



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 11/27/2018 Meeting Date: 12/6/2018

Name: Brandon M. Stubbs Department: Building And Zoning

Division Manager's Signature:

A handwritten signature in blue ink, appearing to be "B. Stubbs", written over a light blue horizontal line.

1. Nature and purpose of agenda item:

LDR 18 03 - Ordinance 2018-17 - A request by the Board of County Commissioners to amend the text of the Land Development Regulations by amending Section 2.1, entitled "Definitions - General"; Section 4.4.5, entitled "Special Exception"; Section 4.5.7, entitled "Special Exception within Agriculture-1, Agriculture-2 and Agriculture-3 districts"; and, Section 4.15.5, entitled "Special Exception". The Planning & Zoning Board held a public hearing on November 20, 2018 and voted 5-0 to recommend approval of LDR 18 03 to the Board of County Commissioners. At the meeting, no members of the public spoke in regards to the proposed amendment.

2. Recommended Motion/Action:

Adopt Ordinance 2018-17

3. Fiscal impact on current budget.

This item has no effect on the current budget.

ORDINANCE NO. 2018-17

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT TO THE TEXT OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION, LDR 18-03, BY BOARD OF COUNTY COMMISSIONERS; AMENDING SECTION 2.1, ENTITLED "DEFINITIONS - GENERAL"; AMENDING SECTION 4.4.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.5.7, ENTITLED "SPECIAL EXCEPTIONS WITHIN AGRICULTURE-1, AGRICULTURE-2, AND AGRICULTURE-3 DISTRICTS"; AMENDING SECTION 4.15.5, ENTITLED "SPECIAL EXCEPTIONS"; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 125.01, Florida Statutes, as amended, empowers the Board of County Commissioners of Columbia County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare and adopt land development regulations;

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Community Planning Act, requires the Board of County Commissioners to prepare and adopt regulations concerning the use of land and water;

WHEREAS, an application for an amendment, as described below, has been filed with the County;

WHEREAS, the Planning and Zoning Board of Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the Local Planning Agency of Columbia County, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing concerning said application for an amendment, as described below, and recommended to the Board of County Commissioners approval of said application for an amendment, as described below;

WHEREAS, pursuant to Section 125.66, Florida Statutes, as amended, the Board of County Commissioners, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Board of County Commissioners reviewed and considered all comments received during said public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, concerning said application for an amendment, as described below;

WHEREAS, the Board of County Commissioners has determined and found that a need and justification exists for the approval of said application for an amendment, as described below;

WHEREAS, the Board of County Commissioners has determined and found that approval of said application for an amendment, as described below, is consistent with the purposes and objectives of the comprehensive planning program and the Comprehensive Plan;

WHEREAS, the Board of County Commissioners has determined and found that approval of said application for an amendment, as described below, will further the purposes of the Land Development Regulations and other ordinances, regulations and actions designed to implement the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners has determined and found that approval of

said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, LDR 18-03, by the Board of County Commissioners, Section 2.1, entitled "Definitions - General" of the Land Development Regulations is hereby amended to add the following definitions:

Campground. A place, parcel, lot, or tract of land designed, designated, or intended to be occupied by tents, recreational vehicles, cabins, and/or campsites on a temporary basis.

Campsite. An individual area within a campground intended to be occupied by a camping unit or units under the control of a camper.

Section 2. Pursuant to an application, LDR 18-03, by the Board of County Commissioners, Section 4.4.5, entitled "Special Exception"; Section 4.5.7, entitled "Special Exception within Agriculture-1, Agriculture-2 and Agriculture-3 districts"; and, Section 4.15.5, entitled "Special Exception" of the Land Development Regulations are amended, as follows:

4.4.5 Special exceptions.

(See also articles 12 and 13).

1. Campgrounds of less than 100 campsites, provided that such campgrounds are not located within five miles from another campground, which is also located within an environmentally sensitive area, and not more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed. Cabins are not permissible in campgrounds within the ESA Zone District. (See sections 4.2.24; 8.14)
2. Bottled-water plant.
3. Solar power generation plant (See section 4.2.41).
4. Other similar uses, which are consistent with the uses within this district.

