

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

PETITION NO. SE22-02A Requesting a Minor Amendment to a Special Exception pursuant to Sec. 50-676, Sec. 50-746 and Secs. 50-796 through 823 to allow a Travel Trailer (also referred to as a Recreational Vehicle) Park on approximately 11.94 acres of land located in Section 30, Township 14 S, Range 14 E, Levy County Florida.

Parcel ID Number: 0133000400 (which now includes a portion of what was formerly designated as 0133200000)

Property Owner: Shankland & Associates, a Florida limited liability company

Applicant: Shankland & Associates, a Florida limited liability company

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

Current Zoning Designation: Moderately Intensive Commercial (C-3)

**ORDER APPROVING MINOR AMENDMENT
TO SPECIAL EXCEPTION**

Whereas, by Change of Zoning Application dated November 1, 2022 (Petition CZ 22-05), the Property Owner requested a rezoning of approximately 11.94 acres of real property described and depicted on **Exhibit “A”** (the “Property”) from the Neighborhood Commercial (C-2) Zoning District to the Moderately Intensive Commercial (C-3) Zoning District;

Whereas, the C-3 Zoning District allows a Travel Trailer Park by Special Exception;

Whereas, Sec. 50-1 of the County Land Development Code recognizes “travel trailers” in the definition of “*Recreational vehicle* means a recreational vehicle-type unit designed for temporary recreational, camping or travel use, as identified in F.S. ch. 320. These units include, without limitation, a travel trailer, camping trailer, truck camper, motor home, motor coach, van conversion, park trailer, and fifth-wheel trailer”, as such the County uses the term “travel trailer” park interchangeably with “recreational vehicle” park;

Whereas, by Special Exception Application dated November 1, 2022 (assigned Petition SE 22-02) (the “Application”), the Applicant requested a Special Exception to allow a Travel Trailer (also referred to as a Recreational Vehicle) Park on the Property;

Whereas, Section 50-746 of the Levy County Code contains specific requirements for Travel Trailer (also referred to as Recreational Vehicle) Parks generally and Sections 50-796 through 823 set forth the special exception permit review process and requirements;

Whereas, on December 5, 2022, the Levy County Planning Commission conducted Public Hearings to consider Petition CZ 22-05 and Petition SE 22-02 and recommended approval of both Petitions to the Levy County Board of County Commissioners (the "Board");

Whereas, on January 3, 2023, the Board conducted Public Hearings to consider both Petitions and after receiving and considering the Applications, 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 directed the drafting of a Rezoning Ordinance and an Order of Approval with conditions for the Special Exception; and

Whereas, by email dated June 19, 2023, the Applicant's agent confirmed that the Applicant and Owner do not want to rezone the property from C-2 to C-3 in the event this Special Exception is denied; therefore, the Board first conducted a Public Hearing to consider the Order and then to consider the Rezoning Ordinance No. 2023-7 on July 25, 2023;

Whereas, on July 25, 2023, Board adopted Rezoning Ordinance No. 2023-7 and issued an Order approving Petition SE22-02;

Whereas, on September 29, 2023, the prior owner, Marcia Dawn Fleming, conveyed the Property to Shankland & Associates, LLC in that certain instrument recorded at Official Records Book 1707, Page 58, of the Official Records of Levy County, Florida;

Whereas, on October 23, 2025, the Applicant wrote a cover letter to the Board of County Commissioners seeking a time extension on the Special Exception Order dated July 25, 2023;

Whereas, on November 4, 2025, the Board considered the Applicant's letter and suggested amended

Whereas, on November 6, 2025, the Applicant submitted a complete application for Minor Amendment to the Special Exception seeking an extension of Phase 1 completion of construction to December 31, 2026, and to Amend Phases 1 and 2 according to an amended site plan;

Whereas, on December 23, 2025, the Board held a public hearing to consider Petition SE22-02A.

