

ORDINANCE NO. 567

**AN ORDINANCE OF THE CITY OF CEDAR KEY, FLORIDA,
ESTABLISHING A TEMPORARY SIX MONTH MORATORIUM ON THE
ACCEPTANCE, PROCESSING, REVIEW, SCHEDULING, AND
APPROVAL OF APPLICATIONS FOR NEW RECREATIONAL VEHICLE
(RV) PARKS; PROVIDING FOR A MORATORIUM TO ALLOW
PLANNING REVIEW OF SECTION 4-6.08.02 OF THE CITY OF CEDAR
KEY LAND DEVELOPMENT CODE; PROVIDING FOR EXCEPTIONS;
PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City Commission of the City of Cedar Key is charged with protecting the public health, safety, and welfare through the adoption and enforcement of its Comprehensive Plan and Land Development Code; and

WHEREAS, Section 1-2.1 of the City's Comprehensive Plan states that recreational vehicle parks are an allowed use in the commercial land use district, subject to design standards in the Land Development Code, however, although the City's Land Development Code, section 4-6.08.02 states that it is the intent of the City to regulate and provide standards for the location of recreational vehicles and the development of RV Parks, there are no location or development standards adopted; and

WHEREAS, the City Commission has determined that additional review of Section 4-6.08.02 and related provisions of the Land Development Code is necessary to ensure that future RV Park development is compatible with the City's Comprehensive Plan, historic character, public infrastructure, environmental resources, and long-term planning objectives; and

WHEREAS, Cedar Key is a historic island community with limited infrastructure, constrained utility capacity, hurricane evacuation considerations, environmentally sensitive coastal resources, and unique resiliency challenges requiring careful planning before additional transient development is approved; and

WHEREAS, the City Commission finds that additional review is necessary to evaluate the impacts of future RV Parks upon potable water, wastewater treatment capacity, stormwater management, traffic circulation, emergency vehicle access, fire protection, floodplain management, hurricane evacuation, environmental resources, and compatibility with surrounding land uses; and

WHEREAS, the City Commission finds that allowing additional applications for new RV Parks to proceed while these planning efforts are underway could result in development inconsistent with future amendments to the Land Development Code; and

WHEREAS, the City Commission finds that a temporary moratorium is necessary to preserve the status quo while the city completes a comprehensive planning review and considers amendments to its Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CEDAR KEY, FLORIDA:

Section 1. Purpose. The purpose of this Ordinance is to establish a temporary moratorium on new Recreational Vehicle (RV) Parks while the City reviews and updates the standards contained in Section 4-6.08.02 and related provisions of the Land Development Code.

Section 2. Temporary Moratorium. Effective immediately, the City shall not accept, process, review, schedule for public hearing, approve, or issue any development permit, development order, site plan approval, special exception, conditional use approval, rezoning, building permit, certificate, or other development approval for the establishment of any new Recreational Vehicle (RV) Park within the municipal limits of the City of Cedar Key.

Section 3. Existing RV Parks. This Ordinance shall not apply to lawfully established Recreational Vehicle Parks existing on the effective date of this Ordinance. Nothing herein shall prohibit routine maintenance, repair, code compliance activities, or improvements to existing lawful RV Parks that do not constitute the establishment of a new RV Park.

Section 4. Vested Rights. Nothing contained herein shall impair vested rights recognized under the Constitution or laws of the State of Florida.

Section 5. Planning Review. During the moratorium period, City staff, the Development Administrator, City Attorney, City Engineer, planning consultants, and other professionals retained by the City shall review Section 4-6.08.02 and related provisions of the Land Development Code and make recommendations to the City Commission regarding amendments addressing, at a minimum:

- A. Appropriate locations for RV Parks;
- B. Compatibility with adjacent land uses;
- C. Infrastructure capacity;
- D. Potable water and wastewater availability;
- E. Stormwater management;
- F. Floodplain and coastal resiliency requirements;
- G. Traffic circulation and parking;
- H. Emergency vehicle access and hurricane evacuation;
- I. Landscaping, buffering, and screening;
- J. Operational standards; and
- K. Any additional regulations necessary to protect the public health, safety, and welfare.

Section 6. Duration. This moratorium shall remain in effect for a period of six (6) months from the effective date of this Ordinance unless earlier repealed or extended by the City Commission. Should additional time be reasonably necessary to complete the planning review and adoption of Land Development Code amendments, the City Commission may consider an extension by separate ordinance supported by updated legislative findings.

Section 7. Exceptions. The City Commission may grant an exception to this moratorium only upon determining, after a duly noticed public hearing, that denial of the requested relief would result in an unconstitutional taking or otherwise be required by applicable law.

Section 8. Legislative Intent. This Ordinance is a temporary planning measure intended solely to preserve the status quo while the city conducts a comprehensive review of its Land Development Code relating to Recreational Vehicle Parks. This Ordinance shall not be construed as expressing any opinion regarding the merits of any particular property, applicant, or pending proposal.

Section 9. Severability. If any provision of this Ordinance is determined to be invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Section 10. Conflicts. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

Section 11. Codification. Because this Ordinance is temporary in nature, it shall not be codified in the Code of Ordinances.

Section 12. Effective Date. This Ordinance shall become effective immediately upon adoption as provided by law.

PASSED ON FIRST READING this 16th day of July 2026.

PASSED ON SECOND AND FINAL READING this ____ day of _____, 2026.

ATTEST:

CITY OF CEDAR KEY, FLORIDA

Brooke Beck-Smith, City Clerk

By: _____
James "Jim" Wortham, Mayor

Approved as to Form and Legal Sufficiency:

Norm D. Fugate, City Attorney