

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF LEVY COUNTY, FLORIDA**

**PETITION NO. SE 22-01** Requesting a Special Exception pursuant to Policy 3.7(c) in the Future Land Use Element of the Levy County Comprehensive Plan to allow a Recreational Vehicle (RV) Park on approximately 20.39 acres of land located in Section 36, Township 14 S, Range 13 E, Levy County Florida.

**Project Name:** Cedar Blessing RV Park

**Parcel ID Number:** 0029400100

**Property Owner/Applicant:** Cedar Blessing, LLC, a Florida limited liability company

**Current Land Use Designation:** Forestry/Rural Residential (F/RR)

**Current Zoning Designation:** Forestry/Rural Residential (F/RR)

**ORDER APPROVING SPECIAL EXCEPTION**

**Whereas**, by Special Exception Application dated July 22, 2022 on file in the County Planning and Zoning Department (the "Application"), the Property Owner requested a Special Exception to allow a Recreational Vehicle (RV) Park on certain real property described and depicted on **Exhibit "A"** (the "Property");

**Whereas**, Policy 3.7(c) in the Future Land Use Element of the Levy County Comprehensive Plan provides minimum criteria for such use and allows it to be considered by the special exception permit review process set forth in Chapter 50, Article XIII, Division 5, Subdivisions I and II, and other applicable provisions of the Levy County Code of Ordinances;

**Whereas**, on October 3, 2022 and November 7, 2022, the Levy County Planning Commission conducted Public Hearings to consider the Petition and recommended approval with conditions to the Levy County Board of County Commissioners (the "Board");

**Whereas**, on November 22, 2022, the Board conducted a Public Hearing to consider the Petition and after receiving and considering the Application, the presentations and other materials (if any) from the Applicant/Property Owner and other parties in favor of/opposition to the Petition, the County Planning Staff report and the recommendation of the County Planning Commission, the Board voted to approve the Petition and directed the drafting of a written order of approval with conditions;

**Whereas**, in March 2023, County Staff prepared and sent a draft written order to the Property Owner and, after some delays due to working on project documents and with State

regulatory agencies, the Property Owner responded in February 2024 and provided additional information necessary to finalize the draft order for Board consideration; and

**Whereas**, after notice was provided in accordance with the Land Development Code, the Board considered this written order at a public meeting on the date set forth below.

**NOW THEREFORE**, based on the testimony and evidence presented and received at the Public Hearing, the Board issues the following written order setting forth the conditions of approval for Petition No. SE22-01 (the “Order”):

**Section 1. Findings.** The Board finds that the Petition satisfies all applicable requirements for approval set forth in Policy 3.7 titled “Complementary Mixed Land Use Development” in the Future Land Use Element of the Comprehensive Plan; Secs. 50-796 through 50-823 of the Land Development Code regarding Special Exceptions; and Sec. 50-746 of the Land Development Code regarding Travel Trailer Parks, subject to the requirements, limitations and conditions set forth in this Order.

**Section 2. Development Authorized; Development Review; Time Limitations.** The maximum development authorized by this Order is:

- (A) 146 individual recreational vehicle sites, consisting of a mix of pull-through and back-in spaces;
- (B) Office/Check-in Building, not to exceed 1152 square feet of floor area;
- (C) Community Center, not to exceed 6750 square feet of floor area;
- (D) Pool and associated deck area, not to exceed 3600 square feet;
- (E) Laundry/Bathroom Building, not to exceed 1800 square feet of floor area;
- (F) Bocce Ball Court, not to exceed 2700 square feet;
- (G) Pickle Ball Court, not to exceed 5000 square feet; and
- (H) Associated necessary utility infrastructure, including stormwater drainage, potable water supply, and wastewater collection and treatment.

