

Regular Workshop – November 13, 2013  
Agenda Item 7

**Agenda Item:** Proposed Ordinance 2013-03, Amending Chapter 72, Section 72.06, Restrictions on Parking and Use of Travel Trailers

**Presenter:** Town Manager and Staff

**Summary:** The Planning staff has worked with the Town Attorney, Trailer Parking Subcommittee, and Planning and Zoning Board to draft proposed Ordinance 2013-03. Proposed Ordinance 2013-03 allows parking of trailers and boat trailers within side or rear yards that are screened from view. Trailers or boat trailers will be allowed to continue to be temporarily parked on public streets during the day and can be parked in driveways located in street yards up to five days in a 30 day period. Proposed Ordinance 2013-03 will work to improve the community and to protect our property values.

At their September 17, 2013, meeting, the Planning and Zoning Board recommended approval of Ordinance 2013-03, Trailer Parking Code.

**Attachments:** 11-1-13 Memo, P&Z Board Chair to Town Commission;  
9-27-13 Staff Report, Planner to Town Manager;  
9-17-13 Draft P&Z Board minutes;  
Proposed Ordinance 2013-03; and  
PowerPoint presentation.

**Recommended**

**Action:** Pending discussion, provide direction to Manager.

## MEMORANDUM

**DATE:** November 1, 2013

**TO:** Honorable Mayor and Town Commission

**THROUGH:** Dave Bullock, Town Manager

**FROM:** BJ Bishop, Chair  
Planning and Zoning Board

**SUBJECT:** ORDINANCE 2013-03, AMENDING CHAPTER 72, TRAILER  
PARKING CODE

---

During the public hearing held on September 17, 2013, the Planning and Zoning Board recommended APPROVAL of Ordinance 2013-03, as written, approving amendments to Chapter 72 concerning parking of storage trailers, storage pods and boat trailers on residential properties. The specific motion from the September 17, 2013, meeting of the P&Z Board are as follows:

**MR. WILD MADE A MOTION TO RECOMMEND APPROVAL OF ORDINANCE 2013-03 AS WRITTEN. MR. HIXON SECONDED THE MOTION. ORIGINAL MOTION WAS APPROVED ON ROLL CALL VOTE: AITKEN, AYE; DALY, NO; GARNER, AYE; HACKETT, AYE; HIXON, AYE; SCHNEIER, AYE; SYMANSKI, AYE; WEBB, AYE; WILD, AYE.**

Enclosed, for your review and consideration, please find the following support documentation:

1. Staff Memo, dated 9-27-13, Planner to Town Manager;
2. PowerPoint presentation;
3. Draft minutes from the 9-17-13 regular P&Z Board meeting on this issue; and
4. Proposed Ordinance 2013-03.

If you should have any questions, or desire any additional information, please do not hesitate to contact me.

BJW/dmc

## M E M O R A N D U M

**DATE:** September 27, 2013

**TO:** Dave Bullock, Town Manager

**THROUGH:** Alaina Ray, AICP, Interim 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 September 22, 2011, regular Town Commission workshop, staff discussed the possibility of amending the Town Code to address property maintenance issues on the island. As a result of the discussion, the Commission directed staff to obtain input from the community and agreed to hold a workshop to further discuss the matter.

On January 24, 2012, staff held a community meeting on a property maintenance code which included discussion about other property complaints (parking, vegetation, etc.) The meeting was attended by approximately 40 people representing a cross section of the community. The participants at the community meeting also supported adding restrictions on the parking of open or enclosed storage trailers similar to the limitation placed on travel trailers (limited to five days in a 30-day period). It was also suggested that boat trailers parked on a residential lot should have some restrictions.

At the November 12, 2012, Town Commission workshop, staff presented the findings in regards to the parking of storage trailers, storage pods and boat trailers on residential properties. The Town Commission directed staff to draft an ordinance that restricted storage trailers, storage pods and boat trailers. Staff worked with the Town Attorney to prepare an ordinance for these possible parking changes to Chapter 72, *Stopping, Standing and Parking* of the Town Code.

