



Zoning Case #0717-03
B.L. Marina Properties, LP.

From: “CG-2” General Commercial District

To: “RV” Recreation Vehicle Park District

Planning Commission Presentation
August 9, 2017



Aerial Overview



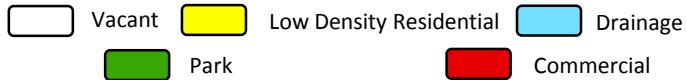


Subject Property at 101 Caribbean Drive

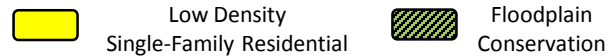




Existing Land Use

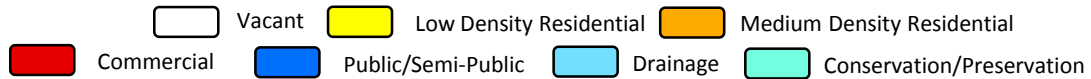
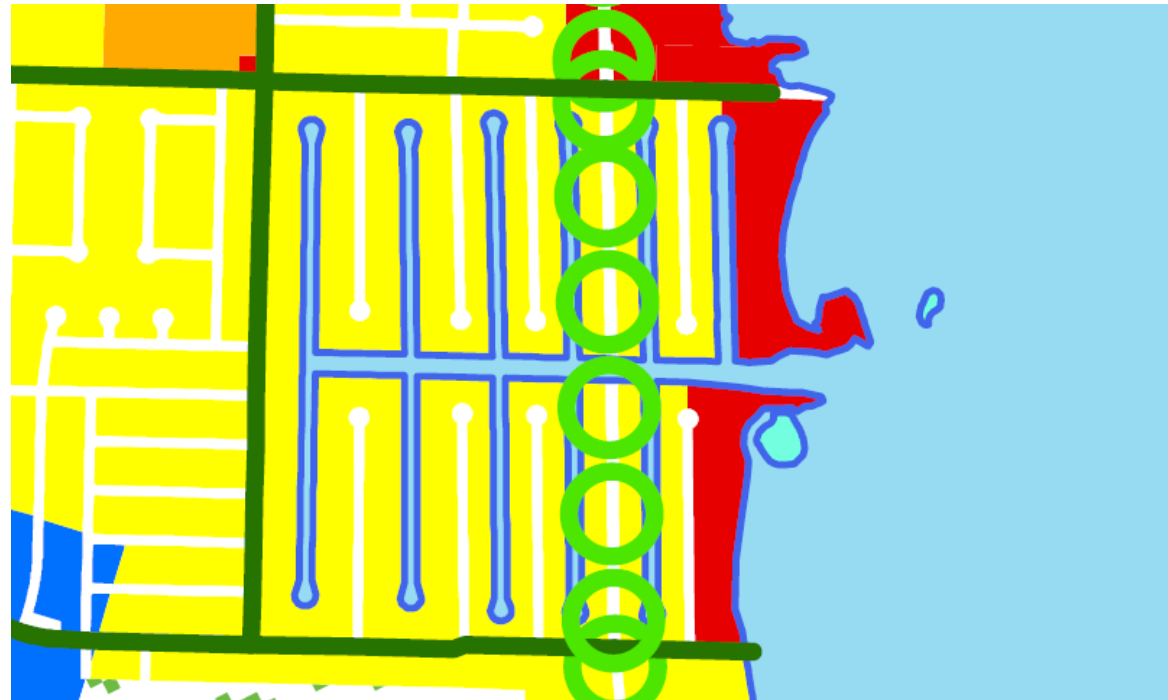


