

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, AMENDING THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS PROVIDING FOR REGULATION OF THE CONSTRUCTION AND OPERATION OF CAMPGROUNDS; PROVIDING FOR APPLICABILITY AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry;

WHEREAS, to address increasing demand for campground facilities and ensure planned growth of such facilities in the County, the Board of County Commissioners initiated an amendment process to the Columbia County Land Development Regulations to provide for regulation of the construction and operation of campgrounds within the County's zoning districts;

WHEREAS, this ordinance neither expands or reduces the districts in which campgrounds are a permitted use or use by special exception, but provides for regulation of the size and density of such uses;

WHEREAS, the Columbia County Planning and Zoning Board held a duly noticed public hearing on February 5, 2025, pursuant to Articles 13 and 16 of the Columbia County Land Development Regulations and from that hearing rendered a report and recommendation to the Board of County Commissioners for the adoption of this Ordinance; and

WHEREAS, the Board of County Commissioners has determined that it is in the public interest to amend the County's Land Development Regulations in accord with the report and recommendation of the Columbia County Planning and Zoning Board.

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

SECTION 1. AMENDMENTS TO ARTICLE 4 OF THE LAND DEVELOPMENT REGULATIONS

Section of the Columbia County Land Development Regulations is hereby amended as reflected in this section. Words that are stricken through shall be removed from the Code of Ordinances while those words that are underlined shall be added. Ellipses (...) indicate portions of the code have been omitted for brevity; the ellipses should not be included in the Code, nor should they indicate any addition or deletion. Unless an addition or deletion is indicated, the Code of Ordinances shall not be altered by this Ordinance.

4.2.24 *Recreational vehicle (RV) parks and campgrounds.* In addition to all laws and regulations provided for by general law and the Florida administrative code, the following regulations apply to the construction and operation of RV parks and campgrounds in this County.

1. Sites in RV parks and campgrounds shall be occupied ~~primarily~~ by travel trailers, truck campers, private motor coaches, motor homes, ~~tents~~, camping trailers, van conversions, fifth-wheel trailers, portable cabins or "tiny homes", and any other vehicular accommodations, site-built cabins, yurts, tents, and other non-moveable or immobile accommodations used for camping.

2. Each site ~~in an RV park or campground~~ designated for any RV, inclusive of travel trailers, truck campers, private motor coaches, motor homes, camping trailers, van conversions, fifth-wheel trailers, portable cabins or "tiny homes", or other vehicular accommodations shall be at least 1,200 4,500 square feet in area, with a minimum lot width of forty-five feet and minimum lot depth of one hundred feet. Any other camp site shall be not less than 1,200 square feet in area. No part of a recreational vehicle or other unit placed on a RV park or campground site shall be closer than ~~25~~ 50 feet to any lot line.

3. RV Parks and campgrounds shall consist of a minimum of 20 contiguous and reasonably compact acres. ~~except within the Commercial, Highway Interchange ("CHI") Zone District.~~

4. RV Parks and campgrounds shall provide and maintain a 50-foot natural buffer meeting the criteria of Section 4.2.13 of these Land Development Regulations ("LDRs"). Should areas of the required buffer not meet the minimum criteria, the applicant shall be required instead to provide, subject to approval as provided by section 4.2.13, a detailed landscape plan demonstrating compliance with said section 4.2.13.

5. No RV Park or campground shall be located immediately adjacent to any platted subdivision or any unrecorded subdivision containing lots less than 5-acres in size.

6. Centralized Potable Water and Sanitary Sewer: All Campgrounds must connect to or provide centralized potable water and sanitary sewer services and must be permitted through the Florida Department of Environmental Protection. Campgrounds shall not be permitted to utilize septic tanks for sanitary sewer or non-centralized potable water sources.

SECTION 2. SEVERABILITY

If any section, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 3. EFFECTIVE DATE

This Ordinance shall take effect immediately upon a certified copy hereof being filed with the Florida Department of State.

DULY ADOPTED by the Board of County Commissioners of Columbia County, Florida, this 20th day of February, 2025.

BOARD OF COUNTY COMMISSIONERS COLUMBIA COUNTY, FLORIDA

By: _____
TIM MURPHY, Chair

Approved as to form and legality:

ATTEST: _____
JAMES M. SWISHER, Jr.
Clerk of Court

Joel F. Foreman, County Attorney