

GILCHRIST COUNTY, FLORIDA

ORDINANCE 2012-06

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF GILCHRIST COUNTY, FLORIDA; AMENDING THE GILCHRIST COUNTY LAND DEVELOPMENT CODE; ADDING TRAIL SPRINGS TO THE LIST OF EXISTING CAMPGROUNDS WHICH MAY BE EXPANDED; INCREASING THE DENSITY ALLOWED WITHIN OVERNIGHT RECREATIONAL PARKS; INCREASING THE MINIMUM SIZE OF OVERNIGHT RECREATIONAL PARKS IN NON-COMMERCIAL AREAS; PROVIDING INSTRUCTIONS TO THE CODIFIER; AND ESTABLISHING AN EFFECTIVE DATE.

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STATE
GILCHRIST COUNTY FLORIDA

WHEREAS, the Gilchrist County Board of County Commissioners has the home rule authority to regulate the development of land and has done so in the Gilchrist County Land Development Code; and

WHEREAS, the County Commission finds that Trail Springs (a.k.a. Ellie Ray's Campground) should be included in the list of existing Overnight Recreational Parks that should be allowed to expand; and

WHEREAS, the County Commission finds that the current density of use allowed in Overnight Recreational Parks is should be increased to allow new and enlarged recreational vehicle parks within the County; and

WHEREAS, the County Commission finds that the minimum size of an Overnight Recreational Park in the rural areas should be increased to 80 acres.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF GILCHRIST COUNTY, FLORIDA:

Section 1. Section 2.03.02 of the Gilchrist County Land Development Code, is amended to read as follows:

2.03.02. - Uses permitted only with special use permit.

The following uses are allowed within the Environmentally Sensitive Lands-1 and -2 districts only if authorized by a special use permit granted pursuant to the procedures in Article 12 of this Code. Such uses are subject to any regulations within this code applicable to such uses and any applicable policies of the Gilchrist County Comprehensive Plan.

(a) Resource-based activities such as spring water bottling plants.

(b) Water dependent commercial uses such as marinas.

(c) Overnight Recreational Parks of less than 100 campsites subject to maintaining a minimum distance from another campground within an ESA district of ½ mile. In addition, the existing Overnight Recreational Parks located at Blue Springs, Ginnie Springs, Hart Springs, and Otter Springs and Trail Springs (a.k.a. Ellie Ray's Campground) may be expanded, provided that the combined number of existing campsites and additional campsites shall be less than 400 campsites.

(d) Home Occupations.

(e) Bed and Breakfast.

Section 2. Section 8.04.01 of the Gilchrist County Land Development Code is amended to read as follows:

8.04.01 Definitions.

Accessory Uses or Structures means designed, intended, and used to serve only overnight guests of the park.

Cabin or Lodge means a structure to be used for temporary housing quarters that is permanently affixed to the ground and which shall comply with the building code and regulations as adopted by the board of county commissioners and the statutes and regulations of the state concerning buildings, electrical installations, plumbing and sanitation systems.

Campsite means a generic term encompassing any site to be used for an RV, tent, cabin, or park trailer.

Overnight Recreational Park means any facility where guests are invited for overnight stays for short-term recreational purposes, and which includes overnight facilities other than a primitive campground. The use may be in the form of an RV Park, Fish Camp, Hunting Camp, Religious Retreat, Eco-Tourism Lodge, Dude Ranch, or other such use.

Park Trailer means a transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and which does not exceed 400 square feet when constructed to ANSI A-119.5 standards, and 500 square feet when constructed to U.S. Department of Housing and Urban Development standards.

Recreational Vehicle (RV) means a vehicular portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreation or vacation uses, permanently identified as a recreational vehicle by the manufacturer of the vehicle, having a width not exceeding 14 feet, and an overall dimension not exceeding 500 square

feet, when constructed to the U.S. Department of Housing and Urban Development standards and shall include the following:

Camping Trailer (includes the terms pop-up or pop-out trailer) means a canvas folding structure, mounted on wheels and designed for travel, recreation or vacation use.

Motor Home 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.

Travel Trailer, (includes the term fifth-wheel trailer) means primarily designed and constructed to be drawn by another vehicle.

Truck Camper (includes the terms pick-up coach, topper or slide out camper) means a structure designed to be mounted on the bed or chassis of a truck.