Future Land Use



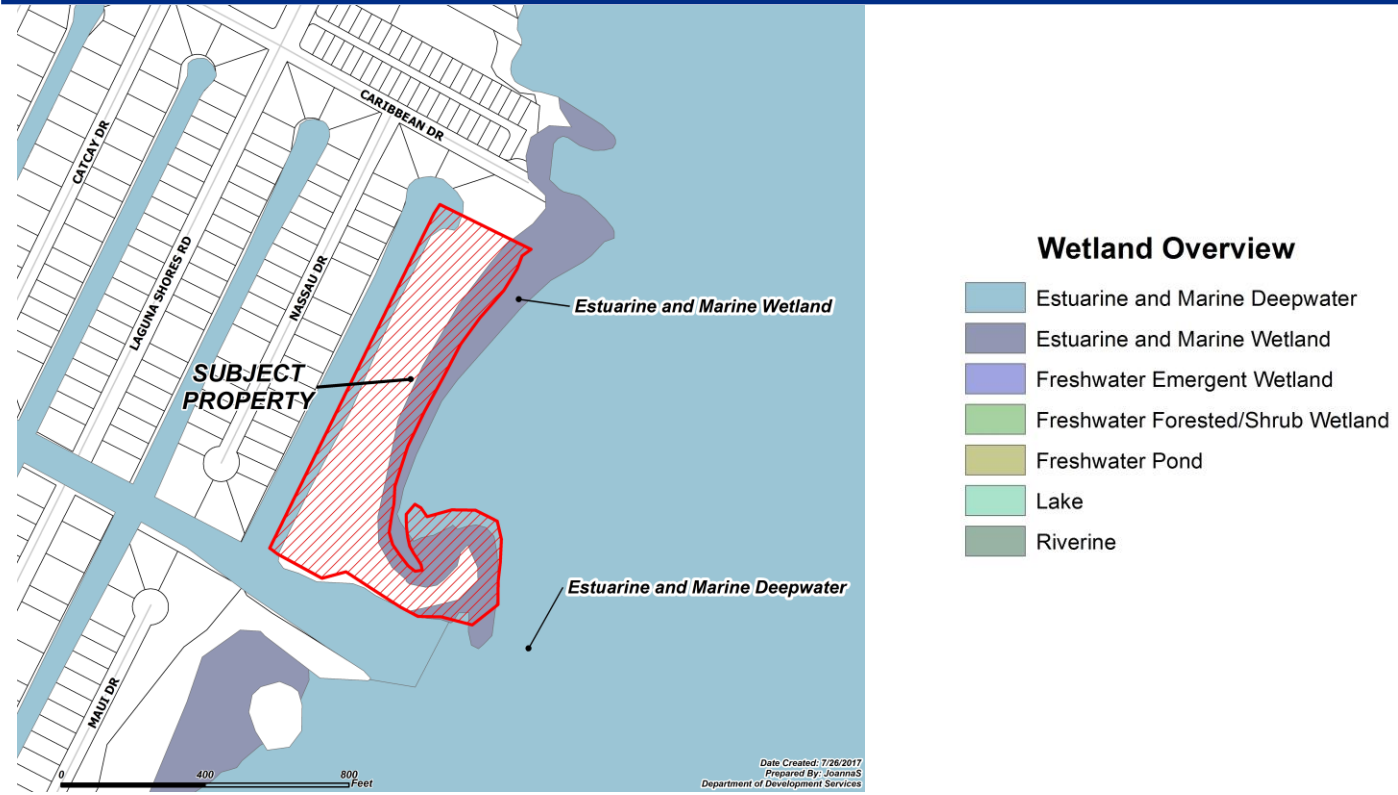


Former Future Land Use





Wetlands





Flood Map



The Subject Property is located in Zone A18 with a base flood elevation of 10 feet



Subject Property, South on Caribbean Drive





Caribbean Drive, West of Subject Property



Subject Property



Caribbean Drive, North of Subject Property





Caribbean Drive, East of Subject Property





Across Canal, West of Subject Property





Public Notification

37 Notices mailed inside 200' buffer
8 Notices mailed outside 200' buffer

Notification Area



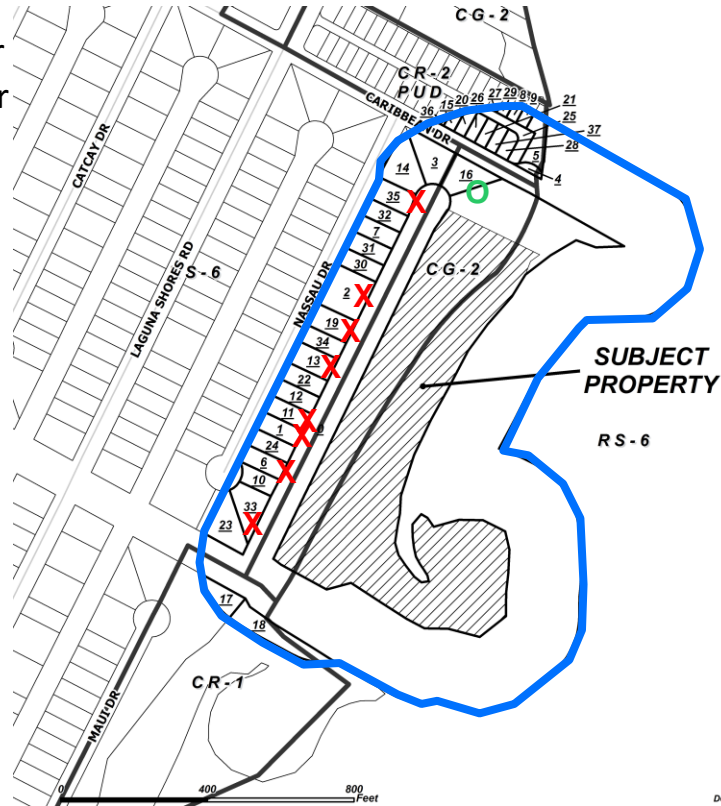
Opposed: 8 (7.12%)



