



Staff Report Land Development Code Text Amendment ZON 24-0020

Applicant: Clay County Planning and Zoning Division

Introduction

This item is for informational and discussion purposes only. No action to be taken on this item at this time.

This county-initiated amendment to Article III of the Land Development Code is to amend portions of Section 3-5, Conditional Uses to create a new conditional use of Rural Event Venue and to permit the Rural Event Venue use as a Conditional Use in Branan Field Rural Suburbs, Lake Asbury Rural Community land uses and in Agricultural and Agricultural/Residential zoning districts.

Description

As part of the ongoing effort to update the County Land Development Code, planning and zoning staff is proposing a change to Sec. 3-5 Conditional Use. The proposed change would add a new conditional use, Rural Event Venue, to Sec. 3-5. This new conditional use would be permitted in the Branan Field Rural Suburbs land use, the Lake Asbury Rural Community land use, the Agricultural zoning district and the Agricultural/Residential zoning district.

Overview of Rural Event Venue Conditional Use

- Uses allowed under the Rural Event Center, Youth Camp and/or Retreat Center. Ownership may be private for-profit or not-for-profit.
- Minimum 50 acres in size
- Access by paved road
- Perimeter buffer min. width 75 ft. Type B buffer requirements
- Must receive approval as Rural Event Venue prior to commencing operations
- RV site can comprise 20% of property (max density of 12 RV sites per acre)
- RV design guidelines consistent with Campground and Youth Camp conditional use
- Provisions of Sec. 15-5 of the Clay County Code (Noise) will apply for amplified or percussive sound except for Thursday between 5 p.m. and 10 p.m., Friday and Saturdays between 9:00 a.m. and 11:00 p.m. and Sundays between 10 a.m. and 5:00 p.m.

39 **Proposed Text for Rural Event Venue (Sec. 3-5 (bu))**

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41 The draft propose text of the Rural Event Venue is as follows:

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43 (bu) Rural Event Venue.

44 (1) For purposes of this subsection, a Rural Event Venue shall mean a venue located on
45 land within the Branan Field Master Plan with a land use designation of Rural
46 Suburbs, land within the Lake Asbury Master Planned with land use designation of
47 Rural Community, land zoned Agriculture or land zoned Agricultural/Residential
48 within which the following uses are permitted:

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50 (i) The uses permitted under the rural event center conditional uses category
51 elsewhere provided in this Section 3-5(bi) including the congregation of
52 people in exchange for remuneration for events that include weddings, family
53 reunions, class reunions, company retreats and picnics or other similar events
54 or celebrations, together with food, beverage and sundries vendors engaged
55 for an event.

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57 (ii) The uses permitted under the youth camp conditional use elsewhere provided
58 in this Section 3-5(bs), which may be undertaken in exchange for
59 remuneration.

60 (iii) The uses permitted under the retreat center conditional use elsewhere
61 provided in this Section 3-5(bf), which may be undertaken in exchange for
62 remuneration.

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64 (2) Definitions - For the purposes of this subsection, the following words and phrases
65 shall have the meanings ascribed to them by this subsection:

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67 (i) Cabin means a structure – that is permanently affixed to the ground and shall
68 comply with all applicable building codes and regulations adopted by the
69 Board of County Commissioners and the State of Florida.

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71 (ii) Cabin site – means a parcel of land which is utilized for a cabin. Cabin sites
72 shall be shown on an approved site plan in accord with this section.

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74 (iii) Recreational Vehicle – means, for the purpose of this section, a vehicular
75 portable structure built on a chassis, designed to be used as a temporary

dwelling for travel, recreation or vacation uses, permanently identified as an RV by the manufacturer of the vehicle and shall include:

- a. Camping trailers (including the terms pop-up or pop-out trailer), which means a folding structure, mounted on wheels and designed for travel, recreation or vacation use;
- b. Motor homes, which means a portable, temporary dwelling to be used for travel, recreation or vacation uses, and constructed as an integral part of a self-propelled vehicle;
- c. Travel trailers, (including the term fifth-wheel trailer), which means a non-self-propelled structure;
- d. Truck campers, (including the terms pick-up coach, topper or slide out camper), which means a structure designed to be mounted on the bed or chassis of a truck.

(iv) Recreational Vehicle Site – means a parcel of land within a campground designed and improved for the accommodation of not more than one RV or up to two tents. RV sites shall be shown on an approved site plan in accord with this Section.

(v) Retreat Center. A facility comprised of Retreat Facilities and Accessory Buildings/Facilities designed to accommodate Retreat Activities.

(vi) Retreat Facilities. Facilities generally consisting of one or more main buildings functioning as the Retreat Center. Including Buildings or facilities, typically clustered, including guest house accommodations, either separate or in conjunction with the Retreat Facilities; administrative facilities, including housing accommodations permitting full-time residences for administrative personnel; chapels; canteen (service) building(s) containing restroom facilities, bath-house facilities, pool facilities, food service facilities, snack bar, multi-use areas, and small areas for producing hand-made arts and crafts, literature and tapes, and other miscellaneous items; maintenance shed and workshop; gazebo area; recreational and picnic areas including ball diamond, children's play area, and other game areas as desired and as space permits; and camping area (small scale) including tent camping, Adirondack style facilities, and RV units the use of which is limited to the attendees of Retreat Activities for overnight and short-term lodging.

