

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; PROVIDING FOR SWIMMING POOLS, SPAS, AND HOT TUBS ON INDIVIDUAL RV SITES; PROVIDING FOR CARPORTS 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 18.5 Design Standards, is hereby amended to read as follows:

. . .

- (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, swimming pools, spas, hot tubs, 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. All permit applications for decorative features submitted to the Margate Building Department must include written approval from the RVRP condominium association.

- 1 (c) All applications for decorative features proposed to
2 be located off of the approved pad on a site must
3 demonstrate compliance with the approved drainage
4 permit for the RV Resort Park.
5
- 6 (d) Any gazebo or other similar hard-roofed decorative
7 feature installed on an RV lot shall be subject to the
8 following limitations:
9
- 10 (i) Shall not be enclosed, except for a single
11 bathroom. Said bathroom shall not exceed one
12 hundred forty (140) square feet in area or thirty
13 (30) per cent of the gross area of the
14 gazebo/decorative feature, whichever measurement
15 is less.
16
- 17 (ii) May have knee walls not exceeding forty-two (42)
18 inches in height under all portions of
19 gazebo/decorative feature not used for the
20 bathroom. Portions of a gazebo used as a carport
21 shall not have knee walls.
22
- 23 (iii) Openings shall not be permanently sealed or
24 glazed, but may be secured with hurricane
25 shutters. Portions of a gazebo used as a carport
26 shall not have shutters installed.
27
- 28 (iv) May feature a single hinged doorway entrance into
29 the gazebo/decorative feature no greater than six
30 (6) feet in width, if hurricane shutters are
31 installed to the structure.
32
- 33 (v) Shall not exceed twenty-five (25) feet in height.
34
- 35 (vi) These provisions shall not apply to chickee huts,
36 as defined in the Florida Building Code, or other
37 thatched roof structure.
38
- 39 (vii) Gazebos may be designed to include an attached
40 carport, provided that the carport portion of the
41 gazebo does not feature knee walls or shutters.
42 Enclosed garages shall not be permitted.
43
- 44 (e) Swimming pools, spas, and hot tubs shall be permitted
45 on all RV sites, including portions located under a

permitted gazebo or tiki hut, subject to the following conditions:

(i) An executed maintenance agreement between the RV site owner(s) and the RV park condominium association shall be submitted with all building permit applications for swimming pools, spas, and/or hot tubs, providing that at a minimum, the RV park condominium association will be responsible for maintaining the swimming pool, spa, and/or hot tub during the RV site owner's absence.

(ii) No swimming pool, spa, or hot tub shall be placed within any recorded easement.

(iii) All pool barrier requirements provided by the Florida Building Code shall be satisfied at the same time that any swimming pool, spa, or hot tub is permitted by the Margate Building Department. All safety barriers installed on an RV site shall take the form of either a decorative white aluminum fence or a decorative masonry wall, or any combination thereof. The maximum height of any fence or wall installed as a safety barrier on an RV site shall be fifty-four (54) inches. Any safety barrier, or portion thereof, that is located parallel to any RV lot structure, gazebo, tiki hut, or other similar structure on a given lot shall be spaced at least three (3) feet from said decorative feature(s). All fences and walls shall be installed so that the structural side of the fence or wall shall face or be visible from the owner's side. No fence or wall shall be erected that would inhibit vehicular access or parking on an RV pad.

(iv) Swimming pools, spas, or hot tubs in ground exceeding eight thousand (8,000) gallons shall have a dry well and/or storm drain to be drained into if not located adjacent to a canal.

. . .

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

SECTION 2: All ordinances or parts of ordinances in conflict herewith are and the same is hereby repealed to the extent of such conflict.

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

SECTION 4: It is the intention of the City Commission that the provisions of this ordinance shall become and be made a part of the City of Margate Code, and that the sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section", "article" or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 5: This ordinance shall become effective immediately upon adoption at its second reading.

PASSED ON FIRST READING THIS _____ day of _____ 2015.

PASSED ON SECOND READING THIS _____ day of _____ 2015.

ATTEST:

JOSEPH J. KAVANAGH
CITY CLERK

MAYOR JOANNE SIMONE

RECORD OF VOTE - 1ST READING RECORD OF VOTE - 2ND READING

Peerman	_____	Peerman	_____
Talerico	_____	Talerico	_____
Bryan	_____	Bryan	_____
Ruzzano	_____	Ruzzano	_____
Simone	_____	Simone	_____