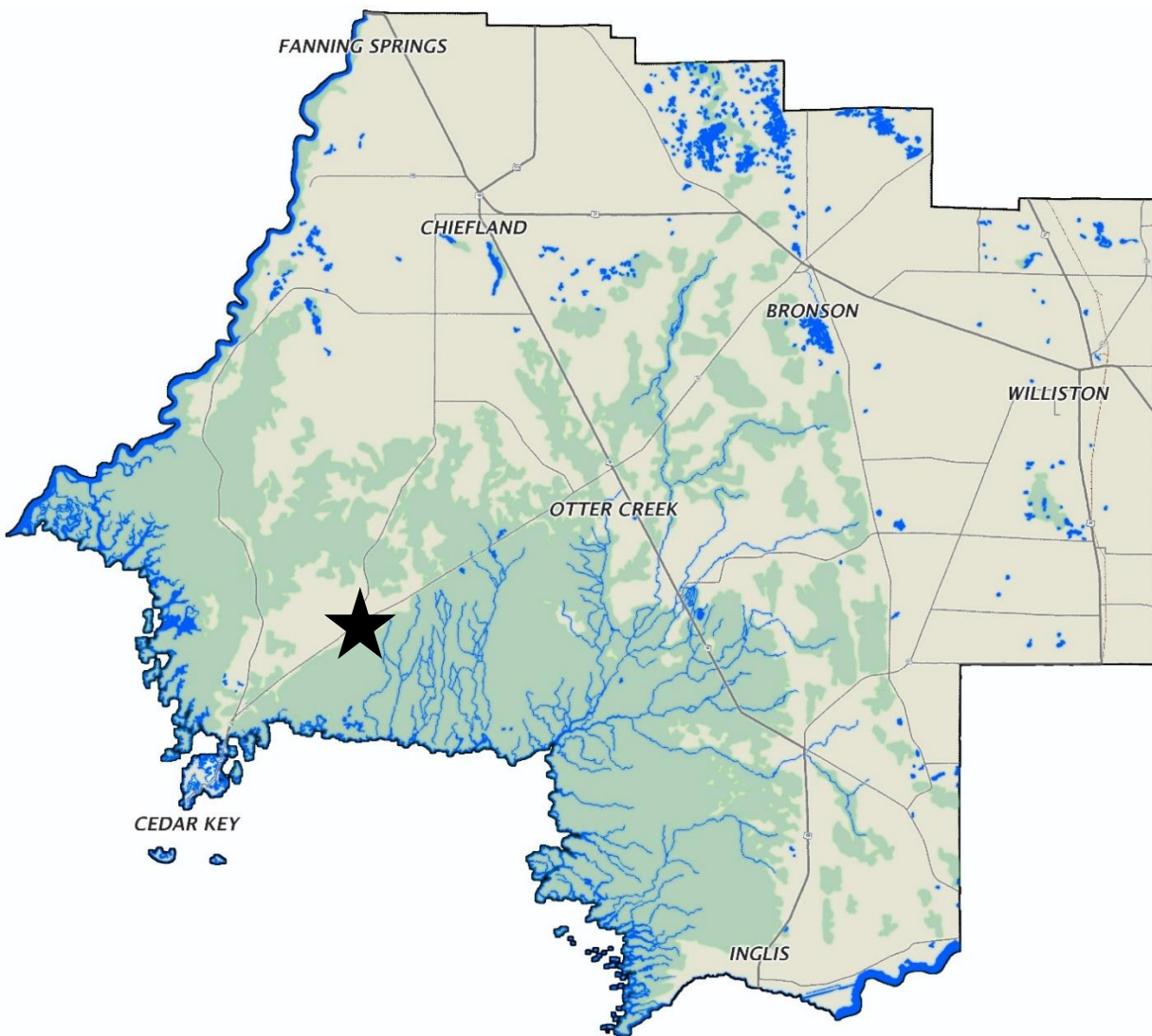


SPECIAL EXCEPTION APPLICATION SE 22-02

Crane Pond RV Park (Shankland) – Special Exception for RV Park in C-3 Zoning



PREPARED
NOVEMBER
25, 2022
FOR THE LEVY
COUNTY
PLANNING
COMMISSION

UPDATED FOR
BOCC
DECEMBER
27, 2022

**LEVY COUNTY PLANNING AND ZONING DEPARTMENT
STAFF REPORT**

To: Levy County Planning Commission and Board of County Commissioners
From: Stacey Hectus, Planning and Zoning Director