(A) through (H) are collectively referred to as the “Development.” The Development is conceptually depicted on the Cedar Blessing RV Park Concept Plan dated December 6, 2023, attached as **Exhibit “B.”**

On or before June 30, 2024, the Property Owner shall submit, to the County Planning and Zoning Office, the Traffic Study (refer to Condition C.2. below), a Final Site Plan (refer to the requirements in Sec. 50-775 of the Land Development Code) and construction drawings that depict the Development in its final form in compliance with this Order. The County Zoning Official will coordinate review of the documents by the various County departments. The Property Owner shall address any comments/revisions made by County staff during this development review process. The following minor adjustments from the Concept Plan may be approved by the Zoning Official and reflected on the Final Site Plan: minor adjustments in the location of structures provided they are within the general area indicated on the Concept Plan; minor adjustments to the Development layout as necessary to preserve existing trees; and minor adjustments necessitated by Federal and State permits, if any. Upon finding that the

Traffic Study, Final Site Plan and construction plans are consistent with this Order, the County Comprehensive Plan and the County Code, the County Zoning Official will issue a Certificate of Zoning Compliance. Thereafter, the Property Owner may apply for building permit(s) and plan review by the County Development Department.

Construction of the Development must be commenced on or before June 30, 2025 as evidenced by issuance of a building permit, and must be fully completed in one phase on or before June 30, 2026, as evidenced by issuance of a certificate of completion or occupancy for the Development. In the event that either the commencement date or the completion date are not timely met or extended by amendment described below, then this Order will be rendered null and void and will stand repealed.

**Section 3. Development Conditions.** The Development must comply with the specific conditions set forth below. In addition, the Development must comply with all other applicable provisions of the Levy County Code, regardless of whether such conditions or requirements are expressly set forth in this Order.

**A. General Design Standards**

1. Required setbacks are 50' front (from Shiloh Road and West boundary of property), 75' rear (from East boundary of property) and 10' sides (from North and South boundaries of property). Drainage/Stormwater retention and natural features (i.e., pervious areas) are allowed within the setback areas. No permanent features such as buildings, roads, sidewalks, sewers, septic tanks or drainfields are allowed within setback areas; however, roads, driveways and utilities are allowed to cross the setback areas.
2. All amenity, accessory, commercial and retail uses (such as laundry, convenience store, swimming pool, sports courts) within the Development must be internal to the Development and be of a scale and location as to primarily serve the needs of the renters/guests of the Development.
3. Within each RV space, the RV pad and drive must be constructed of concrete or asphalt; the patio must be constructed of concrete or pavers; and the parking must be constructed of concrete, asphalt or gravel/millings.
4. All lighting must be shielded from the top and sides so as not to trespass on adjoining properties causing a nuisance and so as to not cause light pollution. A lighting plan must be submitted and reviewed as part of the building permit process.

**B. Landscape, trees, screening and buffering standards.**

1. Primary landscape treatment shall consist of shrubs, ground cover and street trees, and shall combine with appropriate walks and street surfaces to provide an attractive development pattern. Landscape materials selected must be appropriate to local growing conditions.

2. Existing trees shall be conserved and integrated into the landscape design plan. If a tree of 16 inches in diameter or greater, as measured at a point of 4½ feet above ground level, must be removed, a replacement tree a minimum of two (2) inches or greater in diameter, as measured at a point of 4½ feet above ground level, and eight feet high at time of planting is required to be planted for each tree that must be removed. Replacement trees shall be planted in the open space area.
3. All open space areas shall contain a minimum of ten trees per acre. Tree species shall be predominantly (over 50 percent) native trees. If the tree species is not drought tolerant, an irrigation system must be installed. Except for replacement trees, tree sizes and spacing or grouping shall be left to the discretion of the Property Owner.
4. Buffering provided between the project area, adjacent non-recreational land uses and public roadways shall consist of the following: A 20' buffer along Shiloh Road and a 10' buffer along all other sides of the property. The buffer shall maintain the natural vegetation and supplement it as needed to provide at least two shade trees and three accent/ornamental trees for every 100 lineal feet and otherwise must consist of non-deciduous, native, living vegetation, spaced in a manner, which, at the time of planting (and thereafter) will appropriately buffer the Development from adjacent properties.
5. Parking facilities shall be landscaped to eliminate the unsightliness and monotony of parked cars, when viewed both external and internal to the Development. Internal roads, pedestrian walks and open space shall be included in the coordinated landscape design for the entire project area.
6. All fencing and landscaping installed must be maintained in good repair and condition. Dead or diseased landscaping must be promptly replaced.

