

**LEVY COUNTY, FLORIDA  
MEMORANDUM**

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**TO:** Members of the Board of County Commissioners.

**THROUGH:** Bernard Cox III, Director, Development Services.

**PETITION:** SE 24-0A

**APPLICANT:** Levy County on behalf of Crane Pond RV resort and Shankland & Associates LLC .

**OWNER:** Shankland & Associates LLC.

**SUBJECT: Levy County requests a minor modification to the Special Exception for Crane Pond RV & Resort.**

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**DESCRIPTION & CONDITIONS**

Levy County, Shankland & Associates, representing Crane Pond RV & Resort, requests a modification to an already approved Special Exception for Parcel Number 0133000400 (the "subject parcel"). The request seeks an extension of time for the construction buildout phase one of the approved project. The subject parcel consists of approximately 11.92 acres and is located at 6450 SW 101<sup>st</sup> Terrace, Cedar Key, Florida 32625 in Levy County, Florida.

A use that requires a Special Exception is one that could have adverse impact on the surrounding properties if not carefully regulated. In scale, duration or nature. Special Exceptions approvals requires submittal of a site plan that meets all the specific use criteria Set forth in Section 50-755 of the County's Land Development Code (LDC).

The Board of County Commissioners (BCC) is now to consider granting Special Exception modification approval for Shankland & Associates LLC.

**ANALYSIS**

**1. Project Area:** 11.94 acres

2. **Zoning Classification:** C-3, moderately intensive commercial
3. **Land Use Designation:** Commercial
4. **Open Space:** Required: 20% (minimum)  
Proposed: 82% (9.8 acres)
5. **Lot Coverage:** Required: 80% (maximum)  
Proposed: 17%
6. **Impervious Area:** 2.13 Acres (92,859.4 sq. ft.)
7. **Off-Street Parking:** Required: 9  
Provided: 21 (1 handicap parking spot)
8. **Phasing:** The project is proposed to be constructed in two phases.
9. **Utilities:** The project will not be served by the public water and sewer service. There is no need for a connection to County utilities at this time. The Department of Health has approved these project utility provisions.
10. **Access and Traffic Circulation:** Access is provided via 101<sup>st</sup> Terrance to the site, and those driveways connect to existing, internal drive aisles within the overall parcel. (see attachment 3). The proposed driveway connections and traffic circulation plan have been reviewed and approved by Development Services.
11. **Storm water Management:** The project's proposed storm water management system will be a wet detention area through an existing pond. This system has been reviewed and approved the project's final design.
12. **Landscape Plan:** The project's landscaping has been reviewed and approved for the subject site. All of the required buffers and landscape improvements must be installed before the issuance of a certificate of occupancy (C.O.) for the project.
13. **Concurrency:** This project is not increasing in habitable space, therefore no change to concurrency is required at this time.

Table 1: Surrounding Land Uses

Direction	Current Use	Future Land Use Category	Zoning District
Subject	Vacant	Commercial	C-3
North	Vacant	Forestry Rural Residential/ C-2	F/RR, C-2
South	Residential	Commercial	C-2
West	Vacant	Commercial/Forestry Rural Residential.	C-2, F/RR
East	Vacant	Forestry Rural Residential	F/RR

Image 2 below provides greater detail about the existing use of the surrounding properties.

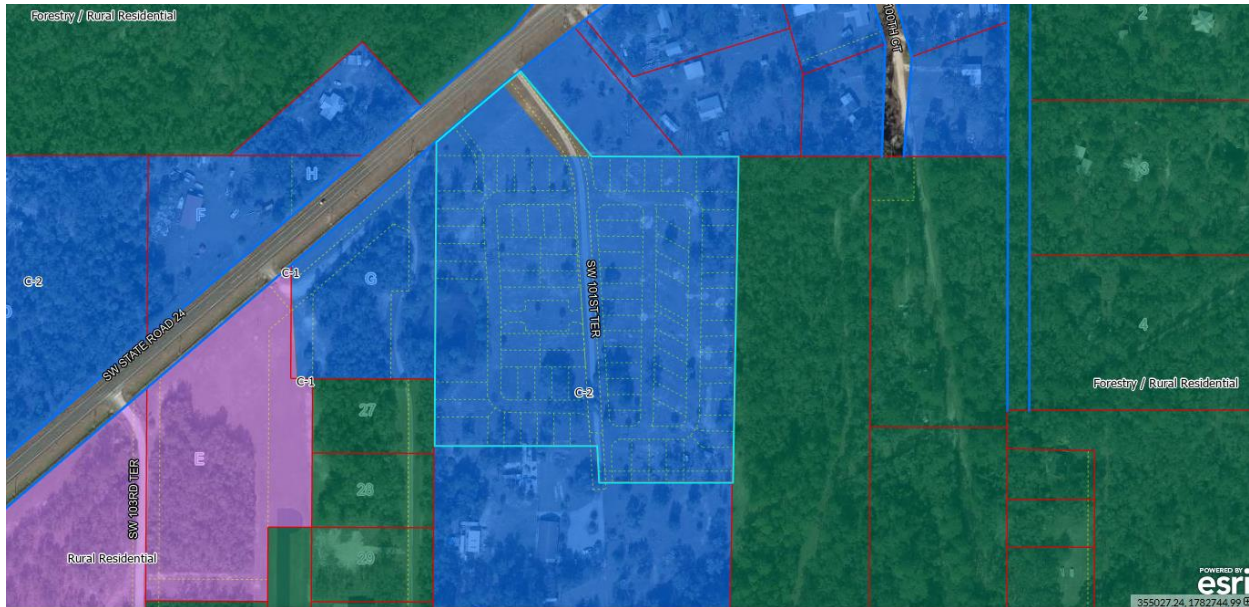
Image 1 Existing Future Land Uses



### Land Development Code Consistency

Chapter 50 of the Land Development Code, Sec. 50-758, permits an Recreational vehicle park/camp ground by Special Exception within the C-3 zoning district. Section 50-758 outlines the criteria to be considered by County staff, the Planning Commission, and the Board of County Commissioners when reviewing such Special Exceptions.

Image 2 below shows the surrounding zoning. As indicated on the table, the subject parcel is currently zoned C-3, moderately intensive commercial. As illustrated on the map, the parcel's zoning designation is being changed and C-3 will reflect accordingly.



All conditions recommended by staff have been accepted by the applicant.

### **RECOMMENDATION**

Staff recommends that the Board of County Commissioners grant the amendment to Special Exception use approval for the subject project with the following conditions:

1. All conditions must be met in the prior approval for this project.
2. Grant changes to Phase 2 by striking line one.
3. Grant change to section 2 A3 to add staff overnight quarter and breakroom.

### **Attachments:**

1. Location Map
2. Aerial
3. Site Plan
4. Landscape Plan