Owner: Marcia Dawn Fleming
6510 SW 101st Terrace
Cedar Key, FL 32625

Applicant: Shankland & Associates, LLC
6970 SW 103rd Terrace
Cedar Key, FL 32625

Legal

Description: See legal description attached as part of the application

Parcel ID Number (s): 0133000400 and 0133200000

Commission Dist.: District 4, Commissioner Tim Hodge

Total Project Area: 11.94 acres

Current Land Use Designation: Commercial (C) in a Rural Commercial Node (RCN)

Current Zoning Designation: Neighborhood Commercial (C-2).

Proposed Zoning Designation: Moderately Intensive Commercial (C-3). (Previous Application CZ 22-05)

Existing Use of Property: Vacant and commercial conversion to residential for a home.

Proposed Use: 90 space, phased, Recreational Vehicle Park

Staff Review Based on Submitted Application:

The applicant is requesting a Special Exception via Land Development Code Section 50-796 and specifically for a Recreational Vehicle Park via Section 50-746 Travel Trailer Parks. In order to make this request the parcels must have a C-3 zoning designation. Contemplated in the previous item CZ 22-05.

In recent years other RV parks have been approved via the Comprehensive Plan Policy 3.7 (c) being within close proximity to natural or recreational resources. The difference in those and this request is this parcel is located within a Rural Commercial Node (#2) AND in one of the county's designated Rural areas that permit commercial because of the historically commercial nature of the area prior to 1990. These areas are adopted as part of our Levy County Future Land Use Map.

This property lies approximately 10 minutes northeast of Cedar Key. This parcel is surrounded by Forestry/Rural Residential (F/RR), Rural Residential (RR) and Commercial.

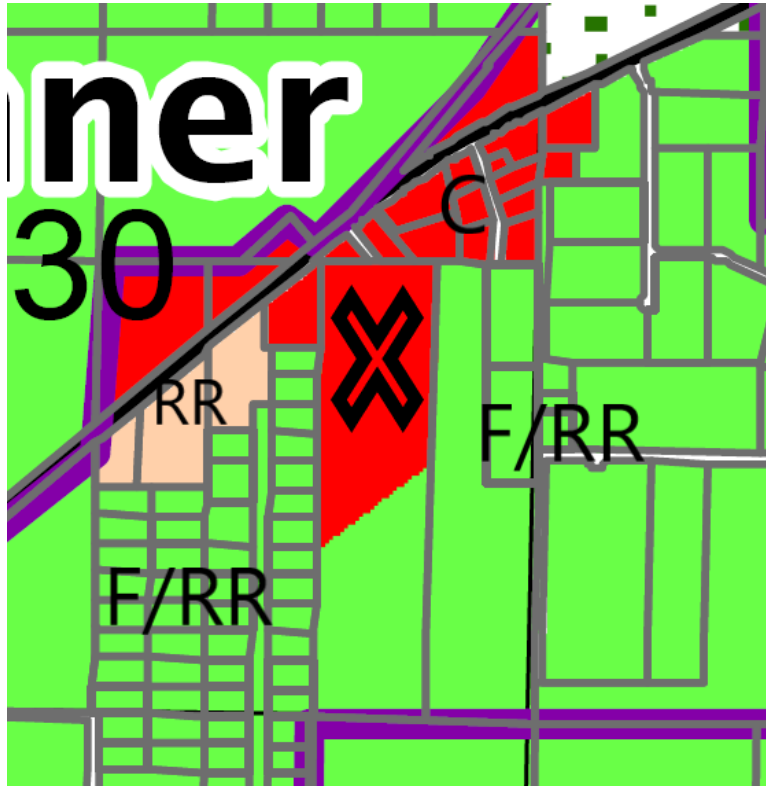
If we go back to 1990 and before, this parcel was a mobile home park of 19 units. It was also a hunt club with a restaurant which has now been converted to a residential home. It still exists and is occupied. Access to this home will have to be contemplated in their overall design. You will see on the site plan and other maps this applicant is not utilizing all of the commercial section of this larger 40 acre tract. This is one of those split FLU and zoned parcels. It is approximately 20 acres of commercial and 20 acres of F/RR.