RV Site means any site to be used for RV, cabin, or park trailer.

Unit: Each of the following shall be counted as 1 Dwelling Unit for purposes of determining density:

- 1 Caretaker House
- ~~8~~ 20 RV Sites
- ~~8~~ 20 Park Trailer
- 12 beds in cabins or lodges
- 5 primitive campsites.

Section 3. Section 8.04.02 of the Gilchrist County Land Development Code is amended to read as follows:

8.04.02. - Standards.

The following standards apply to all new Overnight Recreational Parks:

- (a) *Maximum Density.* Density is the number of Units (as defined in this subsection) allowed per acre and shall be determined based on the applicable Future Land Use Category of the Gilchrist County Comprehensive Plan. Clustering of Units onsite shall be allowed so long as overall density does not exceed the maximum.
- (b) *Minimum Parcel Size and Maximum Impervious Surface.* The minimum size shall be ~~80~~ 20 acres, unless located in a commercial zoning district, in which case the minimum size shall be 5 acres; and the use shall not exceed the maximum impervious surface allowed for residential uses under the applicable Comprehensive Plan future land use category.
- (c) *Uses Allowed.* The following uses may be allowed:

RV
Cabins
Lodge
Meeting facilities
Primitive Camping
Caretaker residence
Accessory recreational facilities, e.g., golf course, tennis courts, pool, marina, docks
Accessory retail, e.g., camp store, dive shop
Accessory administrative and other service facilities
Accessory rentals, e.g., boat, canoe, bicycle

(d) *Maximum Stay.* The maximum length of stay shall be 90 consecutive days or 120 non-consecutive days within a 12 month period, with a minimum break of two weeks between stays at the same Park. The owner of the Park shall maintain accurate rental and occupancy records indicating when customers check-in and when they check-out of the Park, which shall be made available for inspection during regular business hours upon request from the Planning Director. With the exception of a Caretaker residence(s) lawfully constructed in accordance with the applicable Florida Building Code, Park facilities shall not be used as a permanent housing option. The length of stay may be extended up to 180 consecutive days pursuant to a temporary use permit if the person(s) requesting the extension is staying as a result of a demonstrated extreme hardship situation such as a medical emergency, the destruction of a principle home by fire, flood, or other calamity, subject to the following:

- (1) The permit shall have a maximum duration of six months.
- (2) The person(s) requesting the additional time shall have access to lawfully permitted electrical power, potable water, and bathroom facilities. If the person(s) requesting additional time will be making use of an RV site, the RV site must have a potable water hook up and a lawfully permitted sewer hookup at the RV site or usable dump station on premises.

(e) *Minimum setbacks.* A minimum distance of ten feet will be maintained between all RVs, tents, or other overnight units.

(f) *Buffers.* An Overnight Recreational Park shall be treated as a Group 3 use and subject to the buffering and screening requirements under section 7.03.03 of this Code as a Group 3 use.

(g) *Sanitation.* The following sanitation standards shall be met:

- (1) An adequate supply of pure water for drinking and domestic purposes shall be supplied by pipes to all buildings, camp sites within the park to meet the requirements of the park. Each camp site shall be provided with a cold

water tap. An adequate supply of hot water shall be provided at all times for all bathing, washing, cleaning, and laundry facilities.

- (2) Restroom and shower facilities shall be provided in accordance with requirements of the state department of health and rehabilitative services, division of health. Such facilities shall be so located as to be reasonably available to all travel trailer spaces and campsites. Sewage effluent may only be disposed of in approved sanitary stations as herein provided.
 - (3) A central sanitary sewer system shall be provided with connectors to each RV site. Waste from showers, bathtubs, flush toilets, urinals, lavatories, slop sinks, and laundries in service and other buildings within the park shall be discharged into a public sewer system. Upon demonstration that alternative systems of wastewater disposal are not feasible and that there will be no adverse impacts on groundwater, a package treatment plant meeting the requirements of the county health department and the state department of health and rehabilitative services, division of health, may be allowed.
 - (4) Approved garbage cans with tight fitting covers shall be provided in quantities adequate to permit disposal no farther than 300 feet from any camp site. The cans shall be kept in good repair at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to ensure that the garbage cans shall not overflow. The use of a central garbage collection system shall be permitted as an alternative.
- (h) *Campsites.* The following standards for campsites shall be met:
- (1) Each campsite shall be clearly defined on the ground and shall abut on a street or on a driveway with unobstructed access to a street, and each camp site shall contain no more than one RV, cabin, park trailer, or tent, and accessory structures.
 - (2) Each campsite shall contain a minimum of 1,500 square feet and shall have a minimum width of 30 feet.
 - (3) The requirements for paving, street lighting, electrical outlets and water taps may be waived in whole or in part where the approved site plan provides for a density in all or any portion of the campground of four spaces or less per gross acre, and where such spaces are designed and intended to afford the users thereof an opportunity to camp in a quiet, uncongested and natural setting.
 - (4) For RV Campsites: each RV site shall have an electrical outlet with adequate amperage available to provide the needs of each RV. All such

