

Zoning Case #1021-07

WH & CM Holdings, LLC.

**24-Month Special Permit Time Extension for a Property at 7349 SH 361
From “RM-AT” To “RM-AT/SP”**



Planning
Commission
Oct. 27, 2021

Aerial Overview



FR 1999

State Highway 361

RM-AT 2001

RM-AT PUD 2013

RM-AT/SP 2020

SUBJECT PROPERTY

RM-AT/SP 2020

RM-AT

RM-AT PUD 2006

ACCESS ROAD

LA CONCHA BLVD

RM-AT

RM-AT PUD 2010

GULF BEACH

N

0 50 100

Date created: 11/23/2020
Prepared by: 10644
Department of Development Services

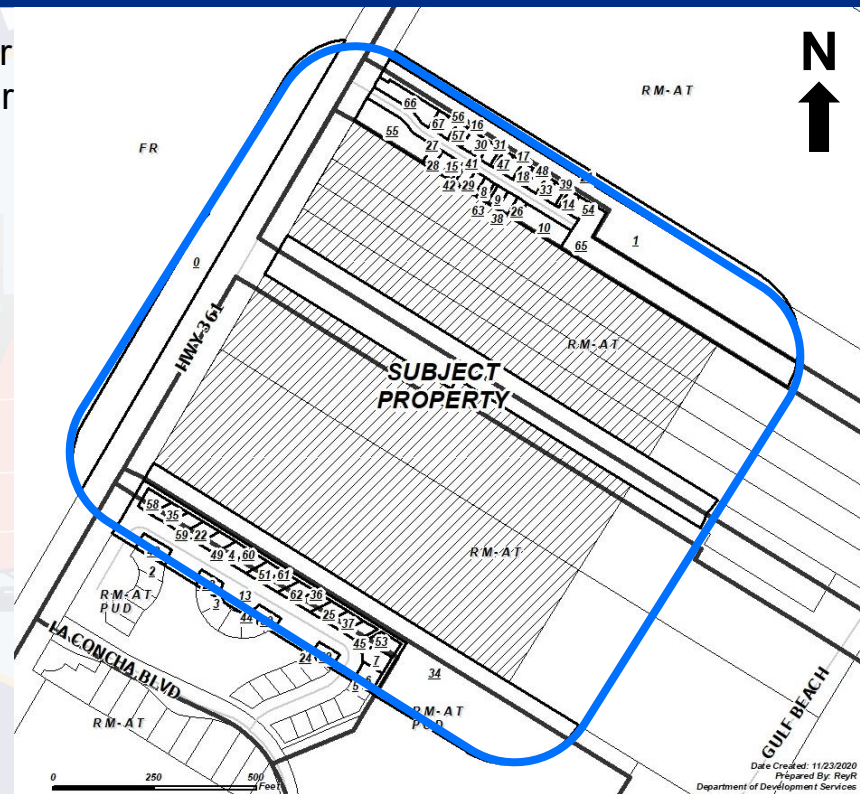
Uses Allowed: RV pad rentals and Accessory Uses

67 Notices mailed inside 200' buffer
1 Notices mailed outside 200' buffer

Opposed: 0 (0.00%)
Separate Opposed Owners: 0

In Favor: 0 (0.00%)

Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition



Ordinance 032370

Special Permit Conditions

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is a “Recreational Vehicle Park” as defined by the Unified Development Code (UDC). The Recreational Vehicle Park shall adhere to the standards of Section 6.1.2 of the UDC except as explicitly listed below.
 2. **Density:** The maximum site density shall be 8 recreational vehicle sites (“Recreational Vehicle Sites”) per acre (160 total).
 3. **Buffer Yard:** A buffer yard of 30-feet with a 7-foot solid wooden screening fence should be maintained along the southern property line shared with the single-family residences.
 4. **Recreational Vehicle (RV) Site Limitations:** Only one recreational vehicle should be permitted per RV Site. All pads within RV Sites must be paved with concrete or concrete tile pavers and be at least 15 feet in width. All RV Sites must be at least 30 feet wide.
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Ordinance 032370