4.5.7 Special exceptions within Agriculture-1, Agriculture-2 and Agriculture-3 districts.

(See also articles 12 and 13.)

1. The processing, storage, and sale of agricultural products and commodities which are not raised on the premises; provided, that no building used for these activities shall be located within 150 feet of any side or rear lot line.
2. Livestock auction arenas and general merchandise auction houses.
3. Livestock or poultry slaughterhouses; provided, that no building used for these activities shall be located within 150 feet of any lot line.
4. Heavy equipment and related machinery sales.
5. Agricultural feed and grain packaging, blending, storage, and sales.
6. Agricultural fertilizer storage and sales.
7. Agricultural fairs and fairground activities.
8. Recreational activities such as racetracks and speedways; golf courses; country clubs; tennis and racquet clubs; golf and archery ranges; rifle, shotgun, and pistol ranges; campgrounds (See sections 4.2.24; 8.14), including day camps; hunting or fishing camps; and similar uses.

9. Riding or boarding stables; provided that no building used for housing of animals shall be located within 150 feet of any lot line.
10. Drive-in theaters (see [section 4.2](#) for special design standards).
11. Hospitals, sanitariums, nursing homes, and residential homes for the aged and residential facilities for the aged.
12. Commercial kennels, veterinary clinics, and animal shelters; provided, that no open runs or buildings used for housing of animals shall be located within 150 feet of any lot line.
13. Group living facilities.
14. Crematories.
15. Airplane landing fields.
16. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
17. Public buildings and facilities, unless otherwise specified (see [section 4.2](#)).
18. Private clubs and lodges.
19. Off-site signs (see also [section 4.2](#)).
20. Solid waste facilities.
21. Group home care facilities.
22. Explosives, manufacturing or storage.
23. Flea markets.
24. Paper and pulp manufacturing
25. Cemeteries and mausoleums which require state licensure.
26. Small engine repair (not to exceed 2,000 square feet).
27. Automotive repair and repair of agricultural equipment (not to exceed 2,500 square feet).
28. Welding shop (not to exceed 2,500 square feet).
29. Bed and breakfast inns.
30. Building contractor and yard.
31. General store.
32. Mini-warehouses (completely enclosed).
33. Intensive agriculture (except where prohibited).
34. Sawmills and planing mills and similar uses; provided, that no building used for these activities shall be located with 300 feet of any lot line.
35. Funeral homes.
36. Exotic animals.
37. Private schools offering curricula similar to public school.
38. Solar power generation plant (see section 4.2.41).

39. Other uses which are compatible with the uses of this district.

4.15.5 *Special exceptions.*

(see also articles 12 and 13)

1. Truck stops and automobile service stations. (See [section 4.2](#) for special design standards for automotive service stations.)
2. Campgrounds. (See sections 4.2.24; 8.14)
3. Commercial tourist attractions.
4. Package store for sale of alcoholic beverages; bar, tavern, or cocktail lounge.
5. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
6. Public buildings and facilities.
7. Light manufacturing, assembling, processing, packaging, or fabricating in completely enclosed building (storage yard for materials permitted).
8. Off-site signs.
9. Banks and financial institutions.
10. Nursing homes.
11. Other similar uses, which are compatible with other district uses.

Section 3. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 4. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 5. Effective Date. Pursuant to Section 125.66, Florida Statutes, as amended, a certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This ordinance shall become effective upon filing of the ordinance with the Florida Department of State.

Section 6. Authority. This ordinance is adopted pursuant to the authority granted by Section 125.01, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting,

by the Board of County Commissioners this 6st day of December 2018.

Attest:

BOARD OF COUNTY COMMISSIONERS OF
COLUMBIA COUNTY, FLORIDA

P. DeWitt Cason, County Clerk

Tim Murpy, Chairman

RESOLUTION NO. PZ/LPA LDR 18-03

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; AMENDING SECTION 2.1, ENTITLED "DEFINITIONS - GENERAL"; AMENDING SECTION 4.4.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.5.7, ENTITLED "SPECIAL EXCEPTIONS WITHIN AGRICULTURE-1, AGRICULTURE-2, AND AGRICULTURE-3 DISTRICTS"; AMENDING SECTION 4.15.5, ENTITLED "SPECIAL EXCEPTIONS"; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend to the Board of County Commissioners of Columbia County, Florida, hereinafter referred to as the Board of County Commissioners, approval or denial of amendments to the Land Development Regulations, in accordance with said regulations;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empower the Local Planning Agency of Columbia County, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the Board of County Commissioners, approval or denial of amendments to the Land Development Regulations, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the County;

WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency;

WHEREAS, pursuant to the Land Development Regulations and Section 163.3174, Florida Statutes, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and considered all comments received during said public hearing concerning said application for an amendment, as described below;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that a need and justification exists for the approval of said application for an amendment, as described below;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, is consistent with the purposes and objectives of the comprehensive planning program and the Comprehensive Plan;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, will further the purposes of the Land Development Regulations and other ordinances, regulations, and actions designed to implement the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to an application, LDR 18-03, by the Board of County Commissioners, Section 2.1, entitled "Definitions - General" of the Land Development Regulations is hereby amended to add the following definitions:

Campground. A place, parcel, lot, or tract of land designed, designated, or intended to be occupied by tents, recreational vehicles, cabins, and/or campsites on a temporary basis.

Campsite. An individual area within a campground intended to be occupied by a camping unit or units under the control of a camper.

Section 2. Pursuant to an application, LDR 18-03, by the Board of County Commissioners, Section 4.4.5, entitled "Special Exception"; Section 4.5.7, entitled "Special Exception within Agriculture-1, Agriculture-2 and Agriculture-3 districts"; and, Section 4.15.5, entitled "Special Exception" of the Land Development Regulations are amended, as follows:

4.4.5 Special exceptions.

(See also articles 12 and 13).

1. Campgrounds of less than 100 campsites, provided that such campgrounds are not located within five miles from another campground, which is also located within an environmentally sensitive area, and not more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed. Cabins are not permissible in campgrounds within the ESA Zone District. (See sections 4.2.24; 8.14)
2. Bottled-water plant.
3. Solar power generation plant (See section 4.2.41).
4. Other similar uses, which are consistent with the uses within this district.

4.5.7 Special exceptions within Agriculture-1, Agriculture-2 and Agriculture-3 districts.

(See also articles 12 and 13.)

1. The processing, storage, and sale of agricultural products and commodities which are not raised on the premises; provided, that no building used for these activities shall be located within 150 feet of any side or rear lot line.
2. Livestock auction arenas and general merchandise auction houses.
3. Livestock or poultry slaughterhouses; provided, that no building used for these activities shall be located within 150 feet of any lot line.
4. Heavy equipment and related machinery sales.
5. Agricultural feed and grain packaging, blending, storage, and sales.
6. Agricultural fertilizer storage and sales.
7. Agricultural fairs and fairground activities.
8. Recreational activities such as racetracks and speedways; golf courses; country clubs; tennis and racquet clubs; golf and archery ranges; rifle, shotgun, and pistol ranges; campgrounds (See sections 4.2.24; 8.14), including day camps; hunting or fishing camps; and similar uses.

9. Riding or boarding stables; provided that no building used for housing of animals shall be located within 150 feet of any lot line.
10. Drive-in theaters (see section 4.2 for special design standards).
11. Hospitals, sanitariums, nursing homes, and residential homes for the aged and residential facilities for the aged.
12. Commercial kennels, veterinary clinics, and animal shelters; provided, that no open runs or buildings used for housing of animals shall be located within 150 feet of any lot line.
13. Group living facilities.
14. Crematories.
15. Airplane landing fields.
16. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
17. Public buildings and facilities, unless otherwise specified (see section 4.2).
18. Private clubs and lodges.
19. Off-site signs (see also section 4.2).
20. Solid waste facilities.
21. Group home care facilities.
22. Explosives, manufacturing or storage.
23. Flea markets.
24. Paper and pulp manufacturing
25. Cemeteries and mausoleums which require state licensure.
26. Small engine repair (not to exceed 2,000 square feet).
27. Automotive repair and repair of agricultural equipment (not to exceed 2,500 square feet).
28. Welding shop (not to exceed 2,500 square feet).
29. Bed and breakfast inns.
30. Building contractor and yard.
31. General store.
32. Mini-warehouses (completely enclosed).
33. Intensive agriculture (except where prohibited).
34. Sawmills and planing mills and similar uses; provided, that no building used for these activities shall be located with 300 feet of any lot line.
35. Funeral homes.
36. Exotic animals.
37. Private schools offering curricula similar to public school.