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                 | -                |
| Sleepy Lagoon                          | 16            | 2                 | -                |
| Longbeach Village                      | 39            | 8                 | 6                |

At the April 16, 2013, Planning and Zoning Board meeting, the board requested that a subcommittee be appointed that included Planning and Zoning Board members, Town Commission members, and neighborhood representatives to discuss and recommend restrictions. The Town Commission agreed to this at their May 6, 2013, Regular Meeting, and appointed the subcommittee.

The Trailer Parking Subcommittee included the following people: Steven Gold (Sleepy Lagoon), Jerry Whitehead (Country Club Shores), Michael Drake (LB Village), Andrew Aitken(Planning Board), Ken Schneier(Planning Board), Patricia Zunz (Town Commission), and Lynn Larson (Town Commission). The subcommittee represented a diverse range of neighborhoods on the island and was chaired by Jerry Whitehead. The subcommittee met three times on June 20, 2013, July 1, 2013, and July 15, 2013.

The subcommittee had extensive discussion on what regulations should be placed on the parking of trailers. A consensus was reached on allowing the parking of trailers and boat trailers within side or rear yards that are screened from view. Trailers or boat trailers will be allowed to continue to be temporarily parked on public streets during the day and can be parked in driveways located in street yards up to five days in a 30 day period. The subcommittee also recommended other amendments to the original ordinance in order to simplify it and make it more legally sound. The subcommittee raised concerns about the impact of the regulations on the Longbeach Village area. As a result, the subcommittee amended the ordinance to allow parking of trailers within rear yards without screening to allow the parking of trailers off of existing public alleys. **The subcommittee also recommended the Town remove obstructions from all alleys to allow access to these areas.**

The subcommittee recommended approval of Ordinance 2013-03 and it was presented to the Planning and Zoning Board at their meeting of September 17, 2013. **After holding a public hearing and discussion, the Planning and Zoning Board recommended approval of Ordinance 2013-03.**

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

Xc: Alaina Ray, AICP, Interim Director -Planning, Building & Zoning Department  
Maggie Mooney-Portale, Town Attorney

AGENDA ITEM #3  
ORDINANCE 2013-03, AMENDING CHAPTER 72, STOPPING, STANDING,  
AND PARKING, SECTION 72.06, RESTRICTIONS ON PARKING AND USE OF  
TRAVEL TRAILERS

Chair Webb thanked the subcommittee for meeting over the summer and working on this ordinance.

Steve Schield, Planner, reviewed the staff report:

- On April 16, 2013, the P&Z Board requested a subcommittee review the code related to parking of trailers
- Staff did a windshield survey of the trailers currently parked in open areas on single-family properties and counted 112 trailers, with 18 properties having two or more
- Reviewed a PowerPoint showing various boats and trailers parked throughout the island
- After discussion, the subcommittee recommended allowing the parking of trailers and boat trailers within the side or rear yards as long as they were screened from view
- Longbeach Village area were allowed parking in rear yards without screening to allow the parking of trailers off existing public alleys
- Reviewed proposed Section 72.06(C)(5)

**MR. WILD MADE A MOTION TO RECOMMEND APPROVAL OF ORDINANCE 2013-03 AS WRITTEN. MR. HIXON SECONDED THE MOTION.**

Mr. Symanski referred to a PowerPoint photo of a trailer on a property and discussed the setbacks. Mr. Schield explained that most street setbacks in the Town were 20 feet, and some homes were set back 40 feet; the intent was to have at least as far back as the house. Mr. Symanski commented they should use the setback line and not the house, because he did not feel it was fair that one neighbor could have a boat closer to the road, and another neighbor (who was not close to the road) was precluded from creating a screened area within the setback line. Mr. Schield noted that was an option; it was discussed, but for aesthetic reasons the committee chose to have the boats set as far back as the homes at the setback line.

