



1 **Staff Report Land Development Code Text Amendment**
2 **ZON 24-0020**

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5 **Applicant:** Clay County Planning and Zoning Division
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8 **Introduction**

9 This county-initiated amendment to Article III of the Land Development Code is to amend portions
10 of Section 3-5, Conditional Uses to create a new conditional use of Rural Event Venue and to permit
11 the Rural Event Venue use as a Conditional Use in Branan Field Rural Suburbs, Lake Asbury Rural
12 Community land uses and in Agricultural and Agricultural/Residential zoning districts.
13

14 **Description**

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16 As part of the ongoing effort to update the County Land Development Code, planning and zoning
17 staff is proposing a change to Sec. 3-5 Conditional Use. The proposed change would add a new
18 conditional use, Rural Event Venue, to Sec. 3-5. This new conditional use would be permitted in the
19 Branan Field Rural Suburbs land use, the Lake Asbury Rural Community land use, the Agricultural
20 zoning district and the Agricultural/Residential zoning district.
21

22 **Overview of Rural Event Venue Conditional Use**

- 23
- 24 • Uses allowed under the Rural Event Center, Youth Camp and/or Retreat Center. Ownership
 - 25 may be private for-profit or not-for-profit.
 - 26 • Minimum 50 acres in size
 - 27 • Access by paved road
 - 28 • Perimeter buffer min. width 75 ft. Type B buffer requirements
 - 29 • Must receive approval as Rural Event Venue prior to commencing operations from the
 - 30 Planning and Zoning Division
 - 31 • RV site may comprise up to 20% of property (max density of 12 RV sites per acre)
 - 32 • RV design guidelines consistent with Campground and Youth Camp conditional use
 - 33 • Provisions of Sec. 15-5 of the Clay County Code (Noise) will apply for amplified or
 - 34 percussive sound except for Thursday between 5 p.m. and 10 p.m., Friday and Saturdays
 - 35 between 9:00 a.m. and 11:00 p.m. and Sundays between 10 a.m. and 5:00 p.m.
 - 36

37 **Proposed Text for Rural Event Venue (Sec. 3-5 (bl))**
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39 The draft propose text of the Rural Event Venue is as follows:
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41 (bm) Rural Event Venue.

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

47
48 (i) The uses permitted under the rural event center conditional uses category
49 elsewhere provided in this Section 3-5(bk) including the congregation of
50 people in exchange for remuneration for events that include weddings,
51 reunions, retreats and picnics or other similar events or celebrations, together
52 with food, beverage and sundries vendors engaged for an event.

53
54 (ii) The uses permitted under the youth camp conditional use elsewhere provided
55 in this Section 3-5(bv), which may be undertaken in exchange for
56 remuneration.

57 (iii) The uses permitted under the retreat center conditional use elsewhere
58 provided in this Section 3-5(bh), which may be undertaken in exchange for
59 remuneration.

60
61 (2) Definitions - For the purposes of this subsection, the following words and phrases
62 shall have the meanings ascribed to them by this subsection:

63
64 (i) Cabin - means a structure that is permanently affixed to the ground and not
65 intended as long-term residence. Structures shall comply with all applicable
66 building codes and regulations adopted by the Board of County
67 Commissioners and the State of Florida.

68
69 (ii) Cabin site – means a parcel of land which is utilized for a cabin. Cabin sites
70 shall be shown on an approved site plan in accord with this section.

71
72 (iii) Recreational Vehicle – means, for the purpose of this section, a vehicular
73 portable structure built on a chassis, designed to be used as a temporary
74 dwelling for travel, recreation or vacation uses, permanently identified as an
75 RV by the manufacturer of the vehicle and shall include:

76

- 77 a. Camping trailers (including the terms pop-up or pop-out trailer),
78 which means a folding structure, mounted on wheels and designed for
79 travel, recreation or vacation use;
- 80 b. Motor homes, which means a portable, temporary dwelling to be used
81 for travel, recreation or vacation uses, and constructed as an integral
82 part of a self-propelled vehicle;
- 83 c. Travel trailers, (including the term fifth-wheel trailer), which means a
84 non-self-propelled structure;
- 85 d. Truck campers, (including the terms pick-up coach, topper or slide
86 out camper), which means a structure designed to be mounted on the
87 bed or chassis of a truck.
- 88
- 89 (iv) Recreational Vehicle Site – means a parcel of land within a Rural Event Venue
90 designed and improved for the accommodation of not more than one RV or
91 up to two tents. RV sites shall be shown on an approved site plan in accord
92 with this Section.
- 93
- 94 (v) Retreat Center. A facility comprised of Retreat Facilities and Accessory
95 Buildings/Facilities designed to accommodate Retreat Activities.
- 96
- 97 (vi) Retreat Facilities. Facilities generally consisting of one or more main
98 buildings functioning as the Retreat Center. Including Buildings or facilities,
99 typically clustered, including guest house accommodations, either separate or
100 in conjunction with the Retreat Facilities; administrative facilities, including
101 housing accommodations permitting full-time residences for administrative
102 personnel; chapels; canteen (service) building(s) containing restroom
103 facilities, bath-house facilities, pool facilities, food service facilities, snack bar,
104 multi-use areas, and small areas for producing hand-made arts and crafts,
105 literature, and other miscellaneous items; maintenance shed and workshop;
106 gazebo area; recreational and picnic areas including ball diamond, children’s
107 play area, and other game areas as desired and as space permits; and camping
108 area (small scale) including tent camping, Adirondack style facilities, and RV
109 units for overnight and short-term lodging.
- 110
- 111 (vii) Retreat Activities. Activities undertaken at Retreat Centers by which the
112 natural amenities of the land are utilized for physical, mental and spiritual
113 relaxation and rehabilitation through Retreat Facilities and Accessory
114 Buildings/Facilities. Such activities may include general assembly for
115 fellowship activities, worship, seminars, and specialized training,

116 rehabilitative and therapeutic programs, and may include regular meetings of
117 a group or congregation for purposes typically associated with uses permitted
118 under Section 3-38 herein.