38. Solar power generation plant (see section 4.2.41).

39. Other uses which are compatible with the uses of this district.

4.15.5 *Special exceptions.*

(see also articles 12 and 13)

1. Truck stops and automobile service stations. (See section 4.2 for special design standards for automotive service stations.)
2. Campgrounds. (See sections 4.2.24; 8.14)
3. Commercial tourist attractions.
4. Package store for sale of alcoholic beverages; bar, tavern, or cocktail lounge.
5. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
6. Public buildings and facilities.
7. Light manufacturing, assembling, processing, packaging, or fabricating in completely enclosed building (storage yard for materials permitted).
8. Off-site signs.
9. Banks and financial institutions.
10. Nursing homes.
11. Other similar uses, which are compatible with other district uses.

Section 3. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 4. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 20th day of November 2018.

Attest:



Brandon M. Stubbs, Secretary to the
Planning and Zoning Board

PLANNING AND ZONING BOARD OF
COLUMBIA COUNTY, FLORIDA,
SERVING ALSO AS THE
LOCAL PLANNING AGENCY OF
COLUMBIA COUNTY, FLORIDA



Robert F. Jordan, Chairman



Columbia County Gateway to Florida

FOR PLANNING USE ONLYApplication # LDR 18 03

Application Fee \$1,250.00

Receipt No. N/AFiling Date 10/23/18Completeness Date 10/23/18

Land Development Regulation Text Amendment Application

A. APPLICANT INFORMATION

1. Applicant Status ☒ Applicant ☐ Agent
2. Name of Applicant(s): Tim Murphy Title: Chair
Company name (if applicable): Columbia County Board of County Commissioners
Mailing Address: P.O. Box 1529
City: Lake City State: FL Zip: 32056
Telephone: (386) 758-1005 Fax: () Email:

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If agent for the applicant*.

Applicant's Name:
Mailing Address:
City: State: Zip:
Telephone: () Fax: () Email:

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed agent authorization letter granting the agent authorization to act on behalf of the applicant.**

B. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved:
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: ☐ Yes ☒ No
Future Land Use Map Amendment Application No. CPA
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z
Variance: ☐ Yes ☒ No
Variance Application No. V
Special Exception: ☐ Yes ☒ No
Special Exception Application No. SE

C. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Proposed Section of the Land Development Regulations ("LDRs") to be amended and the proposed language in strike-thru, underline format.
2. Fee. The application fee for text amendments to the Land Development Regulations is \$1,250.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of fourteen (14) copies of application and support material, and a PDF copy on a CD, are required at the time of submittal.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Tim Murphy

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

10/23/18

Date

Draft Campground Amendment

Section 2.1 – Definitions – General

Campground. A place, parcel, lot, or tract of land designed, designated, or intended to be occupied by tents, recreational vehicles, cabins, and/or campsites on a temporary basis.

Campsite. An individual area within a campground intended to be occupied by a camping unit or units under the control of a camper.

4.4.5 *Special exceptions.*

(See also articles 12 and 13).

1. Campgrounds of less than 100 campsites, provided that such campgrounds are not located within five miles from another campground, which is also located within an environmentally sensitive area, and not more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed. **Cabins are not permissible in campgrounds within the ESA Zone District. (See sections 4.2.24; 8.14)**
2. Bottled-water plant.
3. Solar power generation plant (See section 4.2.41).
4. Other similar uses, which are consistent with the uses within this district.

4.5.7 *Special exceptions within Agriculture-1, Agriculture-2 and Agriculture-3 districts.*

(See also articles 12 and 13.)