Discussion was held on the following issues:

- Page 3 of 4 of the ordinance, (c)(5), the word 'purposed' should be 'purposes'
- The definition of a 'front yard,' which was described as the plane of the front wall of the house
- There should be sufficient room in the depth of the house for the boat and trailer

- If there were homes that did not have sufficient depth
- Question whether it would be a taking of a right if the Town denied the owner the ability to install a tall hedge
- The “viability and reality” of making the alleys navigable; it was a contentious issue, but it was decided there was a need to protect the neighborhoods and to be consistent
- That the Village area had most trailers parked in side yards and not in front yards
- There might be an impact if the Town required screening in alley areas
- Although alleys were discussed as a side issue, most have been permanently closed due to vegetation overgrowth
- The Town should not be reducing the potential storage area on a lot, because the lot was set back further than the neighbors; should be measured from the building setback line, rather than the front face of the house
- Concern with the five day restriction for parking within a 30-day period and whether it was too restrictive; would it prohibit a rent-producing property

Mr. Daly asked whether the subcommittee was in favor of this approach. Mr. Schield replied yes, but with reservations. Mr. Daly questioned what type of complaints had been received with regards to boat trailers as he understood there were very few.

Michael Drake, Longboat Drive South, discussed that the complaints were coming from people that brought boats into areas that were deed restricted, not in the Village or Sleepy Lagoon area. Country Club Shores and Emerald Harbor were once deed restricted communities and somehow their covenants were null and void, which was becoming the Town’s problem. He believed going forward that those things can be dealt with on a one-on-one basis; the regulations were very restrictive and did not apply to the Village.

Mr. Symanski asked if Mr. Drake had comments concerning allowing measurement to the setback line. Mr. Drake responded he did not believe the issue was reviewed during the subcommittee meetings. He pointed out that most lots in the Village were 50 foot lots. Mr. Aitken noted that he was not sure what Mr. Drake’s recommendation was. Mr. Drake commented that he would rather see the reinstatement of the covenants versus new regulations and also would like the Village excluded from the regulations.

Commr. Zunz mentioned that she had served on the subcommittee, and they had discussed the issue of the front yard setback, because of the variations of front yards. She commented that if they used the plane of the house, there would not be any dispute where the boat needed to be placed, and it provided a much more cohesive look to a community. Another issue she voiced concern with was the alleys were owned by the Town, and if the Town owned the property, the Town needed to maintain those alleys and have them available for their intended use.

Steven Gold, Bayview Drive, noted there were extensive discussions to determine how best to address the issue. The compromises reached were the ones presented to the Board. He pointed out that one of those regarded the Village area, and while it would treat the Village different from the rest of the key, there were desires by the property owners that they wanted their property to be treated in a way that made sense that might not apply to waterfront property elsewhere on the key. There was ample justification to treat the Village in the way the ordinance proposed.

Bryan Feeney, Broadway Street, supported the comments made by Mr. Drake. He was contemplating purchasing a boat and did not want an ordinance in place that restricted the placement of that boat on his property.

William Cloud, Country Club Shores 5, voiced concern with possible conflicting ordinances. He noted the proposed ordinance mentioned there would be screening to the adjacent properties that he was assuming would cover all the way to the rear of the boat. The Town had a restriction with vegetation over three feet tall in the waterfront yard setback. Mr. Schield responded boats and trailers were prohibited from parking in waterfront yards.

Pete Walker, Longboat Drive East, voiced concern with screening as he believed they could only go to three feet high until they met the 20 foot setback. Mr. Symanski asked if the property was non-conforming and within the front setback could they not have a six foot hedge at the plane of the house. Mr. Schield replied they could have a hedge, but not a fence if it was within the setback.

Gene Jaleski, Cedar Street, was not sure the Town would be able to force people to do something after the fact. He discussed there was a problem with enforcing current codes; commercial vehicles parked in driveways; and, believed that the alleys belonged to the property owners on both sides of the alley, but were vacated in the 80s and 90s with an easement to the Town.

Discussion took place on whether someone could park their boat in someone else's yard; if there were codes that prohibited it; and, that Section 5 of the ordinance provided 180 days after adoption of the ordinance to come into compliance.

Mr. Schneier asked the Town Attorney if she reviewed the ordinance and whether adoption of it would be legal. Maggie Mooney-Portale, Town Attorney, responded it was a policy decision as to whether to create a regulatory mechanism; however, it was legal.

