

M E M O R A N D U M

DATE: April 1, 2013

TO: Planning and Zoning Board

THROUGH: Robin D. Meyer, AICP, Director
Planning, Zoning and Building Department

FROM: Steve Schield, AICP, ASLA, CFM, Planner
Planning, Zoning and Building Department

SUBJECT: Ordinance 2013-03, amending Chapter 72, Trailer Parking (Revised)
Boat Trailer Parking Alternative Restrictions

At the March 19, 2013, Planning and Zoning Board Meeting, Ordinance 2013-03 was tabled and remanded to staff for review and to provide alternative language in regards to the parking of boat trailers. Staff did a windshield survey of the trailers currently parked in open areas on single family properties. The result was a total of 112 trailers, with 18 properties having two or more. The following is a breakdown of major neighborhoods reviewed:

Neighborhoods	Boat Trailers	Multiple-Trailers	Storage Trailers
Country Club Shores	9	-	-
Buttonwood	1	-	-
Longboat Estates	3	1	
St Judes/Tarawitt/Jungle Queen/Gulfbay	31	6	4
Emerald Harbor	-	-	-
Dream Island	3	1	-
Sleeply Lagoon	16	2	-
Longbeach Village	39	8	6

Staff is proposing the following alternatives to the regulations for the parking of boat trailers on a single family parcel, followed by a brief description:

1. Subsection 72.06(C)(2) It shall be unlawful for any person to park, place, or locate, or for the owner of the parcel to allow any person to park, place, or locate more than one boat trailer on a single family parcel for more than five days in any 30-day period, unless the additional boat trailers are located substantially within a carport, garage, or other building. (Original proposal with change from entirely to substantially)

It would allow one boat trailer to be anywhere on a single family parcel, but additional boat trailers would have to be in a structure. On anything other than a single family parcel, boat trailers would not be restricted.

2. Subsection 72.06(C)(2) It shall be unlawful for any person to park, place, or locate, or for the owner of the parcel to allow any person to park, place, or locate more than one boat trailer on a single family parcel for more than five days in any 30-day period, unless the additional boat trailers are located substantially within a carport, garage, or other building. No boat trailers shall be parked, placed, or located on a single family parcel within the Special Canal Preservation Area, the boundaries of which are depicted in Chapter 158 Appendix, Section 8 (C), for more than five days in any 30-day period, unless they are entirely located within a garage or other building.

Same as option 1, except it would prohibit visible boat trailers within the Country Club Shores neighborhoods only.

3. Subsection 72.06(C) It shall be unlawful for any person to park, place, or locate, or for the owner of the ~~lot~~ property to allow any person to park, place, or locate any house car, ~~trailer~~, travel trailer, camper, motorhome, or self-propelled vehicle with sleeping accommodations, portable storage unit, boat trailer or trailer on any lot, tract, or parcel of land within the town for more than five days in any 30-day period, except as follows:
 - (1) Substantially within a carport, garage, or other building.
 - (2) In a permitted mobile home park.
 - (3) In a parking area of an existing motel or hotel.
 - (4) In a parking area of a multifamily development.

It would prohibit the parking of boat trailers on single family or commercial parcels unless substantially located within a carport, garage, or other building, except for five days in any 30-day period. Note that this change would also allow campers and the like to protrude from a carport, garage or other building.

4. Subsection 72.06(C)(2) It shall be unlawful for any person to park, place, or locate, or for the owner of the parcel to allow any person to park, place, or locate a boat trailer on a single family parcel for more than five days in any 30-day period unless the boat trailer is located substantially within a carport, garage, or other building or is screened from public view with a minimum of a six foot fence or gate with 80 percent opacity.

It would allow the parking of boat trailers only if in a carport, garage, other building, or if screened from the public view with a six foot fence or gate.

5. Subsection 72.06(C)(2) It shall be unlawful for any person to park, place, or locate, or for the owner of the parcel to allow any person to park, place, or locate a boat trailer on a single family parcel for more than five days in any 30-day period unless the boat trailer is located substantially within a carport, garage, or other building. However, one boat trailer may be located outside of a carport, garage, or other building on a single family parcel that does not have direct water access.

It would allow the parking of one unenclosed boat trailer on properties that do not have direct water access.

Staff is requesting direction from the Board.

Attachments: Ordinance 2013-03, Trailer Parking, as amended

Xc: Robin D. Meyer, AICP, Director-Planning, Building & Zoning Department
David Persson, Town Attorney