The applicant, included in their binder, their detailed site plan. This will be required to permit through both the Suwannee River Water Management District and the Department of Environmental Protection.

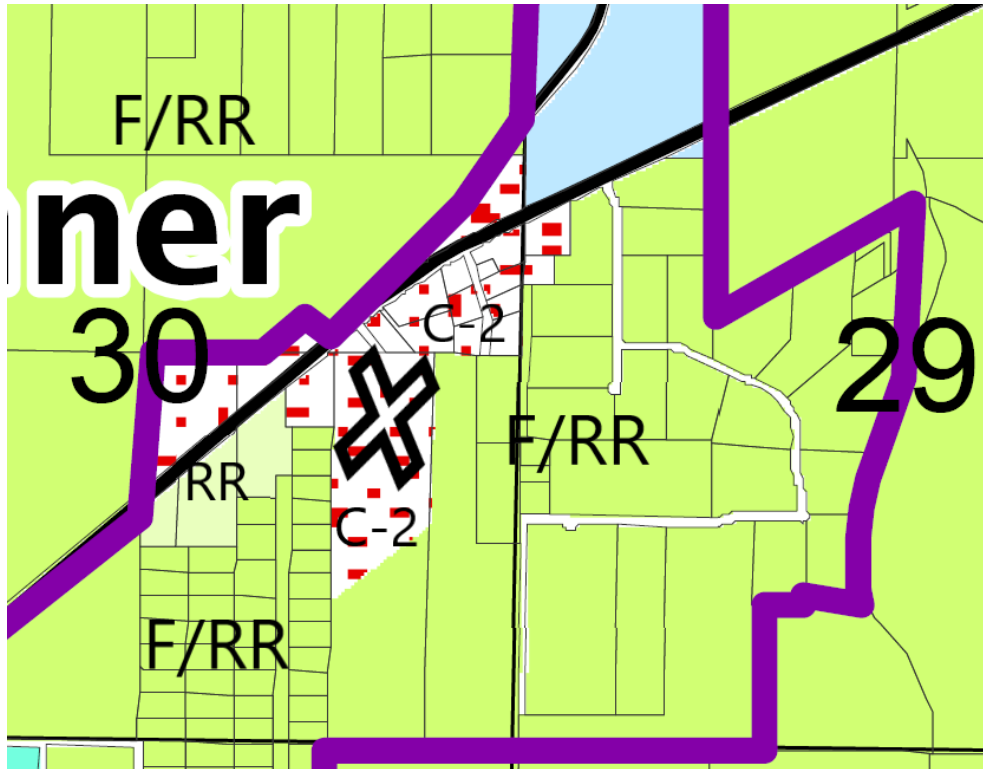
Aerial Location Map of Crane Pond RV Park