NOW THEREFORE, based on the testimony and evidence presented and received at the public hearings, the Board issues the following Order approving Petition SE22-02A and Amending its Special Exception Order dated July 25, 2023:

Section 1. Findings. The Board finds that Petition SE22-02A satisfies all applicable requirements for approval set forth in 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; Repeal of Development Authorization. Section 2 of the Special Exception Order dated July 25, 2023, is hereby amended and replaced in its entirety as follows:

- A. Development Authorized. The maximum development authorized by this Order is:
1. 78 individual recreational vehicle sites, consisting of a mix of pull-through and back-in spaces;
 2. An Administration Building to house an Office, Laundry, Bathrooms/Shower and Multipurpose room, not to exceed 1,400 square feet of floor area;
 3. A Maintenance Building to house Maintenance, Storage and Emergency Generator, not to exceed 1,800 square feet of floor area;
 4. Outdoor Gazebo, not to exceed 1,200 square feet; and
 5. Associated necessary utility infrastructure, including solid waste facilities, stormwater drainage, potable water supply, and wastewater collection and treatment.

(1) through (5) are collectively referred to as the "Development." The Development is conceptually depicted on the Crane Pond RV Resort Grading and Drainage Plan dated June 12, 2025 attached as Exhibit "B" (the "Grading and Drainage Plan"). The Grading and Drainage Plan describes the Development proceeding in two phases. Phase 1 consists of the entrance road and that portion of the Development lying on the east side of the entrance road as far south as the parking lot and around the northeastern border of the existing pond, which consists of the following: 19 individual recreation vehicle sites; the Administration Building; Associated solid waste facilities, potable water supply, and wastewater collection and treatment. Phase 2 consists of 59 individual recreational vehicle sites, the Maintenance Building, Outdoor Gazebo, and associated necessary utility infrastructure and including storm water drainage.

- B. Development Review. On or before the dates specified below, the Property Owner shall submit, to the County Planning and Zoning Office, a Final Site Plan (refer to the requirements in Sec. 50-775 of the Land Development Code) and construction drawings that depict that Phase of 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 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 for that Phase. Thereafter, the Property Owner may apply for building permit(s) and plan review by the County Development Department.

C. Time Limitations for Development Authorized.

As to the Phase 1 Development, the Property Owner shall submit:

1. The Final Site Plan and construction drawings by December 31, 2025
2. Construction must commence by December 31, 2024, as evidenced by issuance of a building permit.
3. Construction must be fully completed by June 30, 2026, as evidenced by a temporary certificate of completion.

As to the Phase 2 Development, the Property Owner shall submit:

1. The Final Site Plan and construction drawings by December 31, 2025
2. Construction must commence by December 31, 2025, as evidenced by issuance of a building permit.
3. Construction must be fully completed by December 31, 2026, as evidenced by a certificate of completion or occupancy.

D. Repeal of Development Authorization. If any one or more of the foregoing time limitations are not timely met or extended by amendment described below, then the portion of this Order that relates to the Development authorized to proceed by that date will be rendered null and void and will stand repealed without further action of the Board.

Section 3. Effect of Amendment; Binding Effect; Non-transferrable. This Order Amending the Special Exception Order dated July 25, 2023, shall become part of the Special Exception order. All other Sections of the Special Exception Order dated July 25, 2023, shall remain in full force and effect as set forth therein, and there shall be no changes to the Order with the exception of those items specifically set forth in this Order or set forth in a future Amendment. 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 4. Effective Date; Recording. The Amendment to the Special Exception granted herein shall become effective upon its approval by the Board of County

Commissioners. No development orders, development permits, or land uses dependent on this Order shall may be issued or commenced before it has become effective. Upon approval, the Clerk to the Board of County Commissioners is directed to record this approved Order in the Public Records of Levy County, Florida.

DONE AND ORDERED this 23rd day of December, 2025.

