

## **NARRATIVE – CEDAR BLESSING RV PARK**

***It is our desire to develop an RV Park that will attract and complement and support the many recreational surroundings in the Cedar Key area and the many Eco-Tourism opportunities nearby. The Cedar Key Boat Launch and Boardwalk is 7.5 miles away, and the Cedar Key Scrub State Reserve is within 1 mile. Other Natural areas include the Lower Suwannee National Wildlife Refuge and the Cedar Keys Wildlife Refuge. Typically our type of RV Market continues to seek out areas of “Natural” beauty present in the surrounding area. They are very supportive and protective of environmentally important areas like this one .***

***It will be our intention to develop a Park that will complement the surrounding rural and agricultural habitat areas, increase surrounding property values and still preserve the natural surrounding habitat. The Park will include Modern upscale Amenities and Large RV Spaces that will be professionally Landscaped and Sodded. We will utilize as much of the Natural surroundings as possible, such as Buffering, Native Species Trees and Natural Vegetation. Each RV Pad will be Concrete or Pavers angled for easy access, Lighted and Marked – with 50/amp service for electric.***

***All streets will be paved with street lighting through-out. There will be a gated professionally landscaped Main Entrance into the park and a second access for emergency services to utilize.***

***Amenities will include a proposed Community Center with a full line of activities such as Exercise room, Library, Crafts, Computer room, Beauty Salon, Dance Floor, Meeting room, Bathroom facilities and a Warming Kitchen.***

***A Pool with decking and handi-cap access will be provided per code. There will be a Bath House and Shower Facility provided, office-check-in and Post Office, Pickle Ball Courts, Bocce Ball Courts and complete Laundry facilities are additional amenities, Gazebo/Fire Pit Area will be provided for outside Bar-B-Ques and gatherings as shown on the plans.***

***Dog Walk Areas will be provided for Pets.***

***Wi-Fi, Internet Service and Cable TV will be provided.***

***A potable water supply system will be provided which meets State FDEP Requirements.***

***Wastewater collection and treatment will be provided which meets state requirements. We understand Levy County policy is not in favor of "package sewer plants", therefore treatment will be accomplished by onsite treatment and disposal systems.***

***The onsite treatment system will be regulated by the State Environmental Health Department. Discussions with the Health Department indicate that property permitted onsite systems will be feasible for the site.***

***Stormwater will be permitted through the Suwannee River Water Management District and Levy County***

***It's the Owners desire to maintain the same natural image and to conform to the surrounding rural and agricultural life style of Cedar Key area. We feel certain that the RVers of today will be pleased with the Natural Environment and Life Style of the area and it is our wish to complement and supplement the recreation and open space opportunities of Levy County.***

***Respectfully,***

***James C. Jennings Jr.***

**SPECIAL EXCEPTION APPLICATION  
LEVY COUNTY, FLORIDA**

Filing Date \_\_\_\_\_

Petition No. SE \_\_\_\_\_

Fee: \_\_\_\_\_ (see fee schedule)

Validation No. \_\_\_\_\_

**TO THE LEVY COUNTY PLANNING COMMISSION:**

Special exceptions are intended to provide for land uses and activities not permitted by right in the applicable zoning district where they are located. Because a special exception use is not normally a permitted use in a particular district, the burden is placed upon the applicant to document that the granting of a special exception is suitable in the area and will not create a hardship upon adjoining properties as they are currently being used or as they may be used in the future.