1. The processing, storage, and sale of agricultural products and commodities which are not raised on the premises; provided, that no building used for these activities shall be located within 150 feet of any side or rear lot line.
2. Livestock auction arenas and general merchandise auction houses.
3. Livestock or poultry slaughterhouses; provided, that no building used for these activities shall be located within 150 feet of any lot line.
4. Heavy equipment and related machinery sales.
5. Agricultural feed and grain packaging, blending, storage, and sales.
6. Agricultural fertilizer storage and sales.
7. Agricultural fairs and fairground activities.
8. Recreational activities such as racetracks and speedways; golf courses; country clubs; tennis and racquet clubs; golf and archery ranges; rifle, shotgun, and pistol ranges; ~~travel trailer parks or~~ campgrounds **(See sections 4.2.24; 8.14)**, including day camps; hunting or fishing camps; and similar uses.
9. Riding or boarding stables; provided that no building used for housing of animals shall be located within 150 feet of any lot line.
10. Drive-in theaters (see [section 4.2](#) for special design standards).
11. Hospitals, sanitariums, nursing homes, and residential homes for the aged and residential facilities for the aged.

Draft Campground Amendment

12. Commercial kennels, veterinary clinics, and animal shelters; provided, that no open runs or buildings used for housing of animals shall be located within 150 feet of any lot line.
13. Group living facilities.
14. Crematories.
15. Airplane landing fields.
16. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
17. Public buildings and facilities, unless otherwise specified (see [section 4.2](#)).
18. Private clubs and lodges.
19. Off-site signs (see also [section 4.2](#)).
20. Solid waste facilities.
21. Group home care facilities.
22. Explosives, manufacturing or storage.
23. Flea markets.
24. Paper and pulp manufacturing
25. Cemeteries and mausoleums which require state licensure.
26. Small engine repair (not to exceed 2,000 square feet).
27. Automotive repair and repair of agricultural equipment (not to exceed 2,500 square feet).
28. Welding shop (not to exceed 2,500 square feet).
29. Bed and breakfast inns.
30. Building contractor and yard.
31. General store.
32. Mini-warehouses (completely enclosed).
33. Intensive agriculture (except where prohibited).
34. Sawmills and planing mills and similar uses; provided, that no building used for these activities shall be located with 300 feet of any lot line.
35. Funeral homes.
36. Exotic animals.
37. Private schools offering curricula similar to public school.
38. Solar power generation plant (see section 4.2.41).
39. Other uses which are compatible with the uses of this district.

Draft Campground Amendment

4.15.5 *Special exceptions.*

(see also articles 12 and 13)

1. Truck stops and automobile service stations. (See [section 4.2](#) for special design standards for automotive service stations.)
2. ~~Travel trailer parks or~~ campgrounds. (See sections ~~20.24.4.2.24~~; [8.14](#))
3. Commercial tourist attractions.
4. Package store for sale of alcoholic beverages; bar, tavern, or cocktail lounge.
5. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
6. Public buildings and facilities.
7. Light manufacturing, assembling, processing, packaging, or fabricating in completely enclosed building (storage yard for materials permitted).
8. Off-site signs.
9. Banks and financial institutions.
10. Nursing homes.
11. Other similar uses, which are compatible with other district uses.

Proposed Campground Amendment

Section 2.1 – Definitions – General

Campground. A place, parcel, lot, or tract of land designed, designated, or intended to be occupied by tents, recreational vehicles, cabins, and/or campsites on a temporary basis.

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4.4.5 *Special exceptions.*

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8. Recreational activities such as racetracks and speedways; golf courses; country clubs; tennis and racquet clubs; golf and archery ranges; rifle, shotgun, and pistol ranges; campgrounds (See sections 4.2.24; 8.14), including day camps; hunting or fishing camps; and similar uses.
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Proposed Campground Amendment

13. Group living facilities.
14. Crematories.
15. Airplane landing fields.
16. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
17. Public buildings and facilities, unless otherwise specified (see [section 4.2](#)).
18. Private clubs and lodges.
19. Off-site signs (see also [section 4.2](#)).
20. Solid waste facilities.
21. Group home care facilities.
22. Explosives, manufacturing or storage.
23. Flea markets.
24. Paper and pulp manufacturing
25. Cemeteries and mausoleums which require state licensure.
26. Small engine repair (not to exceed 2,000 square feet).
27. Automotive repair and repair of agricultural equipment (not to exceed 2,500 square feet).
28. Welding shop (not to exceed 2,500 square feet).
29. Bed and breakfast inns.
30. Building contractor and yard.
31. General store.
32. Mini-warehouses (completely enclosed).
33. Intensive agriculture (except where prohibited).
34. Sawmills and planing mills and similar uses; provided, that no building used for these activities shall be located with 300 feet of any lot line.
35. Funeral homes.
36. Exotic animals.
37. Private schools offering curricula similar to public school.
38. Solar power generation plant (see section 4.2.41).
39. Other uses which are compatible with the uses of this district.