#### C. Access and Circulation system standards.

1. The Development is limited to one ingress/egress point on SW Shiloh Road and one emergency drive on the South boundary of the property as depicted on the Concept Plan. All driveway connections require a county permit.
2. The Property Owner shall submit (during Development Review – refer to Section 2 above) a Traffic Study signed and sealed by an engineer registered to practice in the State of Florida that identifies the potential impacts of the Development on the County road network, the Study must include the following:
  - a. Analysis for existing, future background and future buildout at both AM and PM peak-hours.
  - b. Trip generation for proposed development will be based on ITE LUC 416 (campground/RV park) using the latest (11<sup>th</sup> edition) ITE Trip Generation Manual.

- c. Study area to include site access driveway on Shiloh Road (CR 453) and intersection of SR 24 at Shiloh Road (CR 453).
- d. Adjacent segment of SR 24 will be analyzed to determine capacity.
- e. Distribution of new project trips will use the same traffic distribution collected from turning movement volumes.
- f. Counts will be seasonally adjusted using most recent FDOT data, but will not be adjusted down if SF is less than 1.0.
- g. Future background growth will be based on historical annual growth rates on SR 24 with a minimum of 2%.
- h. Levy County will provide the number of vested/committed trips.

The Property Owner must pay for any operational or traffic safety improvements that are necessary due to the impacts of the Development.

- 3. If the Development has a gated main access off Shiloh Road, sufficient space for vehicle cueing shall be provided on-site to avoid any traffic back-up or cueing in the public right-of-ways.
- 4. There shall be an adequate, safe and convenient arrangement of pedestrian circulation facilities, internal roadways/driveways, and parking. Those facilities must meet the off-street traffic flow requirements the LDC. Buildings and vehicular circulation shall be arranged so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic. Pedestrian walks that are paved and comfortably graded must be provided between parking areas and buildings.
- 5. All internal driveways/roadways must be paved.

### C. Environmental/Open Space

- 1. On-site stormwater retention shall be adequate to retain the 25-year storm at a minimum and shall meet the requirements of the Suwannee River Water Management District. The size and configuration of the stormwater retention areas (labeled "proposed DRA") on the Concept Plan may be modified as necessary to meet the Water Management District requirements.
- 2. The Development must permit, construct and maintain: a potable water supply system permitted by the Florida Department of Environmental Protection; and a wastewater collection and treatment system permitted by the Florida Department of Health.
- 3. No site work or construction may commence until the Property Owner has documented through the state historic preservation officer the presence or absence of known archaeological or historic sites.
- 4. A minimum area of 5 acres of usable uplands (which may include dry detention stormwater retention areas) within the Property is required to be maintained as open

space for passive recreational use without improvements that are above ground or contain impervious surface.

#### E. Floodplain

As the Property lies within a Flood Hazard Area, the Development shall comply with Article VI. Flood Damage Prevention of Chapter 50 of the County Code, as applicable.

#### F. Level of Service/Concurrency

During Development Review (refer to Section 2 above), the Development will be reviewed and must meet levels of service and concurrency as required by Article VII. Level of Service and Concurrency in Chapter 50 of the County Code.

#### G. Signage

Signage for the Development must comply with and obtain permits as required by Article X. Signs of Chapter 50 of the County Code.

#### H. Operational

1. No recreational vehicle may remain on-site for more than 180 consecutive days.
2. No recreational vehicle may be permanently anchored, blocked or tied down. All recreational vehicles must remain licensed and ready for highway use, which means the recreational vehicle is on wheels, is attached to the site only by quick-disconnect type utilities, and has no permanent attachments such as additions, rooms, stairs, decks and porches.
3. No permanent improvements may be made on individual RV sites except for electric, water and wastewater hookups; and permanent and temporary storage on-site is prohibited.
4. If an evacuation order is given, all recreational vehicles must be removed from the Property and relocated. The Property Owner is responsible to ensure that guests follow the order and that evacuation of the recreational vehicles is accomplished.
5. All water and wastewater facilities must be operated and maintained in compliance with all permits for same.

**Section 4. Permits and Payment of Impact Fees.** Prior to commencement of construction, the Property Owner is required to obtain all necessary permits from the County and pay all impact fees required of this Development. The Property Owner must obtain and maintain all permits and approvals from applicable State and Federal regulatory agencies, such as the Florida Department of Transportation, the Water Management District, the Department of Health and the Department of Environmental Protection. The Property Owner must provide

copies of all Regulatory Permits to the County Planning and Zoning Department prior to the commencement of any development on the Property.