In Favor: 1

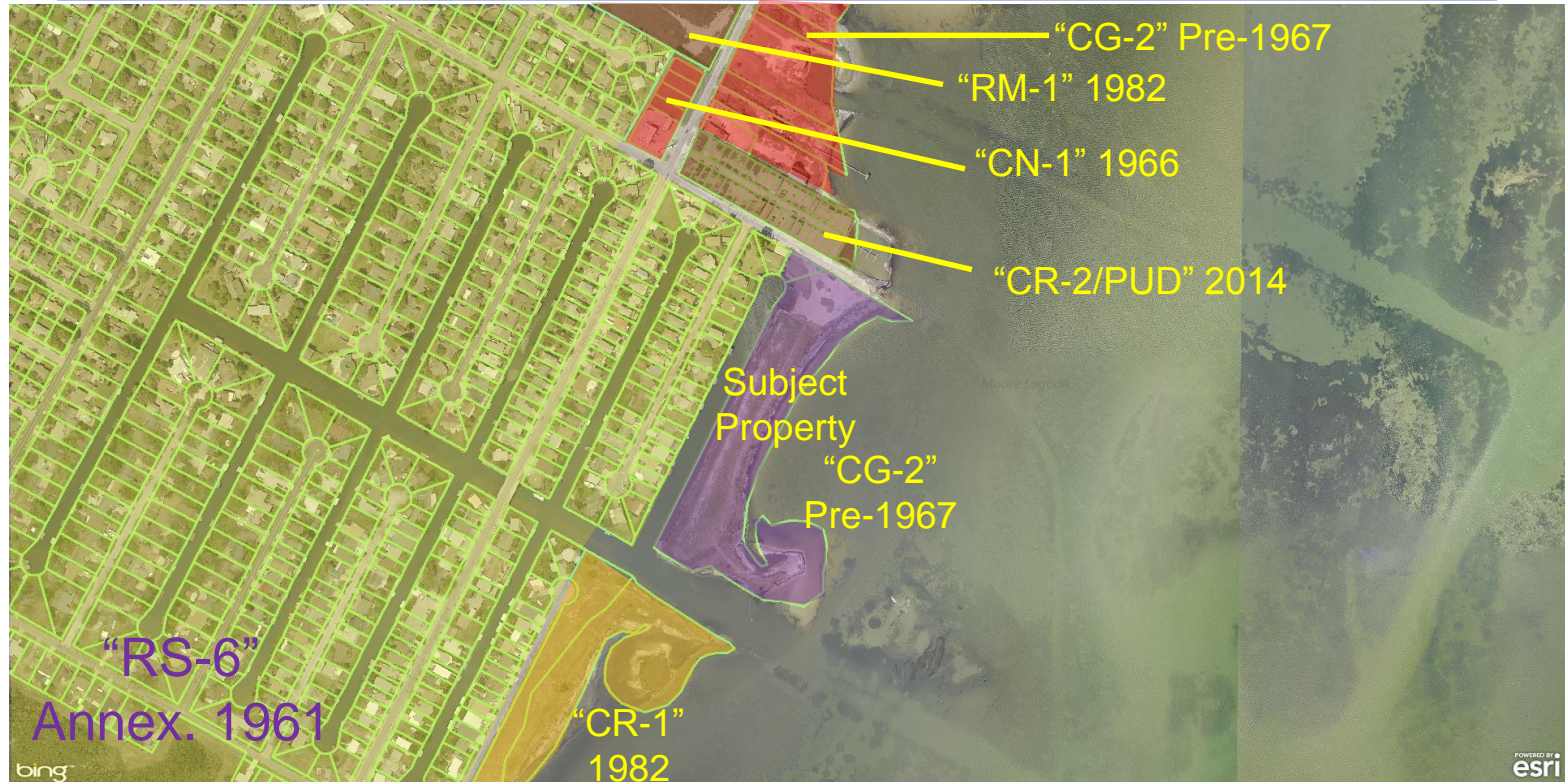


*Tropic Isles HOA is in opposition
of the change of zoning





Zoning Pattern





UDC Requirements

Table 6.1.2.C District Development Recreational Vehicle

RV DISTRICT	
Max. Density (trailers/ gross ac.)	25
Min. Open Space (% gross site area)	8%
Min. Site Area (ac.)	3
Min. Site Width (ft.)	100
Min. Yards (ft.)	
Street	20
Street (corner)	20
Side (single)	10
Side (total)	20
Rear	15
Min. Trailer Separation (ft.)	
Between Trailers	10
Between Trailers and Structures	20
Building to access drive	5
Min. Internal Access Drive Width (ft.)	See D.4. (e)

Property: 7.95 acres

Proposed: 60 RVs with hookups

Amenities: Improved Road, Pool,
and Community Center

Office Hours: 7 am – 6 pm

Buffer Yards: “RV” to “CG-2”

Type A: 5 points (6 ft. fence).

Rental Sites: Day or week only and no longer than 180 days in duration within the park.

Accessory Uses: No more than 1/3 of park
Barber shops, Beauty parlors, Car wash,
Convenience grocery stores of less than
4,000 square feet, Day care centers, Dry
cleaning receiving stations, Fuel sales,
Restaurants excluding bars, taverns or pubs,
and Self-service laundries



Staff Recommendation

Approval of the “RV” Recreational Vehicle Park District