This application is hereby made to the Board of County Commissioners (BOCC) of Levy County, Florida, pursuant to the provisions of Chapter 163, Florida Statutes, the adopted Levy County Comprehensive Plan and Chapter 50 of the Levy County Code (Land Development Code), petitioning for a Special Exception on the following described property:

<b>Section I. APPLICANT INFORMATION:</b>			
Please print unless otherwise specified.			
Applicant's Name <u>CEDAR BLESSING LLC</u>	Owner's Name <u>MARY A. MCMILLAN</u>		
Address <u>11951 SW SHILOH RD</u>	Address <u>11951 SW SHILOH RD</u>		
<u>CEDAR KEY</u> Zip Code <u>32625</u>	<u>CEDAR KEY</u> Zip Code <u>32625</u>		
Phone No. ( <u>352</u> ) <u>804-7385</u>	Phone No. ( <u>480</u> ) <u>322-2174</u>		

<b>Section II. PARCEL INFORMATION:</b>		
Parcel Number (s)	Section/Township/Range	Acreage
1. <u>0029400100</u>	<u>36-14-13</u>	<u>20.39</u>
2. _____	_____	_____
3. _____	_____	_____
Total Acreage: _____		
Subdivision Name (if applicable): <u>N/A</u> Lot <u>N/A</u> Block <u>N/A</u>		
Current Land Use: <u>COMMERCIAL FOREST</u> Current Zoning: <u>F/RR</u>		
Current Use (Actual) and Improvements on the Property: (i.e. Single-family, well & septic, pole barn, ect.) <u>VACANT WOODED WITH NO IMPROVEMENTS</u>		
Proposed Use: <u>TO DEVELOPE AS A FIVE STAR RV RESORT</u>		

**SPECIAL EXCEPTION APPLICATION  
LEVY COUNTY, FLORIDA**

**Section X. CERTIFICATION**

The undersigned has read and understands the application, and has received, read and understands the submittal requirements. It is agreed and understood that the undersigned will be held responsible for the accuracy of the application and information submitted. The undersigned hereby attests to the fact that the parcel number (s) and legal description (s) provided is/are the true and proper identification of the area of which the petition is being submitted. Signatures of all owners or their agents are required on this form. Signatures by other than the owner (s) will be accepted only with notarized proof of authorization by the owner (s).

**Owner of Record**

Name: MARY A. McMILLAN  
Address: 11951 SW SHILOH RD, CEDAR KEY  
Phone: 352-804-7385 or 480-322-2174

**Owner of Record**

Name: George McMillan  
Address: 11951 SW SHILOH RD, CEDAR KEY  
Phone: 352-804-7385 or 480-322-2174

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at any pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form. To meet with staff to discuss the proposal, please call (352) 486- 5203 for an appointment.

**OWNER VERIFICATION**

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner of the above described property.

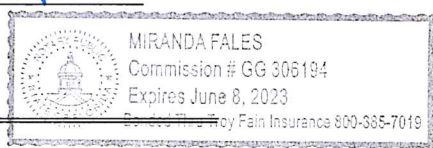
Date: 7/22/2022 Owner Signature Mary A McMillan

STATE OF FLORIDA  
COUNTY OF Manatee

Sworn to and scribed before me this 22 Day of July 2022, by (name)  
Mary A McMillan

Personally known \_\_\_\_\_ Identification Expiration Date: 3/4/2029

Miranda Taylor  
Notary Public Signature



**AGENT VERIFICATION**

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the authorized agent of the above described property.

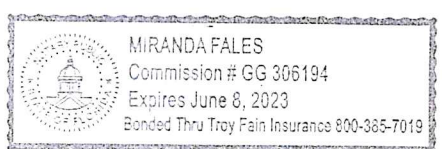
Date: 7/22/2022 Authorized Agent Signature James C. Jennings Jr.

STATE OF FLORIDA  
COUNTY OF Manatee

Sworn to and scribed before me this 22 Day of July 2022, by  
James C Jennings Jr

Signature – Notary Public Miranda Taylor

Personally known X Identification Expiration Date \_\_\_\_\_



**SPECIAL EXCEPTION APPLICATION  
LEVY COUNTY, FLORIDA**

**Section X. CERTIFICATION**

The undersigned has read and understands the application, and has received, read and understands the submittal requirements. It is agreed and understood that the undersigned will be held responsible for the accuracy of the application and information submitted. The undersigned hereby attests to the fact that the parcel number (s) and legal description (s) provided is/are the true and proper identification of the area of which the petition is being submitted. Signatures of all owners or their agents are required on this form. Signatures by other than the owner (s) will be accepted only with notarized proof of authorization by the owner (s).