**Section 5. Unified Development.** The Development must remain under unified ownership and no lots or portions of the Property or Development may be divided and/or transferred through subdivision/platting, condo, timeshare or other means of transfer or conveyance.

**Section 6. Binding Effect; Non-transferable.** This Order shall run with the land (the Property) and is enforceable, jointly and severally, against the Property Owner, its respective parent entities, subsidiary entities, agents, officers, successors and/or assigns. This Order is not transferable to any other property.

**Section 7. Amendments.** Any requested modification to this Order or to the Final Site Plan approved pursuant to Section 2 of this Order will require the Applicant to timely submit an application for an amendment, which will be processed and reviewed in accordance with then applicable County Code.

**Section 8. Enforcement; Appeal.** Upon a finding of noncompliance with this Order, the Zoning Official shall provide written notice of the noncompliance by certified return receipt mail to the Property Owner. The Property Owner shall have 30 days to achieve compliance or request an extension for good cause shown. If compliance is not accomplished within the 30-day period, the Board of County Commissioners will hold a revocation hearing. The decision of the Board is final action, subject to appeal to a court of appropriate jurisdiction.

**Section 9. Effective Date; Recording.** The effective date of this Order shall be the date approved by the Board as set forth below. The Clerk to the Board of County Commissioners is directed to record the approved Order in the public records of Levy County, Florida.

**DONE AND ORDERED** this \_\_\_\_\_ day of May, 2024.

BOARD OF COUNTY COMMISSIONERS  
OF LEVY COUNTY, FLORIDA

\_\_\_\_\_  
Desiree Mills, Chair

ATTEST: Danny J. Shipp, Clerk of  
Circuit Court And Ex officio Clerk to the  
Board of County Commissioners

\_\_\_\_\_  
Danny J. Shipp, Clerk

Approved as to form and legal sufficiency

\_\_\_\_\_  
Nicolle M. Shalley, County Attorney

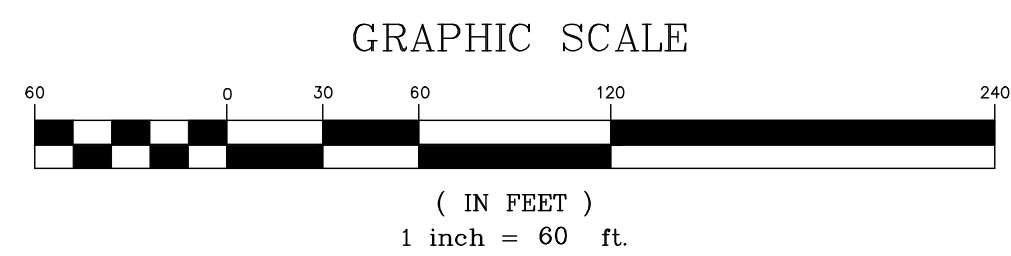
## **Exhibit "A" – Legal Description of the Property**

The South  $\frac{1}{4}$  of the West  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 36, Township 14 South, Range 13 East, Levy County, Florida, less and except any portion thereof lying within the maintained right-of-way for SW Shiloh Road.

Subject to a 30 foot wide ingress and egress easement over that part of the West 30 feet lying North of the SW Shiloh Road.



