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2 **Staff Report Land Development Code Text Amendment**  
3 **LDC ZON-0623-00013**

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7 **Applicant: The Applicant is Clay County, Economic and Development Services**  
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10 **INTRODUCTION**

11 This application is a proposed text amendment to Article III Section 3-5(ba) of the Land  
12 Development Code, to modify the requirement that boat storage facilities adjacent to marinas with  
13 boat ramps must be three acres in size. This will allow for development of a use that is ancillary to  
14 the marina use without acreage requirements.

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16 **DESCRIPTION**

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18 Subsection (ba) of the Land Development Code identifies RV and Boat Storage as a conditional use  
19 in Clay County and includes several conditions to which all proposed RV and Boat Storage  
20 facilities must adhere. This proposed change recognizes the complementary nature of boat storage  
21 only and marinas, thereby exempting boat storage facilities from the acreage requirements adopted  
22 in Paragraph (1) of the conditional use requirements.

23  
24 Currently, Paragraph (1) of Subsection (ba) reads as follows:

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26 (ba) *Recreational Vehicle and Boat Storage.*

27 (1) The proposed site must consist of a total of at least three (3) acres and have direct  
28 access to a roadway defined in the Comprehensive Plan as major collector or above,  
29 except that within a Village Zone or Neighborhood Center in a Master Planned  
30 Community under the Branan Field Master Plan or within a Community Center  
31 under the Branan Field Master Plan or within a Village Center with the Lake Asbury  
32 Master Plan, access may be to a minor collector or a roadway within the Village Zone,  
33 Neighborhood Center, Community Center or Village Center connected directly to a  
34 major or minor collector. Only one (1) point of access shall be permitted.

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36 This requirement fails to recognize the complementary aspect of boat storage and marinas. While  
37 current language allows for boat storage on the marina property, it does not allow for adjacent  
38 parcels to be developed as boat storage only, and is unduly burdensome on the adjacent land owner  
39 wishing to develop a use that is complementary to the marina facility.  
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41 **SUMMARY OF CHANGES**  
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43 County staff proposes the following language be added to Paragraph(1) of Subsection (ba):  
44

45 (ba) *Recreational Vehicle and Boat Storage.*  
46

47 (1) The proposed site must consist of a total of at least three (3) acres and have direct  
48 access to a roadway defined in the Comprehensive Plan as major collector or above,  
49 except that within a Village Zone or Neighborhood Center in a Master Planned  
50 Community under the Branan Field Master Plan or within a Community Center  
51 under the Branan Field Master Plan or within a Village Center with the Lake Asbury  
52 Master Plan, access may be to a minor collector or a roadway within the Village Zone,  
53 Neighborhood Center, Community Center or Village Center connected directly to a  
54 major or minor collector. Only one (1) point of access shall be permitted.

55 The three-acre requirement does not apply if the proposed site: 1) is a parcel  
56 immediately adjacent to a public or private marina with a boat ramp(s); 2) is used  
57 only for boat storage; 3) provides access from the parcel to the marina; and 4)  
58 complies with the access requirements set forth in the paragraph above.  
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- 60 • The three-acre requirement does not apply if the proposed site: 1) is a parcel immediately  
61 adjacent to a public or private marina with a boat ramp(s);  
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63 This change recognizes that boat storage is a complementary use for a marina facility and does not  
64 require an adjacent parcel be three or more acres to be developed with this land use.  
65

- 66 • 2) is used only for boat storage;.  
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68 The change limits the adjacent development to boat storage only, recognizing that RV storage is not  
69 a complementary use to a marina.

- 70 • 3) provides access from the parcel to the marina;  
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72 This requirement further recognizes the complementary nature of the two uses and limits the  
73 impacts to the adjacent roadway.

74 • 4) complies with the access requirements set forth in the paragraph above.

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76 The proposed language does not change the access requirements for these parcels as presently  
77 adopted in the Code.

78 **RECOMMENDATION**

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80 The application is a request to amend the Land Development Code to add language to allow boat  
81 storage only on adjacent parcels to marinas with no acreage requirements. Staff recommends  
82 approval of the proposed changes.