(vii) Retreat Activities. Activities undertaken at Retreat Centers by which the natural amenities of the land are utilized for physical, mental and spiritual relaxation and rehabilitation through Retreat Facilities and Accessory Buildings/Facilities. Such activities may include general assembly for fellowship activities, worship, seminars, and specialized training, rehabilitative and therapeutic programs, and may include regular meetings of a group or congregation for purposes typically associated with uses permitted under Section 20.3-38 herein.

(viii) Sanitary station – means a facility used for removing and disposing of waste from RV holding tanks and other structures/residences.

(ix) Tent – means a collapsible structure of canvas or other material, stretched and sustained by poles and usually made fast by ropes attached to pegs or stakes hammered into the ground.

(x) Tent site – means a parcel of land within a Rural Event Venue designed and improved for the accommodation of up to two tents.

(3) The conditions applicable to the Rural Event Venue uses permitted under paragraph (1) hereof are as follows:

(i) The parcel shall not be less than fifty (50) contiguous acres in size.

(ii) The parcel must be accessible by a paved public road.

(iii) All parking for each use shall be on-site only. Off-site parking is prohibited. On-site parking may be unpaved provided that the area set aside for parking is clearly delineated and attendants are deployed as needed to ensure that parking is in rows with sufficient space between rows for vehicle parking and exiting maneuvering.

(iv) A perimeter buffer shall be required in accord with Section 6-8 of Clay County Ordinance 2003-19, which pertains to perimeter buffers under the Tree Protection and Landscaping Standards contained therein. Specifically, perimeter buffers shall be a minimum of seventy-five (75) feet in width and

in compliance with those regulations applicable to Type “B” perimeter buffer as specified in paragraph 6-8(5)(b) of said ordinance, as amended.

(v) Prior to commencing the operation of a Rural Event Venue, the operator thereof must submit to the Planning and Zoning Division an application for a conditional use verification. This will include at a minimum, a site plan submitted for staff review and approval. The site plan shall show the following elements: tent, RV, semi-primitive wilderness, and cabin sites; recreational areas; waterfront development such as swimming areas, boardwalks, docks or canoe launch sites; specific buildings and their uses; buffers; driveways and roads; access points, and other elements as requested by County staff.

(vi) All outdoor activity areas, swimming pools, ball fields and courts and parking areas must be set back at least one hundred (100) feet from all property lines.

(vii) Held Events must comply with the requirements of the Clay County Event Ordinance where applicable.

(viii) RV sites to comprise no more than twenty (20) percent of the area of the property.

(ix) Alcoholic beverages may be sold to event attendees for on-site consumption only provided that a license therefor has been issued by the Florida Division of Alcoholic Beverages and Tobacco, and that sales occur only between the hours of 7:00 a.m. and 12:00 a.m. Attendees may bring alcoholic beverages on-site if permitted by the operator to be consumed on-site in connection with a specific event.

(x) Design and other standards for RV sites:

- a. The density of camp sites in Rural Event Venue shall not exceed a maximum density of twelve (12) RVs or twenty-four (24) tent per net acre.
- b. The setback for all camp sites and permanent structures from all public road rights-of-way and the parcel boundary shall be a minimum one hundred (100) feet.

- 185 c. Access. Each RV site shall abut on at least one internal road within the
186 boundaries of the rural event venue, and access to the site shall be only
187 from such an internal road.
- 188 d. Tent camping may also be permitted on individual RV sites.
- 189 e. There shall be a stabilized pad on the site for parking of the transportation
190 vehicle.
- 191 f. Setbacks (for individual sites): RV's, seating, fire rings and all other
192 accessory facilities and equipment shall be set back at least five (5) feet
193 from the internal access road.
- 194 g. RV Appurtenances and accessory structures. Temporary appurtenances,
195 such as cabanas and awnings, may be erected on a RV site as long as such
196 appurtenances do not intrude into a designated buffer area or violate state
197 standards.
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199 (xi) Cabin site standards:

- 200 a. Each cabin site or group of cabins shall have access to an internal road
201 within the boundaries of the youth camp, and access to the site shall be
202 only from such an internal road.
- 203 b. Cabins shall not exceed a maximum of 5,000 square feet each in size.
- 204 c. Cabins seating, fire rings and all other accessory facilities and equipment
205 shall be set back at least five (5) feet from the internal access road.
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207 (xii) Tent Site Standards

- 208 a. Tent sites should be clustered away from RV sites to minimize noise and
209 visual impacts.
- 210 b. Each tent site shall have access to an internal road within the boundaries
211 of the youth camp, and access to the site shall be only from such an
212 internal road.
- 213 c. Tents, seating, fire rings and all other accessory facilities and equipment
214 shall be set back at least five (5) feet from the internal access road.
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216 (xiii) The provisions of Sec. 15-5 of the Clay County Code shall not apply to
217 artificially amplified sound or noise or to percussive sound or noise, both as
218 defined in said Sec. 15-5, coming from the property on Thursdays between
219 the hours of 5 p.m. to 10 p.m., on Fridays and/or Saturdays between the hours

220 of 9:00 a.m. to 11:00 p.m. and/or on Sundays between the hours of 10 a.m. to
221 5 p.m.

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