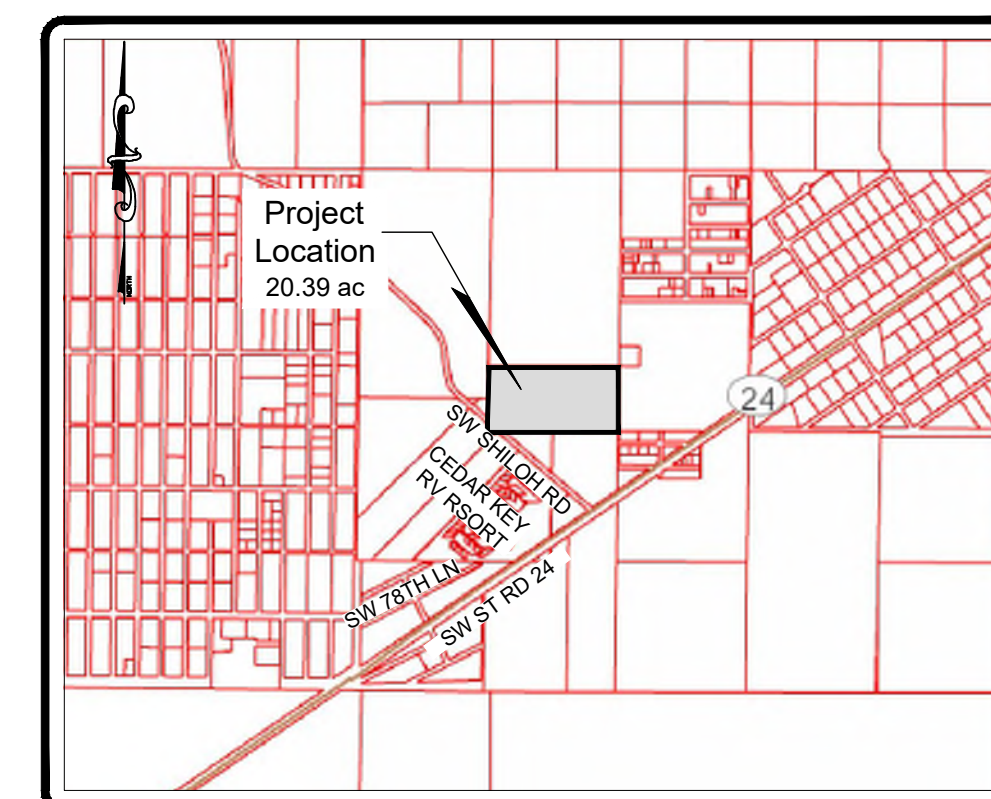
# Cedar Blessing RV Park Concept Plan



AMENITIES	
AMENITY	SQ. FT.
OFFICE/CHECK-IN	1152
COMMUNITY CENTER	6750
POOL	3600
LAUNDRY/BATHROOMS	1800
BOCCE BALL	2700
PICKLE BALL	5000

### Concept Plan Approval Conditions:

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 ROAD DEPARTMENT.
  5. THE APPLICANT WILL BE REQUIRED TO PAY ALL APPLICABLE IMPACT FEES ASSOCIATED WITH THIS USE.
  6. OTHER CONDITIONS AS ASSIGNED BY THE PLANNING COMMISSION AND THE BOARD OF COUNTY COMMISSIONERS BASED ON PUBLIC PARTICIPATION.
  7. CONTINUE TO KEEP THE RURAL CHARACTER IN THEIR DESIGN.
  8. REQUEST FOR A TRAFFIC IMPACT ANALYSIS.
- NOTE: CONDITIONS OF APPROVAL ARE NOTED AND WILL BE MET DURING THE FINAL SITE PLAN PROCESS.