outlets shall be weatherproof. Permanent carports and accessory enclosures may be included in each RV Campsite, provided that such enclosures are not attached in any fashion to the RVs.

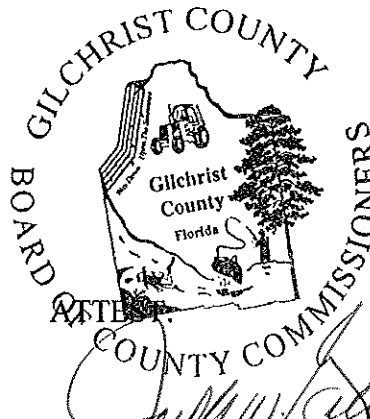
- (i) *Park Trailers and Cabins.* Park Trailers and Cabins shall be limited in size to 500 square feet.
- (j) *Street and driveway improvements.* Streets and driveways shall meet the following standards:
 - (1) All streets and driveways shall be paved in accordance with the specifications as set forth in Article 6 of this Code.
 - (2) All two-way streets and driveways shall have a minimum width of 20 feet. All one-way streets and driveways shall have a minimum width of 10 feet.
- (k) *Street lighting.* All streets and driveways within the campground shall be lighted at night with electric lights providing a minimum average illumination of 0.2 foot-candle.
- (l) *Fires.*
 - (1) Fires shall be permitted only in stoves, fireplaces, and other equipment intended for such purposes.
 - (2) Firefighting and protection equipment shall be provided at appropriate locations within the park. All equipment shall be maintained in good operating condition and its location shall be adequately marked. Inspection, maintenance, and marking of firefighting equipment shall be in accordance with those standards established by the national fire codes (National Fire Protection Association International) and the rules and regulations of the State of Florida Fire Marshal.
- (m) *Service stores.* A service store, if provided, shall be internally located within the park and shall not be provided separate driveway access or signage along an exterior road.
- (n) *Site Plan.* The Special Use Permit application shall contain a complete site plan at a scale of not less than 50 feet to the inch and showing:
 - (1) The area and dimensions of the proposed overnight recreational park.
 - (2) The street and lot layout.
 - (3) The location of water lines, sanitary sewer lines, natural gas lines, manholes, fire hydrants, and street lights.

- (4) A preliminary drainage plan prepared by a registered engineer.
- (5) Location and dimensions of all cabins, lodges, sanitation facilities, recreational facilities, buffers, office structures, utility buildings, service stores and impervious surfaces.
- (6) Density calculations.

Section 4. The Codifier shall include Sections 1 through 3 of this ordinance in the Code of Ordinances of Gilchrist County. Language underlined is added; language struck through is deleted.

Section 5. A certified copy of this ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners and shall take effect upon receipt of official acknowledgment from the Department of State that this ordinance has been filed.

This Ordinance is passed this 16th day of April, 2012. On motion made by Commissioner D. Ray Harrison, Jr. ; Second by Commissioner Randy Durden ; on a vote of 5 to 0 .



The seal of the Board of County Commissioners of Gilchrist County, Florida, is circular. It features a central illustration of a landscape with a tree, a building, and a road. The text "GILCHRIST COUNTY" is at the top, "BOARD OF COUNTY COMMISSIONERS" is at the bottom, and "Gilchrist County Florida" is in the center.

Joseph W. Gilliam
Joseph W. Gilliam
Clerk to the Board of County Commissioners

BOARD OF COUNTY COMMISSIONERS
OF GILCHRIST COUNTY, FLORIDA

Tommy Langford
Tommy Langford, Chair