Mr. Gold mentioned that ownership of the boat was discussed by the committee, but the circumstances occurred so rarely there was not a need to proactively ward off that type of activity. He had proposed that the language include a

requirement that the boat must belong to the property owner (trailer or whatever was subject to restriction), but the committee, after discussion, decided it was not necessary.

Joan Spaulding, Broadway Street, believed five days was too restrictive and suggested it be eight days.

No one else wished to be heard, and the hearing was closed.

**MR. SYMANSKI AMENDED HIS MOTION TO ALLOW TO THE FRONT SETBACK LINE AND ENSURE IT WAS PROPERLY SCREENED.**

Robin Meyer, Planning, Zoning & Building Director, voiced concern with the amendment as it was screening something in front of the property that would not work well and would create more issues than wanting to solve.

**MR. HIXON SECONDED THE MOTION.**

Mr. Aitken was not supportive of the amendment, because he believed the Board was trying to prevent boats parked in the front yard. Mr. Garner commented that the philosophy of the ordinance was to improve aesthetics and the problems with the appearance of boats, trailers, etc, and to introduce something using the front yard would only negate the benefits of the ordinance. He did not support the amendment. Mr. Schneier agreed and opposed the amendment for the same reasons. Mr. Symanski pointed out that if the house was within the setback line, the owner could have a hedge, but not a fence. Mr. Hixon commented if the house was forward of the building setback line, it was considered non-conforming. If the owner placed a boat trailer forward, then it would increase the non-conformity, which was illegal.

**AMENDMENT TO THE MOTION FAILED ON ROLL CALL VOTE: AITKEN, NO; DALY, NO; GARNER, NO; HACKETT, NO; HIXON, AYE; SCHNEIER, NO; SYMANSKI, AYE; WEBB, NO; WILD, NO.**

Chair Webb thanked the Police Department and the Town's Code Enforcement Officer for all their work and commented that the Town's one Code Enforcement Officer worked very hard to bring people into compliance with the codes.

The following comments were discussed:

- The initial view was to look at some form of exception
- A better solution would be for local covenants, restrictions, etc
- Questioned the appropriateness of a Town-wide zoning provision, rather than a localized solution
- That the ordinance was requested due to complaints over the years and neighborhoods unable to enforce their own covenants

- That covenants, as a possible alternate solution, were not feasible
- Understood that the area where there was a preponderance of boat trailers did not have a problem, but it was a problem elsewhere
- Pointing out that in the neighborhood survey, it included eight neighborhoods of which two that let their covenants lapse
- The materials focused mainly on the Village area, and although they agreed with the issue of associations, it was not the Town's issue to tell them to form associations
- If the ordinance would be legal if it was drafted to exclude the Village; there were concerns with excluding portions of the Town from the ordinance without a rationale basis as it would need to be researched
- That the five day time period had been in place for years and should not be changed to allow an additional two days

**ORIGINAL MOTION WAS APPROVED ON ROLL CALL VOTE: AITKEN, AYE; DALY, NO; GARNER, AYE; HACKETT, AYE; HIXON, AYE; SCHNEIER, AYE; SYMANSKI, AYE; WEBB, AYE; WILD, AYE.**

The Board recessed from 10:36 am – 10:52 am

**ORDINANCE 2013-03**

**AN ORDINANCE OF THE TOWN OF LONGBOAT KEY, FLORIDA, AMENDING TITLE 7, TRAFFIC CODE: CHAPTER 72, STOPPING, STANDING, AND PARKING, OF THE CODE OF ORDINANCES; AMENDING SECTION 72.06, RESTRICTIONS ON PARKING AND USE OF TRAVEL TRAILERS, BY ADDING DEFINITIONS OF "TRAILER," "BOAT-TRAILER," "BOAT," "RECREATIONAL CAMPING VEHICLES" AND "PORTABLE STORAGE UNIT" TO THE REGULATIONS; AMENDING SECTION 72.06(A) TO INCLUDE TRAILERS, BOAT-TRAILERS, BOATS, RECREATIONAL CAMPING VEHICLES, AND PORTABLE STORAGE UNITS, TO THE TYPE OF TRAILER OR UNIT WITH RESTRICTED PARKING; PROVIDING FOR PENALTIES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 72, *Stopping, Standing and Parking* of the Town of Longboat Key Code of Ordinances restricts how and where vehicles can be parked in the Town; and