Proposed Campground Amendment

4.15.5 *Special exceptions.*

(see also articles 12 and 13)

1. Truck stops and automobile service stations. (See [section 4.2](#) for special design standards for automotive service stations.)
2. campgrounds. (See sections 4.2.24; 8.14)
3. Commercial tourist attractions.
4. Package store for sale of alcoholic beverages; bar, tavern, or cocktail lounge.
5. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
6. Public buildings and facilities.
7. Light manufacturing, assembling, processing, packaging, or fabricating in completely enclosed building (storage yard for materials permitted).
8. Off-site signs.
9. Banks and financial institutions.
10. Nursing homes.
11. Other similar uses, which are compatible with other district uses.



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

MEMORANDUM

Date: September 13, 2018

To: Commissioner DePratter

From: Brandon M. Stubbs, County Planner/LDR Admin. *B. M. Stubbs*

Re: Recreational Vehicle uses within the Environmentally Sensitive Area Zone Districts

In response to our conversation regarding travel trailer parks and whether they should be allowed via special exception within the Environmentally Sensitive Area Zone Districts, I have prepared the following analysis and potential resolution should the Board of County Commissioners choose to take action.

Currently, the Land Development Regulations (“LDRs”) specifically list “travel trailer parks or campgrounds” as allowable special exceptions within the Agriculture and Commercial, Highway Interchange Zone Districts; however, the LDRs do not specifically list “travel trailer parks” as an allowable special exception within the Environmentally Sensitive Area Zone Districts. Given that travel trailer parks are specified as an allowable special exception within the Agriculture and Commercial, Highway Interchange Zone Districts and not within the Environmentally Sensitive Area Zone Districts, there is reasonable assumption that travel trailer parks are not permissible as a special exception within the Environmentally Sensitive Area Zone Districts. To compound on the issue, the LDRs do not define campgrounds or travel trailer parks; however, the LDRs does define recreational vehicle, as defined per Chapter 320.01(1)(b)(1-8), Florida Statutes, which includes travel trailers.

The question has been raised should the County allow travel trailer parks as an allowable special exception within the Environmentally Sensitive Area Zone Districts. To answer that question, the inclusion of travel trailer parks as an allowable special exception within the Environmentally Sensitive Area Zone Districts would be a decision of the Board of County Commissioners, and is a matter of amending the text of LDRs to address the underlining issues mentioned above.

If the Board of County Commissioners should choose to amend the text of the LDRs to allow travel trailer parks as an allowable special exception within the Environmentally Sensitive Area Zone Districts, County staff proposes amending the LDRs, as follows:

- 1) Amend Article 2 of the LDRs to define “campground” and include recreational vehicles, as defined by Chapter 320.01(1)(b)(1-8), Florida Statutes, as permissible within a campground.
- 2) Amend Article 4 (Section 4.5.7 & Section 4.15.5) to remove reference to travel trailer parks.



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: October 12, 2018

Meeting Date: October 18, 2018

Name: Brandon Stubbs

Department: Building And Zoning

Division Manager's Signature: _____

Ben Scott

1. Nature and purpose of agenda item:

Discussion item - At the October 4, 2018 Board of County Commission Meeting, the Board of County Commissioners voted to have staff draft a proposed amendment to the Land Development Regulations to allow Recreational Vehicles in an ESA zoning district. Staff has drafted the proposed amendment; however, staff is proposing two options for the Commission to consider. Option1 is as proposed in the draft language attached to this agenda item request. Option 2 would revise the proposed draft language to exclude cabins within the ESA zone district.

2. Recommended Motion/Action:

Staff is seeking direction from the commission as to whether or not the commission desires to proceed forward with Option 1 or Option 2.

3. Fiscal impact on current budget.

This item has no effect on the current budget.

**THIS ITEM WAS APPROVED WITH EXCEPTION BY THE BOARD OF
COUNTY COMMISSIONERS ON
10/18/2018**

Board voted to proceed with Option 2.