**Owner of Record**

**Owner of Record**

Name: Margaret McMillan  
Address: 7802 W. Trilobronson Memorial Hwy Suite 1208  
Kissimmee FL 34747  
Phone: 480-322-2174

Name: George McMillan  
Address: 7802 W. Trilobronson Memorial Hwy Suite 1208  
Kissimmee FL 34747  
Phone: 702-497-4144

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at any pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form. To meet with staff to discuss the proposal, please call (352) 486- 5203 for an appointment.

**OWNER VERIFICATION**

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner of the above described property.

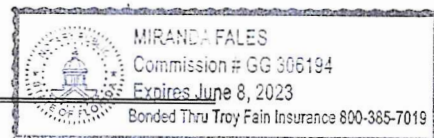
Date: 7/22/2022 Owner Signature: George McMillan

STATE OF FLORIDA  
COUNTY OF Naxon

Sworn to and scribed before me this 22 Day of July 2022, by (name)

Personally known \_\_\_\_\_ Identification Expiration Date: 11/7/2023

Alexandra Taley  
Notary Public Signature



**AGENT VERIFICATION**

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the authorized agent of the above described property.

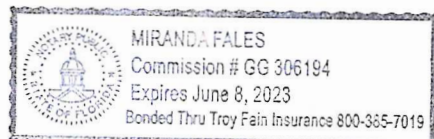
Date: 7/22/22 Authorized Agent Signature: James C. Jennings Jr

STATE OF FLORIDA  
COUNTY OF Naxon

Sworn to and scribed before me this 22<sup>ND</sup> Day of July 2022, by James C. Jennings Jr

Signature – Notary Public Alexandra Taley

Personally known X Identification Expiration Date 5/16/28



**SPECIAL EXCEPTION APPLICATION  
LEVY COUNTY, FLORIDA**

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Directions to the Property: (Please start directions from a State or County Road):

FROM THE INTERSECTION OF HWY 19 & HWY 24 GO WEST APPROX. 10 MILES  
TO SHILOH RD. TURN RIGHT PROPERTY ON RIGHT CONTIGUOUS TO ANGLERS RV PARK

**Section III. TO BE SUPPLIED AT THE TIME OF SUBMISSION;** Attach the items in the order listed below. The application will not be processed without these items. Any information changes must be submitted, in writing, to the Development Department and received within 10 working days prior to the Planning Commission Public Hearing.

\*\*\* Upon completion of the above application, **please submit the original and four (4) copies** to the Levy County Development Department, 622 East Hathaway Avenue, Bronson, Florida, for staff review and comment. After the application has been found complete, an additional twenty (20) copies will need to be submitted for distribution to the Planning Commission and BOCC.

**Surrounding Land Owners & Mapping**

A list of names and addresses of property owners within 300 feet of the subject property (excluding rights-of-way) with corresponding address labels. This information shall be based on the latest available property records of the Levy County Property Appraiser. The applicant shall also provide a map clearly showing the subject property and all of the other properties within 300 feet.

**Property Description**

**Property Deed.** The most recent deed pertaining to the proposed special exception property. This may be obtained from the Clerk of the Circuit Court's Office.

**Certified property boundary survey.** Provide a certified legal boundary survey of the proposed special exception site. If the proposed special exception is to be on only part of the parcel, indicate that area. The legal description of the parcel or portion of the parcel must be described and signed and stamped by a certified Registered Land Surveyor (RLS), Professional Land Surveyor (PLS), Professional Mapper and Surveyor (PMS), or a professional engineer (PE).