**WHEREAS**, the Town currently regulates the location and the length of time that recreational camping vehicles can be parked in Longboat Key; and

**WHEREAS**, the Town wishes to improve community standards and protect property values; and

**WHEREAS**, it is the desire of the Town to also restrict how and where trailers, portable storage units, boats and boat-trailers can be parked or placed on a property; and

**WHEREAS**, in order to better enforce the parking of trailers, portable storage units, and boat-trailers, the Town wishes to provide a definition for the word "trailer," "portable storage unit," "recreational camping vehicles," "boat" and "boat-trailer"; and

**WHEREAS**, the Planning and Zoning Board finds that the subject Town Code amendment will improve community standards and protect property values in the Town and recommends approval of the proposed amendments; and

**WHEREAS**, the Town Commission, after careful consideration of the issues, finds that the proposed amendments are in the best interest of the health, safety and welfare of the citizens of Longboat Key.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF LONGBOAT KEY, FLORIDA, THAT:**

SECTION 1. The Whereas clauses above are ratified and confirmed as true and correct.

SECTION 2. Chapter 72, *Stopping, Standing and Parking* is amended to read as follows:

Subsection 72.06, is hereby renamed *Restriction on parking and use of travel trailers portable storage units, recreational camping vehicles, boats, boat-trailers, and trailers.*

(A) Definitions

(1) For the purpose of this section, the words, "house car," "travel trailer," "camper," "motorhome," or "self-propelled vehicles with sleeping accommodations" shall mean any structure intended for or usable for human habitation, mounted on or susceptible of being mounted on wheels, and which can be moved from place to place, either by its own power or power supplied by some vehicle attached or to be attached to the structure. For the purposes of this section, the term "Recreational Camping Vehicle" shall mean a recreational vehicle-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motor power or is mounted on or drawn by another vehicle, including but not limited to those recreational vehicles identified in Section 320.01(b) 1.-8. Florida Statutes.

(2) For the purposes of this section, the term "Boat-trailer" shall mean a trailer distinguished by the design or fact that it is or has been used to transport a boat or upon which a boat is or has been stored. For the purposes of this section, Boat-trailers are distinguished and separately regulated from Trailers.

(3) For the purposes of this section, the term "Boat" shall have that definition provided for the term "Vessel" as contained in Section 327.02 (39) Florida Statutes and includes every description of watercraft, barge and airboat, other than a seaplane on the water, used or capable of being used as a means of transportation on water; provided, however, this definition shall not apply to;

(a) non-motor-powered vessels less than 16 feet in length, non-motor-powered canoes, kayaks, racing shells or rowing sculls, regardless of length; or

(b) vessels which are utilized, temporarily, for promotional purposes as part of an event, show, boat show, or the like, permitted by the town and boats that are not required to be registered with the state.

(4) For the purposes of this section, the term "Trailer" shall mean any vehicle without motor power required to display a state license plate to operate upon a

public street and designed to be coupled to or drawn by a motor vehicle, other than a vehicle these defined in (A)(1) and (2) above.

(5) For the purposes of this section, the term "Portable Storage Unit" shall mean any fully or partially enclosed structure which may be used for the storage of furniture, equipment or materials of any sort or description and which unit is, or is intended to be, mounted permanently or temporarily upon a trailer, including, by way of illustration but not limitation, those structures referred to as "pods" or "storage pods".

(6) For the purposes of this section, the term "Principal Structure" shall mean the largest structure by volume occupying an identified lot without regard to overhangs, steps, porches or appurtenances to, of, or upon that structure.