Draft Campground Amendment

Section 2.1 – Definitions – General

Campground. A place, parcel, lot, or tract of land designed, designated, or intended to be occupied by tents, recreational vehicles, cabins, and/or campsites on a temporary basis.

Campsite. An individual area within a campground intended to be occupied by a camping unit or units under the control of a camper.

4.4.5 Special exceptions.

(See also articles 12 and 13).

1. Campgrounds of less than 100 campsites, provided that such campgrounds are not located within five miles from another campground, which is also located within an environmentally sensitive area and not more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed. (See sections 4.2.24; 8.14)
2. Bottled-water plant.
3. Solar power generation plant (See section 4.2.41).
4. Other similar uses, which are consistent with the uses within this district.

4.5.7 Special exceptions within Agriculture-1, Agriculture-2 and Agriculture-3 districts.

(See also articles 12 and 13.)

1. The processing, storage, and sale of agricultural products and commodities which are not raised on the premises; provided, that no building used for these activities shall be located within 150 feet of any side or rear lot line.
2. Livestock auction arenas and general merchandise auction houses.
3. Livestock or poultry slaughterhouses; provided, that no building used for these activities shall be located within 150 feet of any lot line.
4. Heavy equipment and related machinery sales.
5. Agricultural feed and grain packaging, blending, storage, and sales.
6. Agricultural fertilizer storage and sales.
7. Agricultural fairs and fairground activities.
8. Recreational activities such as racetracks and speedways; golf courses; country clubs; tennis and racquet clubs; golf and archery ranges; rifle, shotgun, and pistol ranges; ~~travel trailer parks or~~ campgrounds (See sections 4.2.24; 8.14), including day camps; hunting or fishing camps; and similar uses.
9. Riding or boarding stables; provided that no building used for housing of animals shall be located within 150 feet of any lot line.
10. Drive-in theaters (see [section 4.2](#) for special design standards).
11. Hospitals, sanitariums, nursing homes, and residential homes for the aged and residential facilities for the aged.
12. Commercial kennels, veterinary clinics, and animal shelters; provided, that no open runs or buildings used for housing of animals shall be located within 150 feet of any lot line.

Draft Campground Amendment

13. Group living facilities.
14. Crematories.
15. Airplane landing fields.
16. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
17. Public buildings and facilities, unless otherwise specified (see [section 4.2](#)).
18. Private clubs and lodges.
19. Off-site signs (see also [section 4.2](#)).
20. Solid waste facilities.
21. Group home care facilities.
22. Explosives, manufacturing or storage.
23. Flea markets.
24. Paper and pulp manufacturing
25. Cemeteries and mausoleums which require state licensure.
26. Small engine repair (not to exceed 2,000 square feet).
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33. Intensive agriculture (except where prohibited).
34. Sawmills and planing mills and similar uses; provided, that no building used for these activities shall be located within 300 feet of any lot line.
35. Funeral homes.
36. Exotic animals.
37. Private schools offering curricula similar to public school.
38. Solar power generation plant (see section 4.2.41).
39. Other uses which are compatible with the uses of this district.

Draft Campground Amendment

4.15.5 *Special exceptions.*

(see also articles 12 and 13)

1. Truck stops and automobile service stations. (See [section 4.2](#) for special design standards for automotive service stations.)
2. ~~Travel trailer parks or~~ campgrounds. (See ~~section 20.24.4.2.24~~; [8.14](#))
3. Commercial tourist attractions.
4. Package store for sale of alcoholic beverages; bar, tavern, or cocktail lounge.
5. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
6. Public buildings and facilities.
7. Light manufacturing, assembling, processing, packaging, or fabricating in completely enclosed building (storage yard for materials permitted).
8. Off-site signs.
9. Banks and financial institutions.
10. Nursing homes.
11. Other similar uses, which are compatible with other district uses.