**Detailed Site Plan.** See Section IV of this application for required information to be shown on the site plan.

**Photographs.** Provide at least four (4) photographs showing site views from the site looking north, south, east and west. Identify the photo viewpoint and provide a brief description beneath each view (North, South, East, West). Additional photos showing relevant information may also be included.

**Maps** All required maps and information can be obtained from the Levy County Property Appraiser.

**Property Appraiser's Parcel Map.**

1. Identify the proposed site clearly using a color or pattern.
2. Identify on the map the existing uses within 300 (three hundred) feet of the subject property's boundary using the following descriptive types: Residential, Commercial, Industrial, Recreation, Crops/Farming, Silviculture and Undeveloped. Please indicate all uses on the adjacent property. For example, residence and crops/farm, or Commercial/restaurant and recreational/golf course.
3. Identify the FLUM designation and zoning classifications for those properties identified by question #2.

**Property Appraiser's Aerial Photograph with Parcel Overlay.** Identify the proposed site clearly using a bright color or pattern taking care to obscure as little information as possible.

**SPECIAL EXCEPTION APPLICATION  
LEVY COUNTY, FLORIDA**

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**Documentation**

✓ **Existing Conditions and Compatibility on Property adjacent to the proposed special exception site.**  
Provide a cover letter for this application which documents in writing how you believe the proposed special exception will be compatible with the adjoining development and the proposed zoning district where it is to be located.

✓ A narrative description of the total project in sufficient detail to provide an understanding of the nature of the development proposal and a statement describing how the special exception meets all requirements, criteria, and standards for approval set forth in Chapter 50, Article XIII, Division 5, and Subdivision I and Subdivision II, Levy County Code.

**Note: The Development Department Director (Zoning Official), Planning Commission, the BOCC, or other provisions of the Levy County Code, may require additional information to be included in any site plan submitted with this application.**

**Section IV. Detailed Site Plan:** The applicant shall submit a site plan of his proposed special exception to be reviewed by the Planning Commission and the Board of County Commissioners. The site plan should be detailed at a scale of 1" = 20' or larger (subject to the Zoning Official's approval), showing the relationship of existing and proposed structures and uses on the parcel. Where site plan approval is required, and the development is not being submitted as a PUD as provided in Section 50-901 ff., Levy County Code, the following shall be required:

- 1) **Project identification.**
  - a. Title of project or development.
  - b. Name of engineer, architect and developer (if different than applicant).
  - c. North point, scale, date and legal description of the entire property encompassing the special exception.
  
- 2) **Existing conditions.**
  - a. Boundaries of the property involved, all existing easements, existing buildings, section lines, property lines, existing street paving and rights-of-way, topography, existing surface water areas, existing water mains, sanitary and storm sewers, culverts and other underground structures in and adjacent to the property.
  - b. A one inch equals 200 feet (1" = 200') aerial photograph of sufficient quality to delineate existing vegetation, or a tree survey prepared by a licensed surveyor or engineer.
  
- 3) **Proposed development plans.**
  - a. Proposed placement of structures on the property, provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas and required yards and other spaces.
  - b. Plan showing proposed locations for utility hookups.
  - c. Plan for screening and buffers, with reference to type, dimensions and character.
  - d. Proposed landscaping.
  - e. Proposed signs and lighting, including type, dimensions and character.
  - f. Size of proposed lot (s) or parcel (s).

**SPECIAL EXCEPTION APPLICATION  
LEVY COUNTY, FLORIDA**

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- 4) **Tabulation of proposed development plans.**
- a. Tabulations of total number of gross acres in the site and the acreages and percentages thereof proposed to be devoted to the uses including: uses (residential, commercial, industrial or other nonresidential), streets, parking and open and enclosed storage areas.
  - b. Tabulations of total number of dwelling units by dwelling type within the project.
  - c. Proposed development schedule and phasing.
  - d. Square footage of floor area by type of structure.