(7) For purposes of this section, the term "Side Yard Plane" shall mean, with respect to any side yard on any property, a line that runs parallel to the street setback line from the nearest front corner of the principal structure on such property to the nearest side line.

(B) Public parking restrictions. It shall be unlawful for any person to park, place or locate any vehicle ~~designed to be occupied or used for living purposes, including but not limited to, vehicles commonly known as campers, travel trailers, house trailers, Recreational Camping Vehicle, Trailer or and motorhomes Boat-trailer,~~ for more than nine hours within any 24-hour period while the vehicle is parked on any of the following:

- (1) Public streets.
- (2) Public or municipal parking lots.
- (3) Public or municipal rights-of-way.
- (4) Private parking facilities which are open to the public generally or to any particular segment thereof.

(C) Private parking restrictions. It shall be unlawful for any person to park, place, or locate, or for the owner of the lot, tract or parcel to allow to parked, placed, or located any ~~Recreational Camping Vehicle, Boat-trailer, Boat house car, trailer, travel trailer, camper, motorhome, or self-propelled vehicle with sleeping accommodations, Portable Storage Unit, or Trailer~~ on any lot, tract, or parcel of land within the town for more than five (5) days in any 30-day period, except as follows:

- (1) Entirely within ~~In~~ 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 project.
- (5) Boat-trailers, Boats or Trailers will be allowed to be parked in rear yards or in side yards of a single family parcel provided such Boat-trailer, Boat, or Trailer is located behind the applicable side yard plane on a single family parcel and is screened from public view or adjacent properties with a six (6) foot fence, wall, gate or vegetation with 80 percent opacity. For purposed of this Section 72.06(C)(5), "public view" shall not include any view from an alley.

(D) Notwithstanding any other provision of this section, no person shall use a any Recreational Camping Vehicle within the town for sleeping accommodations, to cook food therein, to serve any food cooked therein, or to connect such vehicles to any source of electrical power or potable water, ~~the house car, trailer, travel trailer, camper, motorhome, or self-propelled vehicle with sleeping accommodations for sleeping accommodations within the town,~~ except when it is located in a permitted mobile home park.

~~(E) It shall be unlawful for occupants of any house car, trailer, travel trailer, camper, motorhome, or self-propelled vehicle with sleeping accommodations to cook food therein, or to serve any foods cooked therein, or to connect such vehicles to any source of electrical power or potable water~~

SECTION 3. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of the Ordinance shall not be affected.

SECTION 4. All ordinances or parts of ordinances in conflict herewith shall be and the same are hereby repealed.

SECTION 5. This Ordinance and proposed amendments shall take effect 180 days from the date of the second reading in accordance with law and the charter of the Town of Longboat Key.

Passed on the first reading the \_\_\_\_ day of \_\_\_\_\_, 2013.

Adopted on the second reading and public hearing the \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
James L. Brown, Mayor

ATTEST:

\_\_\_\_\_  
Trish Granger, Town Clerk

**TOWN OF LONGBOAT KEY**



# **Trailer Parking Ordinance 2013-03**

**Town Commission Workshop  
November 13, 2013**

# TOWN OF LONGBOAT KEY



## Ordinance 2013-03

- At the April 16, 2013, Planning and Zoning Board Meeting, the board requested a subcommittee be appointed to include Planning and Zoning Board members, Town Commission members, and neighborhood representatives to discuss and recommend restrictions that should be placed on parking of boat trailers on single family properties.

# TOWN OF LONGBOAT KEY



## Subcommittee

- Trailer Parking Subcommittee included the following people:
  - Steven Gold (Sleepy Lagoon)
  - Jerry Whitehead (Country Club Shores)
  - Michael Drake (LB Village)
  - Andrew Aitken(Planning Board)
  - Ken Schneier(Planning Board)
  - Patricia Zunz (Town Commission)
  - Lynn Larson (Town Commission).