The Lake City Reporter
PO Box 1709
Lake City, FL 32056
Phone: 386-752-1293
Fax: 386-752-9400
Email: kriotto@lakecityreporter.com

AFFIDAVIT OF PUBLICATION

Legal Reference: LDR 18-03
NOTICE OF PUBLIC HEARINGS

STATE OF FLORIDA
COUNTY OF COLUMBIA

Before the undersigned notary public personally appeared Todd L. Wilson, who on oath says that (s)he is Publisher of the Lake City Reporter, a newspaper published at Lake City, Columbia County, Florida; confirms that the attached legal advertisement was published in the Lake City Reporter on the following date(s):

11/09/2018

Affiant

Sworn to and subscribed before me this 9th day of November, 2018

Kathleen A. Riotta, Notary Public

My commission expires August 20, 2018



KATHLEEN A RIOTTO
Commission # GG 229945
Expires August 20, 2022
Bonded Thru Budget Notary Services

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least seven (7) days prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386) 758-1005 or by Telecommunication Device for Deaf at (386) 758-2139.

470273
November 9, 2018

NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3248, Florida Statutes, as amended, and the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of Columbia County, Florida, serving also as the Local Planning Agency of Columbia County, Florida, at public hearings on November 20, 2018 at 6:05 p.m., or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. LDR 18-03, an application by the Board of County Commissioners, to amend the text of the Land Development Regulations, as amended Section 2.1, Entitled "Definitions - General"; Section 4.4.5, entitled "Special Exception"; Section 4.5.7, entitled "Special Exception" within Agriculture-1, Agriculture-2 and Agriculture-3 districts; and, Section 4.15.5, entitled "Special Exception". The public hearings may be continued to one or more future date. Any interested party shall be advised that the date, time and place of any continuation of the public hearings shall be announced during the public hearings and that no further notice concerning the matters will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearings. At the aforementioned public hearings, all interested parties may appear to be heard with respect to the amendments. Copies of the amendments are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

755-5440

The Lake City Reporter
PO Box 1709
Lake City, FL 32056
Phone: 386-752-1293
Fax: 386-752-9400
Email: kriotto@lakecityreporter.com

AFFIDAVIT OF PUBLICATION

Legal Reference: LDR 18-03
NOTICE OF ENACTMENT OF OR

STATE OF FLORIDA
COUNTY OF COLUMBIA

Before the undersigned notary public personally appeared Todd L. Wilson, who on oath says that (s)he is Publisher of the Lake City Reporter, a newspaper published at Lake City, Columbia County, Florida; confirms that the attached legal advertisement was published in the Lake City Reporter on the following date(s):

11/23/2018

Affiant

Sworn to and subscribed before me this 26th day of November, 2018

Kathleen A. Riotto, Notary Public

My commission expires August 20, 2018



KATHLEEN A. RIOTTO
Commission # GG 229945
Expires August 20, 2022
Bonded Thru Budget Notary Services

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least seven (7) days prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386) 758-1005 or by Telecommunication Device for Deaf at (386) 758-2139.

473470
November 23, 2018

NOTICE OF ENACTMENT OF ORDINANCES BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA
NOTICE IS HEREBY GIVEN that the ordinances, which titles hereinafter appear, will be considered for enactment by the Board of County Commissioners of Columbia County, Florida, at public hearings on December 6, 2018 at 5:30 p.m., or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. Copies of said ordinances may be inspected by any member of the public at the Office of the County Manager, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours. On the date, time and place first above mentioned, all interested persons may appear and be heard with respect to the ordinances. The title of said ordinances reads, as follows:
ORDINANCE NO. 2018-17
AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT TO THE TEXT OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION, LDR 18-03, BY BOARD OF COUNTY COMMISSIONERS; AMENDING SECTION 2.1, ENTITLED "DEFINITIONS - GENERAL," AMENDING SECTION 4.4.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.5.7, ENTITLED "SPECIAL EXCEPTIONS" WITHIN AGRICULTURE-1, AGRICULTURE-2, AND AGRICULTURE-3 DISTRICTS; AMENDING SECTION 4.15.5, ENTITLED "SPECIAL EXCEPTIONS"; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.
The public hearings may be continued to one or more future date. Any interested party shall be advised that the date, time and place of any continuation of the public hearings shall be announced during the public hearings and that no further notice concerning the matters will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearings.
All persons are advised that, if they decide to appeal any decisions made at the public hearings, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings are made, which record includes the testimony and evidence upon which the appeal is to be based.