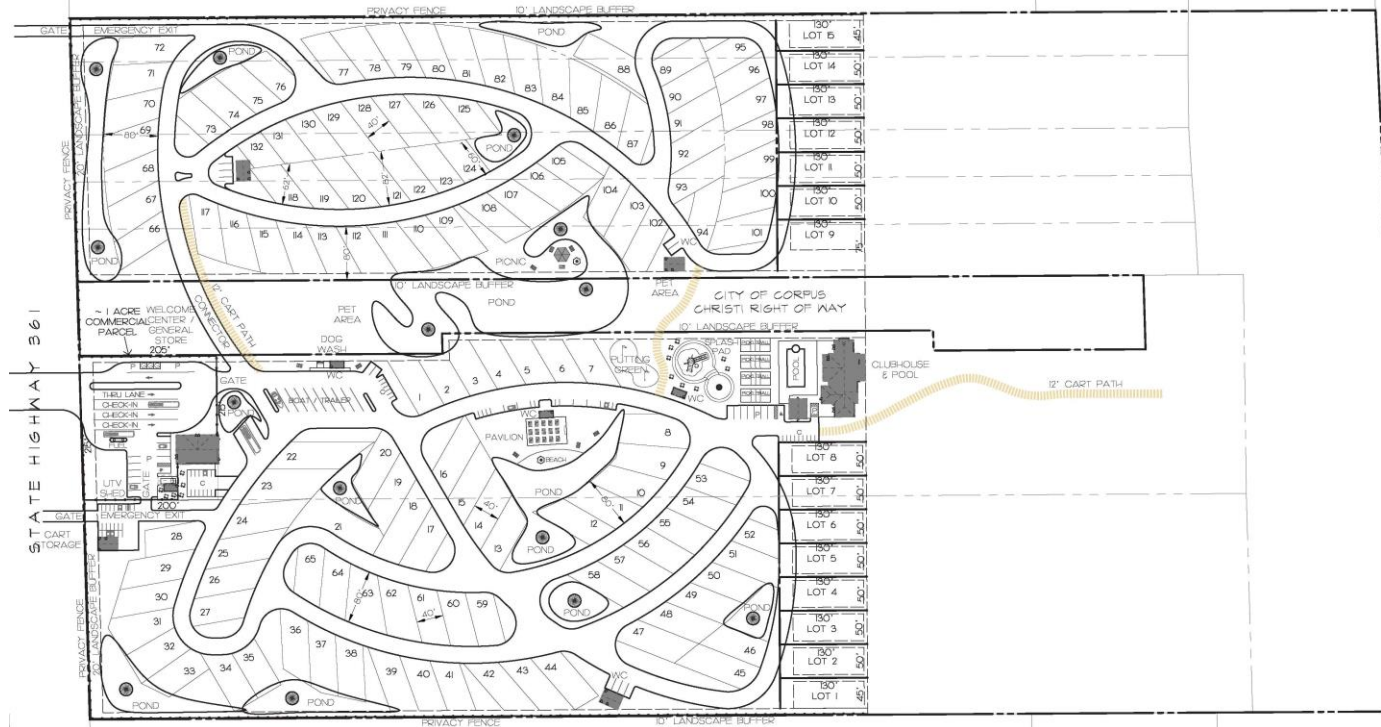
Special Permit Conditions

5. **Lighting:** All security lighting shall be shielded with full cutoff fixtures to avoid intrusion into the neighboring properties, and any freestanding lights shall be at least 50 feet from any property line abutting a neighboring property.
 6. **Stacking:** A minimum of six off-street vehicle stacking spaces shall be provided between the public right-of-way and any front gate or intersection in order to allow stacking of approximately two to three RV's to avoid congestion on State Highway 361.
 7. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
 8. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
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Staff Recommendation

Approval of the
24-month time extension
of the Special Permit

Proposed Site Plan



Conceptual Rendering of RV Space



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)

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