30
31
32 *RECORD OF VOTE - 1ST READING* *RECORD OF VOTE - 2ND READING*

| | | | |
|-------------|-------|---------|-------|
| 34 Simone | _____ | Simone | _____ |
| 35 Peerman | _____ | Peerman | _____ |
| 36 Talerico | _____ | TBD | _____ |
| 37 Bryan | _____ | TBD | _____ |
| 38 Ruzzano | _____ | Ruzzano | _____ |