**LOCATION MAP**  
SCALE: 1" = 2000'  
LEVY COUNTY, FLORIDA

### INDEX:

1. CONCEPT PLAN
2. COLOR CONCEPT
3. AERIAL OVERLAY
4. BOUNDARY SURVEY

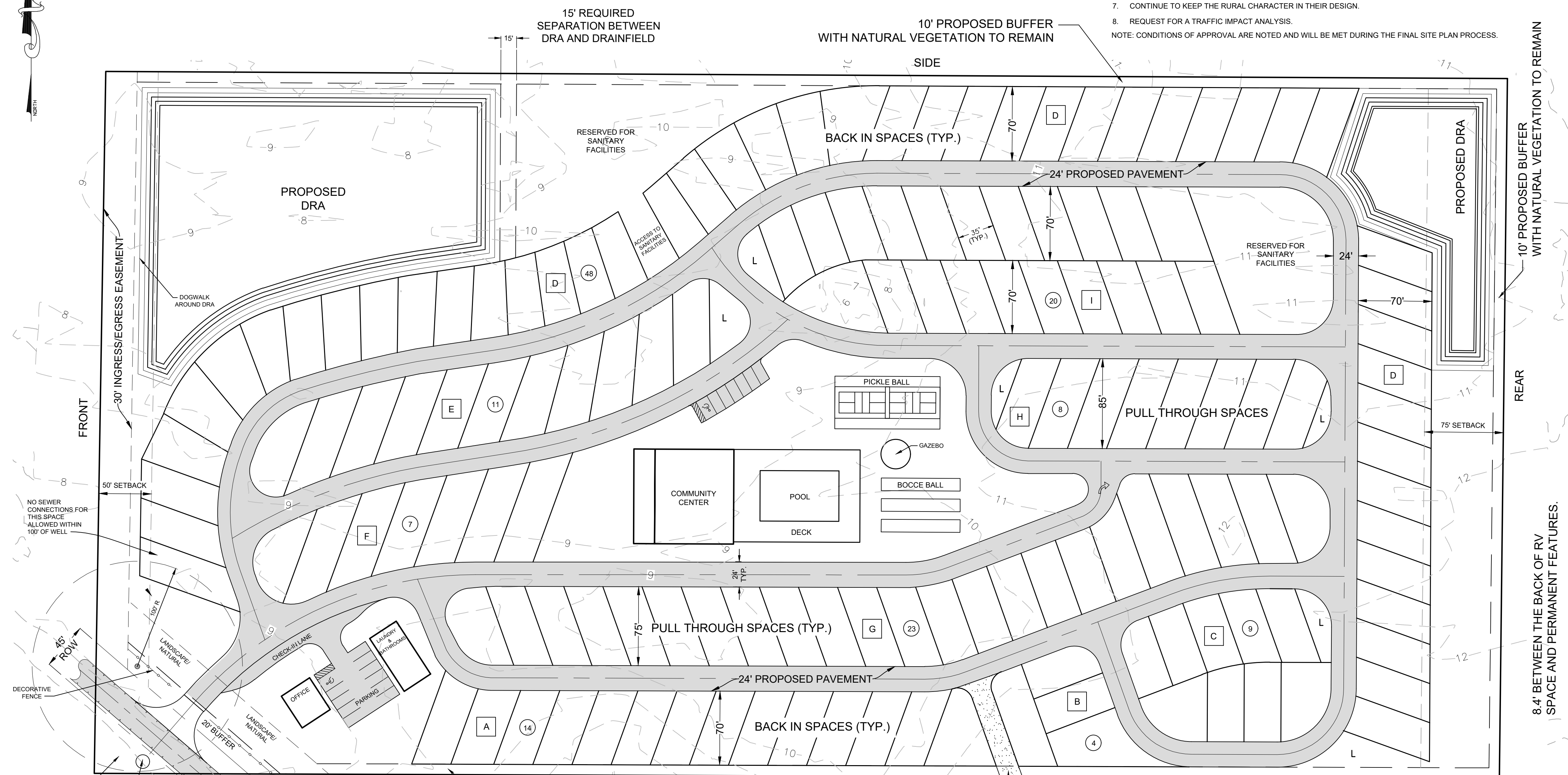
### Site Information:

PROJECT NAME: CEDAR BLESSING RV PARK  
 PROJECT LOCATION: CO RD 453, CEDAR KEY, LEVY COUNTY, FLORIDA  
 PARCEL NUMBER: 00294-001-00  
 TOTAL AREA: 20.39 ACRES (888,188 SF)  
 OWNER/DEVELOPER: CEDAR BLESSING, LLC  
 CONTACT: JIMMY JENNINGS  
 TELEPHONE: 352-804-7385  
 LAND USE: FORESTRY/RURAL RESIDENTIAL  
 EXISTING ZONING: F/RR  
 EXISTING SETBACKS: FRONT = 50', REAR = 75', SIDES = 10'