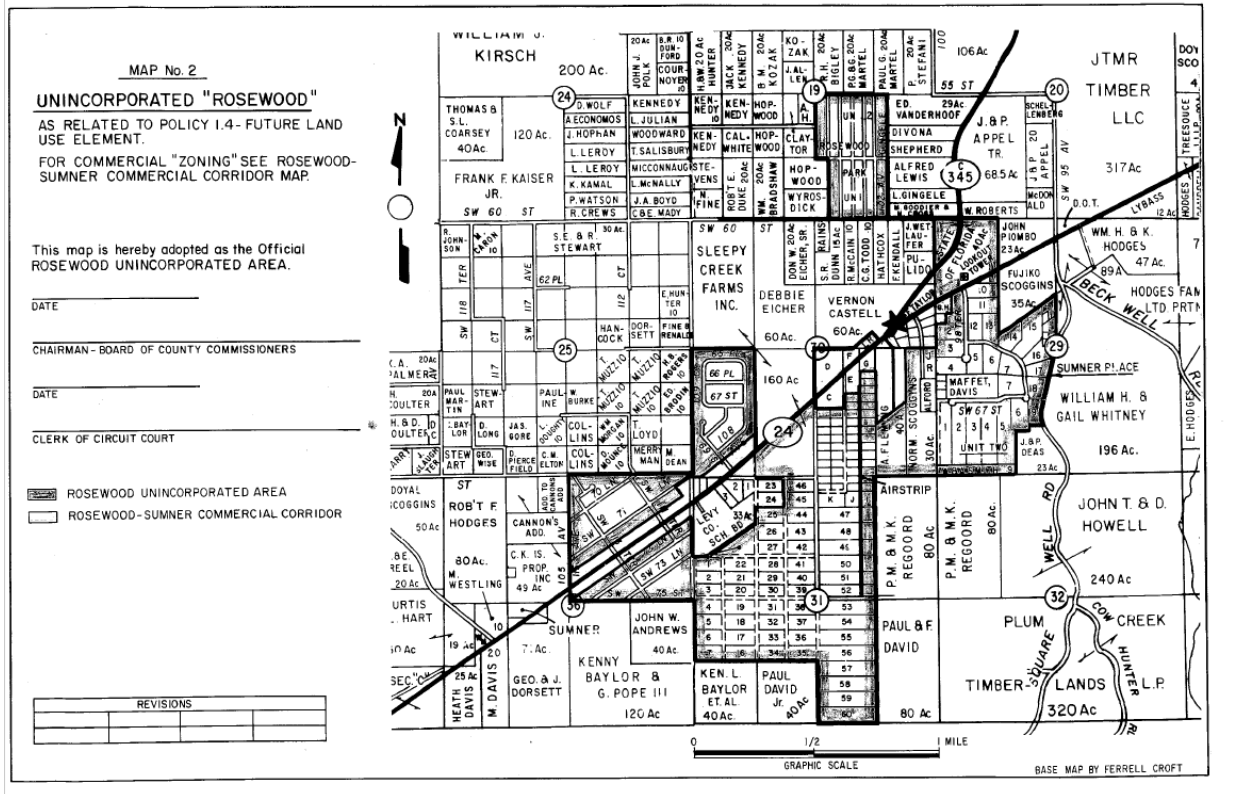
Future Land Use Map and surrounding area



Zoning Map and surrounding area



Rural Commercial Node Map #2



Code Section Review of Application:

The following are the code sections related to special exceptions. Staff has provided comments following each applicable code section marked in **bold**.

DIVISION 5. STANDARDS AND REQUIREMENTS FOR SPECIAL EXCEPTIONS

Subdivision I. Special Exceptions in General

Sec. 50-796. Generally.

Special exceptions, as enumerated in Schedule 1. Use Regulations, of section 50-676 hereof, or as contained in the Levy County Comprehensive Plan shall be permitted only upon authorization by the board of county commissioners subsequent to review by the planning commission. In granting any special exception, the board of county commissioners may require appropriate conditions and safeguards, made a part of the terms on which the special exception is granted, which if not complied with shall be deemed a violation of this article. The board of county commissioners may grant an application for special exception, provided that such application for special exception and the uses proposed therein shall be found by the board of county commissioners to comply with the following requirements or criteria and any other applicable requirements, criteria or standards set

forth in this article. Sec. 50-676 of the Land Development Code is what enables an applicant to apply through Sec. 50-796. Applicant response in *italics*. Staff response in **bold**.

1. This is allowed by Sec. 50-796 of the Levy County Land Development Code.

The use is a special exception as set forth in Sec. 50-796 allows for applicants to request a special exception for an RV Park in Moderately Intensive Commercial (C-3) zoning.

2. That the use is so designated, located and proposed to be operated that the public health, safety, welfare and convenience will be protected.

The project design will meet the requirements and obtain approvals from all agencies required to insure that the public health, safety and welfare are protected.

3. That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

The project will not cause damage to the value of other property owners.