119
120 (viii) Sanitary station – means a facility used for removing and disposing of waste
121 from RV holding tanks and other structures/residences.

122
123 (ix) Tent – means a collapsible structure of canvas or other material, stretched and
124 sustained by poles and usually made fast by ropes attached to pegs or stakes
125 hammered into the ground.

126
127 (x) Tent site – means a parcel of land within a Rural Event Venue designed and
128 improved for the accommodation of up to two tents.

129
130 (3) The conditions applicable to the Rural Event Venue uses permitted under paragraph
131 (1) hereof are as follows:

132
133 (i) The Rural Event Venue shall not be less than fifty (50) contiguous acres in
134 size.

135
136 (ii) The Rural Event Venue must be accessible by a paved public road.

137
138 (iii) All parking for all use within a Rural Event Venue shall be on-site only. Off-
139 site parking is prohibited. On-site parking may be unpaved provided that the
140 area set aside for parking is clearly delineated and attendants are deployed as
141 needed to ensure that parking is in rows with sufficient space between rows
142 for vehicle parking and exiting maneuvering.

143
144 (iv) A perimeter buffer shall be required in accordance with Section 6-8 of Clay
145 County Ordinance 2003-19, which pertains to perimeter buffers under the
146 Tree Protection and Landscaping Standards contained therein. Specifically,
147 perimeter buffers shall be a minimum of seventy-five (75) feet in width and
148 in compliance with those regulations applicable to Type “B” perimeter buffer
149 as specified in paragraph 6-8(5)(b) of said ordinance, as amended.

150
151 (v) Prior to commencing the operation of a Rural Event Venue, the operator
152 thereof must submit to the Planning and Zoning Division an application for
153 a conditional use verification. This will include at a minimum, a site plan

154 submitted for staff review and approval. The site plan shall show the
155 following elements: tent, RV, semi-primitive wilderness, and cabin sites;
156 recreational areas; waterfront development such as swimming areas,
157 boardwalks, docks or canoe launch sites; specific buildings and their uses;
158 buffers; driveways and roads; access points, and other elements as requested
159 by County staff.

160
161 (vi) All outdoor activity areas, swimming pools, ball fields and courts and parking
162 areas must be set back at least one hundred (100) feet from all property lines.

163
164 (vii) Held Events must comply with the requirements of the Clay County Event
165 Ordinance where applicable.

166
167 (viii) RV sites may comprise no more than twenty (20) percent of the area of the
168 property.

169
170 (ix) Alcoholic beverages may be sold to event attendees for on-site consumption
171 only provided that a license therefor has been issued by the Florida Division
172 of Alcoholic Beverages and Tobacco, and that sales occur only between the
173 hours of 7:00 a.m. and 12:00 a.m. Attendees may bring alcoholic beverages
174 on-site if permitted by the operator to be consumed on-site in connection
175 with a specific event.

- 176
177 (x) Design and other standards for RV sites:
- 178 a. The density of camp sites in Rural Event Venue shall not exceed a
179 maximum density of twelve (12) RVs or twenty-four (24) tents per net
180 acre.
 - 181 b. The setback for all camp sites and permanent structures from all public
182 road rights-of-way and the parcel boundary shall be a minimum one
183 hundred (100) feet.
 - 184 c. Access. Each RV site shall abut on at least one internal road within the
185 boundaries of the Rural Event Venue, and access to the RV site shall be
186 only from such an internal road.
 - 187 d. Tent camping may also be permitted on individual RV sites.
 - 188 e. There shall be a stabilized pad on the site for parking of the RV.
 - 189 f. Setbacks (for individual sites): RVs, seating, fire rings and all other
190 accessory facilities and equipment shall be set back at least five (5) feet
191 from the internal access road.
 - 192 g. RV Appurtenances and accessory structures. Temporary appurtenances,

193 such as cabanas and awnings, may be erected on a RV site as long as such
194 appurtenances do not intrude into a designated buffer area or the internal
195 access road setback or violate state standards.

196
197 (xi) Cabin site standards:

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

204
205 (xii) Tent Site Standards

- 206 a. Tent sites should be clustered away from RV sites to minimize noise and
207 visual impacts.
- 208 b. Each tent site shall have access to an internal road within the boundaries
209 of the Rural Event Venue, and access to the site shall be only from such an
210 internal road.
- 211 c. Tents, seating, fire rings and all other accessory facilities and equipment
212 shall be set back at least five (5) feet from the internal access road.

213
214 (xiii) No RV, cabin, or tent shall be considered to be a permanent resident, and occupancy
215 shall be limited to 180 consecutive days , and no more than 200 days in any one year.

216
217 (xiv) Adequate sewage treatment, permitted by the appropriate entity, will be provided for
218 the uses within the Rural Event Venue.

219
220 (xvi) The provisions of Sec. 15-5 of the Clay County Code shall not apply to
221 artificially amplified sound or noise or to percussive sound or noise, both as
222 defined in said Sec. 15-5, coming from the property on Thursdays between
223 the hours of 5 p.m. to 10 p.m., on Fridays and/or Saturdays between the hours
224 of 9:00 a.m. to 11:00 p.m. and/or on Sundays between the hours of 10 a.m. to
225 5 p.m.

226
227 **Recommendation**

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229 Staff recommends adoption of the proposed LDC text change as set forth above.