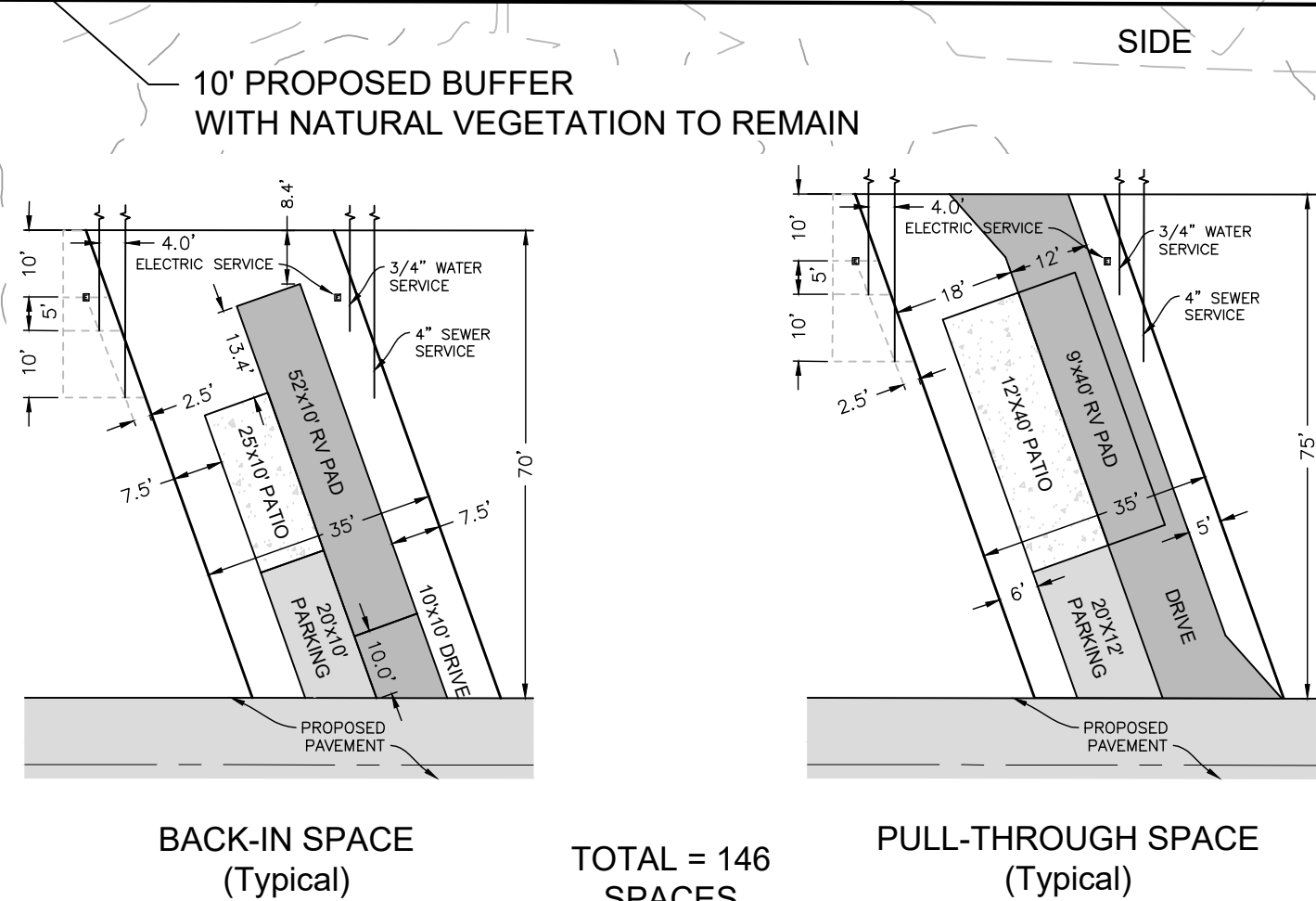
PROPOSED ZONING USE: SPECIAL EXCEPTION FOR RV PARK  
 PROPOSED BUFFERS = MIN. 10' ON ALL SIDES EXCEPT 50' FROM SHILOH ROAD  
 MINIMUM SPACE WIDTH: 25'  
 MINIMUM SPACE DEPTH: 65'