4. That the property that is the subject of the special exception is suitable for the type of use proposed by virtue of its location, shape, topography, and by virtue of its compatibility with adjacent development, with uses allowed in adjacent land use and zoning districts, and with the character of the zoning district where it is located.

Previously used as a trailer park, the RV resort proposed here is compatible with adjacent properties and development.

5. That adequate buffering, landscaping and screening are provided as required in this article, or as necessary to provide a visual and sound barrier between adjacent property and the property that is the subject of the special exception.

Adequate buffering has been provided.

6. That adequate off-street parking and loading are provided and ingress and egress are so designed as to cause minimum interference with or congestions of vehicular or pedestrian traffic on abutting streets or of boat or vessel traffic on adjacent waterways.

Adequate parking and ingress and egress have been provided for this project.

7. That the use conforms with all applicable regulations governing the district where located, as may otherwise be determined for large-scale developments.

This project will comply with all applicable regulations governing the district.

8. That the use is consistent with the provisions of the Levy County Comprehensive Plan and the Land Development Code, and that the application and use comply with the applicable

provisions of subdivision II of this division 5 and with any specific requirements for the use contained in subdivision II of division 3 hereof.

The use has been found to be consistent and in compliance with the Comprehensive Plan and Land Development Code.

Sec. 50-746. - Travel trailer parks.

The following provisions apply to travel trailer parks:

- (1) All driveways and aisles shall be paved, except those which serve less than 20 spaces.
- (2) Pads and individual lots may remain unpaved.
- (3) On-site water retention shall be adequate to retain the 25-year storm.
- (4) Approval shall be conditional upon approval of the:
 - a. Water system by the state department of environmental protection and F.A.C. ch. 17-22.
 - b. Sewer system by the county health department and F.A.C. ch. 10D-26.
 - c. Location, construction, equipment and operation by state department of health and F.S. ch. 513.
- (5) Each travel trailer park shall be limited to one ingress point and one egress point, plus an emergency drive.
- (6) Each travel trailer park may include accessory commercial facilities, such as laundromats and convenience stores, as a part of the project; however, such uses shall be of a scale and location as to primarily serve the needs of the renters within the park.
- (7) In any floodprone area, no travel trailer may be tied down, blocked up, added onto, or otherwise made to be immobile.
- (8) Both permanent and temporary storage on-site are expressly prohibited in floodprone areas.
- (9) If an evacuation order is given, all travel trailers are required to be evacuated. The applicant shall provide written assurances that this can and will be accomplished.
- (10) Setbacks shall be established in schedule 2 of the district regulations, with no improvements allowed within the required setback area.

(1991 LDR ch. 79, § 6.01(G)(37); Ord. No. 2007-03, § 22, 7-17-2007)

Staff Examination of the Application Submitted to Sec. 50-746 Travel Trailer Parks

Staff believes all the provisions of Sec. 50-746 – Travel Trailer Parks are sufficient in the proposed application.

Staff Recommendations:

Should the Planning Commission, and subsequently, the Board of County Commissioners upon review and recommendation of the Planning Commission, find the requested “Special Exception Use” consistent with the Comprehensive Land Use Plan and Land Development Code, staff recommends the following conditions be attached to the approval of the Special Exception Use Permit:

Conditions of Approval for SE 22-02 Crane Pond RV Park

1. The applicant shall shield lighting so as not to be a nuisance to residential neighbors.
2. All applicable permits from the various state agencies be filed for and obtained before construction can begin.
3. All development provisions in the Levy County Land Development Code will be met before pre-development begins.
4. The applicant will get the proper ingress/egress permits from the Florida Department of Transportation.
5. The applicant will be required to pay all applicable impact fees associated with this use.
6. The Planning Commission suggested adding a privacy fence along the west side adjacent to residential.
7. The Planning Commission suggested providing a photometric plan at the development stage that shows low intensity lighting adjacent to the Cedars Airfield.
8. Other conditions as assigned by the Planning Commission and the Board of County Commissioners based on public participation.

UPDATE from the December 5th Planning Commission: The Planning Commission voted 3-0 in favor of the Special Exception request with the addition of #6 and 7 above.

INSERT SITE PLAN