

**AN ORDINANCE OF TAYLOR COUNTY, FLORIDA, AMENDING THE TAYLOR COUNTY LAND DEVELOPMENT CODE, AS AMENDED; AMENDING SECTION 42-652, SUBSECTION (4), ENTITLED MANUFACTURED HOMES AND RECREATIONAL VEHICLES, BY LIMITING THE DENSITY OF RECREATIONAL VEHICLES ON A LOT OR PARCEL; 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 Taylor County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare and adopt land development regulations;

**WHEREAS**, Sections 163.3161 to 163.3215, Florida Statutes, as amended, the Local Government Comprehensive Planning and Land Development Regulation Act, requires the Board of County Commissioners to prepare and adopt regulations concerning the use of land or water;

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

**WHEREAS**, the Planning Board of Taylor County, Florida, hereinafter referred to as the Planning Board, has been designated as the Local Planning Agency of Taylor County, Florida, hereinafter referred to as the Local Planning Agency;

**WHEREAS**, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Code, the Planning 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 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 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 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 purpose of the Land Development Code 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 Taylor County, Florida, as follows:

**Section 1.** Pursuant to an application, LDC 10-03, by the Board of County Commissioners, to amend the text of the Land Development Code, Section 42-652, entitled Specific Standards, is hereby amended to read, as follows:

**Sec. 42-652(4). Manufactured homes and recreational vehicles.**

- d. In all land use categories, recreational vehicles not sited within an approved recreational vehicle park shall not exceed a maximum of 4 units per lot or parcel. The siting of recreational vehicles shall be prohibited on non-conforming lots or parcels as to size for residential use created after June 29, 1990. More than 4 recreational vehicles sited on a lot or parcel constitutes as recreational vehicle park as defined in Chapter 513.01(10), Florida Statutes and requires conformance with Section 42-799 of the Land Development Code and approval by the Taylor County Planning Board.

*Exception.* Lots or parcels which are non-conforming as to size for residential use, and which can be individually identified and described from documents recorded in the Public Records of the County on June 29, 1990, the date of adoption of the Comprehensive Plan, shall continue to be eligible for a maximum density of less than or equal to 4 recreational vehicles per ½ acre.

- e. In the Water Oriented Commercial (CWO) land use classification and all land use categories allowing residential densities greater than 1 unit per 2 acres, recreational vehicles conforming to section 42-652(c) and not sited within an approved recreational vehicle park shall not exceed one unit per 5000 square feet.

- Exceptions.*
1. A recreational vehicle may be stored adjacent to a single-family dwelling inhabited by the owners of the recreational vehicle.
  2. One additional recreational vehicle may be sited on any lot or parcel for the duration of scallop season each year.
  3. As of January 18, 2011, any lot or parcel which presently contains a number of recreational vehicles which exceed the maximum density allowed by this ordinance

will be allowed to retain its present recreational vehicle density. Any lot of parcel currently permitted for an RV power pole will be allowed two RV's per lot or parcel.

- f. In the Industrial (I), Aviation-Related Commercial (CAR) and Public (P) land use categories, recreational vehicles shall be permitted only as an accessory use by the owner, lessee, custodian or watchman.

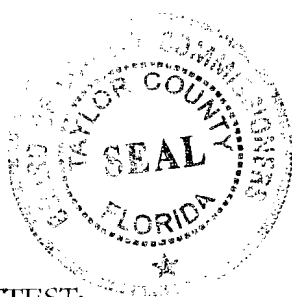
**Section 2. Severability.** If any provision of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

**Section 3. Conflict.** All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

**Section 4. 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 5. Authority.** This ordinance is adopted pursuant to the authority granted by Section 125.01, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

**PASSED AND DULY ADOPTED,** with a quorum present and voting, by the Board of County Commissioners in regular session this 18<sup>th</sup> day of January, 2011.



BOARD OF COUNTY COMMISSIONERS  
TAYLOR COUNTY, FLORIDA

BY: *Lonnie A. Houck, Jr.*  
LONNIE A. HOUCK, JR., Chairperson

ATTEST:

*Annie Mae Murphy*  
ANNIE MAE MURPHY, Clerk