### NOTES:

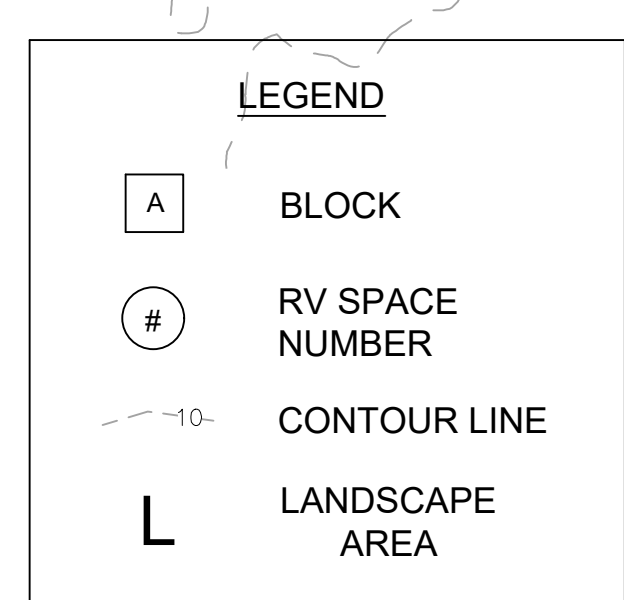
1. SETBACKS ARE FOR F/RR ZONING. PROPOSED RV RESORT TO REQUEST SPECIAL EXCEPTION. PROPOSED DENSITY = 145 SPACES/20.39 ACRES = 7.11 SPACES PER ACRE.
2. PROPOSED BUFFERS ARE 10' MINIMUM AROUND ENTIRE PERIMETER EXCEPT 50' FROM SHILOH ROAD.
3. ALL SIZES, LOCATIONS AND DIMENSIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT FINAL DESIGN.
4. BUFFERS SHALL PRESERVE NATURAL VEGETATION WHERE POSSIBLE.
5. RV PARK TO BE DEVELOPED IN ONE PHASE.
6. A POTABLE WATER SUPPLY SYSTEM WILL BE PROVIDED WHICH MEETS STATE FDEP REQUIREMENTS.
7. WASTEWATER COLLECTION AND TREATMENT WILL BE PROVIDED TO MEET STATE REQUIREMENTS. TREATMENT WILL BE ACCOMPLISHED BY ONSITE TREATMENT AND DISPOSAL SYSTEMS. THE ONSITE TREATMENT SYSTEM WILL BE REGULATED BY THE STATE ENVIRONMENTAL HEALTH DEPARTMENT.
8. STORMWATER WILL BE PERMITTED THROUGH THE SUWANNE RIVER WATER MANAGEMENT DISTRICT AND LEVY COUNTY.
9. 25% OPEN SPACE TO BE PROVIDED. APPROXIMATELY 30% OPEN SPACE SHOWN.
10. DRAINAGE RETENTION AND NATURAL FEATURES (I.E. PVIOUS AREAS) ARE ALLOWED WITHIN THE SETBACK AREAS. NO PERMANENT FEATURES SUCH AS BUILDINGS, ROADS, SIDEWALKS, WATER MAINS, SEWERS, SEPTIC TANKS OR DRAINFIELDS ARE ALLOWED WITHIN SETBACK AREAS.



30' INGRESS/EGRESS EASEMENT  
 50' SETBACK  
 NO SEWER CONNECTIONS FOR THIS SPACE ALLOWED WITHIN 100' OF WELL  
 25' ROW  
 DECORATIVE FENCE  
 GARBAGE BOX LOCATION  
 SIGN LOCATION MONUMENT TYPE SIGN WITH MAX 8' X 6' FACE EACH SIDE  
 SW SHILOH RD CR 453  
 80' SETBACK  
 BUFFER SHALL CONSIST OF A 10' WIDE LANDSCAPE STRIP MAINTAINING AS MUCH NATURAL VEGETATION AS POSSIBLE. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS MAY BE USED AS ACCENT PLANTINGS.



RV PAD & DRIVE TO BE CONCRETE OR ASPHALT; PATIO TO BE CONCRETE OR PAVERS; PARKING TO BE CONCRETE, ASPHALT, OR GRAVEL / MILLINGS



### LEGAL DESCRIPTION:

PARCEL 00294-001-00  
 THE S 1/4 OF THE W 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 13 EAST, IN LEVY COUNTY, FLORIDA.

SUBJECT TO A 30.00 FOOT WIDE INGRESS/EGRESS EASEMENT OVER THAT PART OF THE WEST 30.00 FEET LYING NORTH OF THE SW SHILOH ROAD.

ALSO SUBJECT TO THE MAINTAINED RIGHT OF WAY FOR SHILOH ROAD.

AS DESCRIBED IN THE GENERAL WARRANTY DEED BOOK 1404, PAGE 569, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

Project Name: Cedar Blessing RV Park  
 Sheet Name: Concept Plan  
 Scale: 1" = 60'  
 Project: 2022-12  
 Date: 12-6-2023  
 Drawn: CAG  
 Checked: CAG  
 File: 2022-12 Cedar Bl. RV Park - Final SP2.dwg  
 MICHAEL W. RADLIFE ENGINEERING, INC.  
 2811 S.E. Lake Weir Avenue, Ocala, FL 34471 (352) 628-5500 FAX (352) 628-1010  
 License No. EB-000698 • Michael W. Radlife P.E. #3170 • Christopher A. Cain P.E. #4588  
 www.radlifeengineering.com  
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