# TOWN OF LONGBOAT KEY



## Subcommittee

- The subcommittee represented a diverse range of neighborhoods and was chaired by Jerry Whitehead. The subcommittee met three times:
  - June 20, 2013
  - July 1, 2013
  - July 15, 2013



## Planning and Zoning Board

- Planning and Zoning Board recommended approval of Ordinance 2013-03, Trailer Parking.
- The proposed ordinance allows parking of trailers and boat trailers within side or rear yards that are screened from view.
- Trailers or boat trailers will be allowed to continue to be temporarily parked on public streets during the day.
- Allowed to be parked in driveways located in street yards up to five (5) days in a 30 day period.

# TOWN OF LONGBOAT KEY



## Existing Conditions

- Staff performed a windshield survey of trailers currently parked in open areas on single family properties.
- Total of 112 trailers, with 18 properties having two (2) or more.

# TOWN OF LONGBOAT KEY



## Neighborhood Survey

| Neighborhoods                          | Boat Trailers | Multiple Trailers | Storage Trailers |
|--|---------------|-------------------|------------------|
| Country Club Shores                    | 9             | -                 | -                |
| Buttonwood                             | 1             | -                 | -                |
| Longboat Estates                       | 3             | 1                 | -                |
| St. Judes/Tarawitt/JungleQueen/Gulfway | 31            | 6                 | 4                |
| Emerald Harbor                         | -             | -                 | -                |
| Dream Island                           | 3             | 1                 | -                |
| Sleepy Lagoon                          | 16            | 2                 | -                |
| Longbeach Village                      | 39            | 8                 | 6                |

# TOWN OF LONGBOAT KEY



- Section 158.128 allows a registered boat, on a trailer with a current license plate, in any setback or yard (except waterfront yards) in an approved driveway.



# TOWN OF LONGBOAT KEY



- Storage trailers, pictured below, with current registration are legally parked in an approved driveway or side yard.



# TOWN OF LONGBOAT KEY



- The Town Code regulates ‘travel’ trailers more strictly. 72.06 defines a travel trailer, in sum, as a structure intended for habitation. Travel trailers may be parked for no more than 5 days in any 30 day period, unless in a carport or garage.

# TOWN OF LONGBOAT KEY



**Storage PODS are not regulated by our Town Code**



















# TOWN OF LONGBOAT KEY



## Consensus

The subcommittee had extensive discussion on what regulations should be placed on the parking of trailers. A consensus was reached on allowing the parking of trailers and boat trailers within side or rear yards that are screened from view. Trailers or boat trailers will be allowed to continue to be temporarily parked on public streets during the day and can be parked in driveways located in street yards up to five days in a 30 day period.

# TOWN OF LONGBOAT KEY



## Longbeach Village

- The subcommittee had concerns about the impact of the regulations on the Longbeach Village area. As a result, the subcommittee amended the ordinance to allow parking of trailers within rear yards without screening to allow the parking of trailers off of existing public alleys. The subcommittee also recommended the Town remove obstructions from all alleys to allow access to these areas.

# TOWN OF LONGBOAT KEY



## Regulation

Subsection 72.06(C)(5) Boat-trailers, Boats or Trailers will be allowed to be parked in rear yards or in side yards of a single family parcel provided such Boat-trailer, Boat, or Trailer is located behind the applicable side yard plane on a single family parcel and is screened from public view or adjacent properties with a six (6) foot fence, wall, gate or vegetation with 80 percent opacity. For purposed of this Section 72.06(C)(5), “public view” shall not include any view from an alley.

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

# TOWN OF LONGBOAT KEY



Boat parking in red



# TOWN OF LONGBOAT KEY



Boat parking in red



# TOWN OF LONGBOAT KEY



Boat parking in red



# TOWN OF LONGBOAT KEY



## Corner lot



# TOWN OF LONGBOAT KEY



## Corner Lot



# TOWN OF LONGBOAT KEY



## Side Yards



# TOWN OF LONGBOAT KEY



## Side Yards



# TOWN OF LONGBOAT KEY



## Rear Yard with Alley



# TOWN OF LONGBOAT KEY



## Recommendation

**With amendments, the Planning and Zoning Board recommends approval of Ordinance 2013-03, Trailer Parking.**

# TOWN OF LONGBOAT KEY



## Questions and Discussion?



**End of Agenda Item**