**Section V. Additional written and mapping documentation required for the specific proposed special exceptions listed in Schedule I of Section 50-676, Levy County Code, in applicable zoning districts.** These uses include, but are not limited to, mining, excavation and quarries, development in the Airport Overlay Zone, and concentrated commercial farming operations. Confirm with the Development Department whether the proposed use requested has additional requirements.

**Section VI. In order for a special exception to be approved, the applicant must show that it meets the following criteria, at a minimum, and any other applicable requirements, criteria or standards as set forth in the Land Development Code. \*Please make all narrative responses to numbers 1 – 8 on the following provided page. While all documents, maps, etc., that support a response should be included in the application, narrative responses cannot be simply referred to another document, map, etc. in your application; doing so will result in an incomplete application.**

- 1) **That** the use is a special exception use as set forth in Schedule I. Use Regulations, of section 50-676, Levy County Code, or as set forth in the Levy County Comprehensive Plan.
- 2) **That** the use is so designated, located and proposed to be operated that the public health, safety, welfare and convenience will be 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.
- 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.
- 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.
- 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.
- 7) **That** the use conforms with all applicable regulations governing the district where located, as may otherwise be determined for large-scale developments.
- 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 Chapter 50, Article XIII, Division 5, Subdivision II, Levy County Code and with any specific requirements for the use contained in Chapter 50, Article XIII, Division 3, Subdivision II, Levy County Code.



**SPECIAL EXCEPTION APPLICATION  
LEVY COUNTY, FLORIDA**

**COMPLETE RESPONSES MUST BE PROVIDED ON THIS PAGE. IF MORE SPACE IS NEEDED, PLEASE ATTACH AN ADDITIONAL PAGE. IF THERE IS ANY DOCUMENTATION TO SUPPORT THE RESPONSES BELOW, PLEASE ATTACH SUCH DOCUMENTATION.**

- 1) That the use is a special exception use as set forth in Schedule 1. Use Regulations, of section 50-676, Levy County Code, or as set forth in the Levy County Comprehensive Plan. SCH. SPECIAL EXCEPTIONS ALLOWS FOR RECREATION - COUNTRY CLUB; LODGES - WITH THIS TYPE RESORT ALL WOULD FALL IN LINE WITH THE SE CODE - WILL EXCEED THE REQUIREMENT IN THE AREA
- 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 RESORT WILL BE PROFESSIONALLY MANAGED TO PREVENT ANY UNDESIRABLE ACTIVITIES OF TENANTS - ALL RV'S! RV'S MUST BE CHECKED BY MANAGEMENT PRIOR TO ADMISSION - SECURITY CHECK REQUIRED!
- 3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located. IM CONFIDENT THE RESORT WILL INCREASE THE SURROUNDING PROPERTY VALUES. FIVE STAR RESORTS NEVER DE-VALUE PROPERTIES VALUE
- 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. THIS RV RESORT IS CONTIGUOUS TO THE ANGLERS RV PARK WHICH WILL BE UP-GRADED INTO A 5 STAR QUALITY AS WELL. OUR DESIRE IS TO MAINTAIN A NATURAL LOOK IN THE AREA - A EXAMPLE MIGHT BE "THE CRACKER BARREL LOOK" WE WANT TO UTILIZE THE NATURAL LANDSCAPE AS MUCH AS POSSIBLE TO SATISFY YOUR REQUIREMENTS
- 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. WE WILL ALWAYS STRIVE TO PROTECT & USE THE NATURAL LANDSCAPE BUT IF THERE'S A NEED TO FILL IN THE GAP AREAS WE'LL BE INTUNE PER CODE REQUIREMENTS. OUR LANDSCAPE ARTICH WILL PROVIDE PLANS
- 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. WE'LL PROVIDE (2) ENTRANCES! EXIT PER CODE - ALSO OUR SITE PLAN WILL PROVIDE ON SITE PARKING - WITH OUR TYPE RESORT TRAFFIC IS MINIMAL AS WE AREN'T A OVER-NIGHT TYPE - OUR RV'S ARE DESTINATION ORIENTED MEANING THAT THEY STAY NOT LONGER
- 7) That the use conforms with all applicable regulations governing the district where located, as may otherwise be determined for large-scale developments. WE WILL PROVIDE ACCORDING TO LEVY COUNTY CODE! WATER MANAGEMENT GUIDELINES REQUIREMENT FOR RV USE
- 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 Chapter 50, Article XIII, Division 5, Subdivision II, Levy County Code, and with any specific requirements for the use contained in Chapter 50, Article XIII, Division 3, Subdivision II, Levy County Code. THIS RESORT WILL BE IN COMPLIANCE WITH ALL THE ABOVE CODE REQUIREMENTS