LEVY COUNTY, FLORIDA

Desiree Mills, Chair
Board of County Commissioners

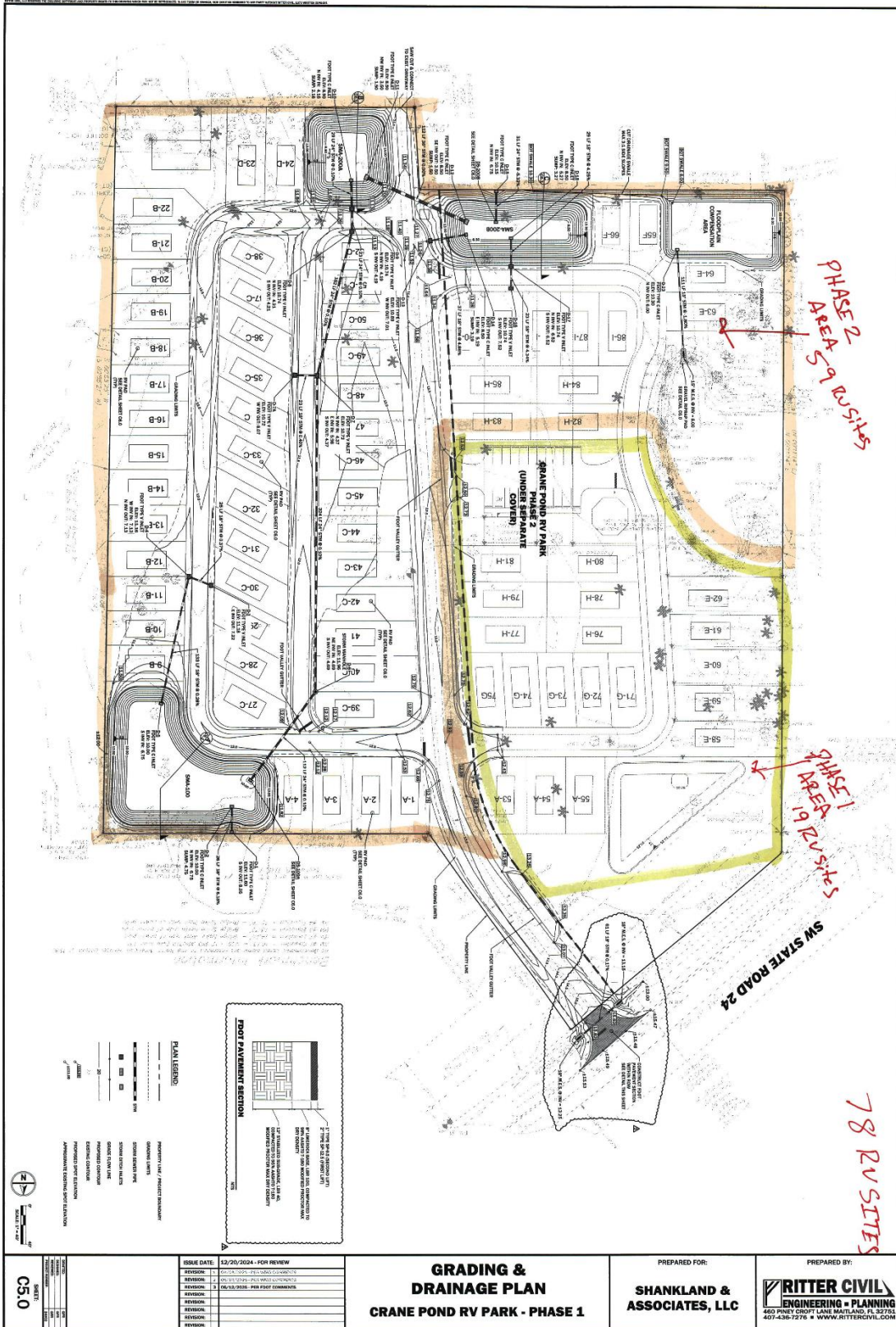
ATTEST:

Danny J. Shipp, Clerk of the Circuit Court
and Ex Officio Clerk to the Board of
County Commissioners

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

Heather J. Encinosa, Esq.
Interim County Attorney

Exhibit "B"



GRADING & DRAINAGE PLAN
CRANE POND RV PARK - PHASE 1

PREPARED FOR:
SHANKLAND & ASSOCIATES, LLC

PREPARED BY:
BITTER CIVIL
 ENGINEERING • PLANNING
 435 PINE CREST LANE MELLAND, FL 32722
 407-436-7276 • WWW.BITTERCIVIL.COM

REVISION	DATE	DESCRIPTION
1	12/20/2024	FOR REVIEW
2	01/15/2025	FOR COMMENTS
3	01/15/2025	FOR COMMENTS
4	01/15/2025	FOR COMMENTS
5	01/15/2025	FOR COMMENTS
6	01/15/2025	FOR COMMENTS
7	01/15/2025	FOR COMMENTS
8	01/15/2025	FOR COMMENTS
9	01/15/2025	FOR COMMENTS
10	01/15/2025	FOR COMMENTS