**SPECIAL EXCEPTION APPLICATION  
LEVY COUNTY, FLORIDA**

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STANDARD CONDITIONS OF APPROVAL – THESE CONDITIONS, IN SUBSTANTIALLY THE FORM CONTAINED HEREIN, WILL BE CONTAINED IN EACH ORDER OF APPROVAL FOR SPECIAL EXCEPTIONS. THERE MAY BE ADDITIONAL CONDITIONS THAT WILL APPLY.

1. The following words, terms, or phrases, when used in this Order or Conditions of Approval, shall have the meanings ascribed to them in this Condition 1, except where the context clearly indicates a different meaning:

*Applicant* shall mean \_\_\_\_\_, jointly or severally (use this phrase if more than one applicant) or any of his/her, its or their successors or assigns.

*Application SE* \_\_\_\_\_ shall mean the request filed by Applicant with the County for a special exception for \_\_\_\_\_ including the completed application form and all additional documents submitted by the Applicant (include all supplementary documents if unusual supplementary documents are part of the application so that maps/other documents that were part of the Application are identifiable).

*County* shall mean Levy County, Florida.

*Department* shall mean the Levy County Development Department, or any successor County Department with the duties of administering and enforcing the zoning regulations of the County.

*Subject Property* shall mean the property described on Exhibit "A" attached hereto. (Or described as (and insert legal): - SEE WARRANTY DEED ).

2. The Conditions of Approval contained in this Order shall be enforceable against the Applicant, any of the Applicant's parent entities, any of the Applicant's subsidiary entities that are involved in any way in the activities, uses, or operations approved by this Order, the owner of the Subject Property, any operator of the activities or operations approved by this Order, the holder of the special exception approval granted by this Order, or any of their successors or assigns, jointly and severally. In addition, any decision, approval, or determination made or required to be made by the County or the Department pursuant to any Condition of Approval contained in this Order shall be final.

**SPECIAL EXCEPTION APPLICATION  
LEVY COUNTY, FLORIDA**

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**STANDARD CONDITIONS OF APPROVAL**

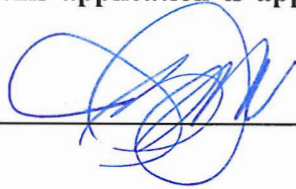
3. The approval granted by this Order is for SE (insert the use from the Application). The approval granted by this Order is also subject to any and all conditions or requirements contained in Section \_\_\_\_\_ (insert the specific section number that governs the use, if any), Levy County Code, for \_\_\_\_\_ (insert the term from the Code for the proposed use), and all other applicable provisions of the Levy County Code, regardless of whether such condition or requirement is expressly set forth in these Conditions of Approval.

4. Issuance of this Order does not in any way create any rights on the part of the Applicant to obtain a permit from any state or federal agency and does not create liability on the part of the County for issuance of this Order if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by such state or federal agency or undertakes actions that result in violation of state or federal law.

5. All other state or federal permits applicable to the approvals granted by this Order shall be obtained prior to commencement of the use of the Subject Property for \_\_\_\_\_ (insert proposed use from Application).

**I have read and understand the foregoing Standard Conditions of Approval and that these Standard Conditions of Approval will be contained in any Order granting approval of this application, if this application is approved, in substantially the same form as shown.**

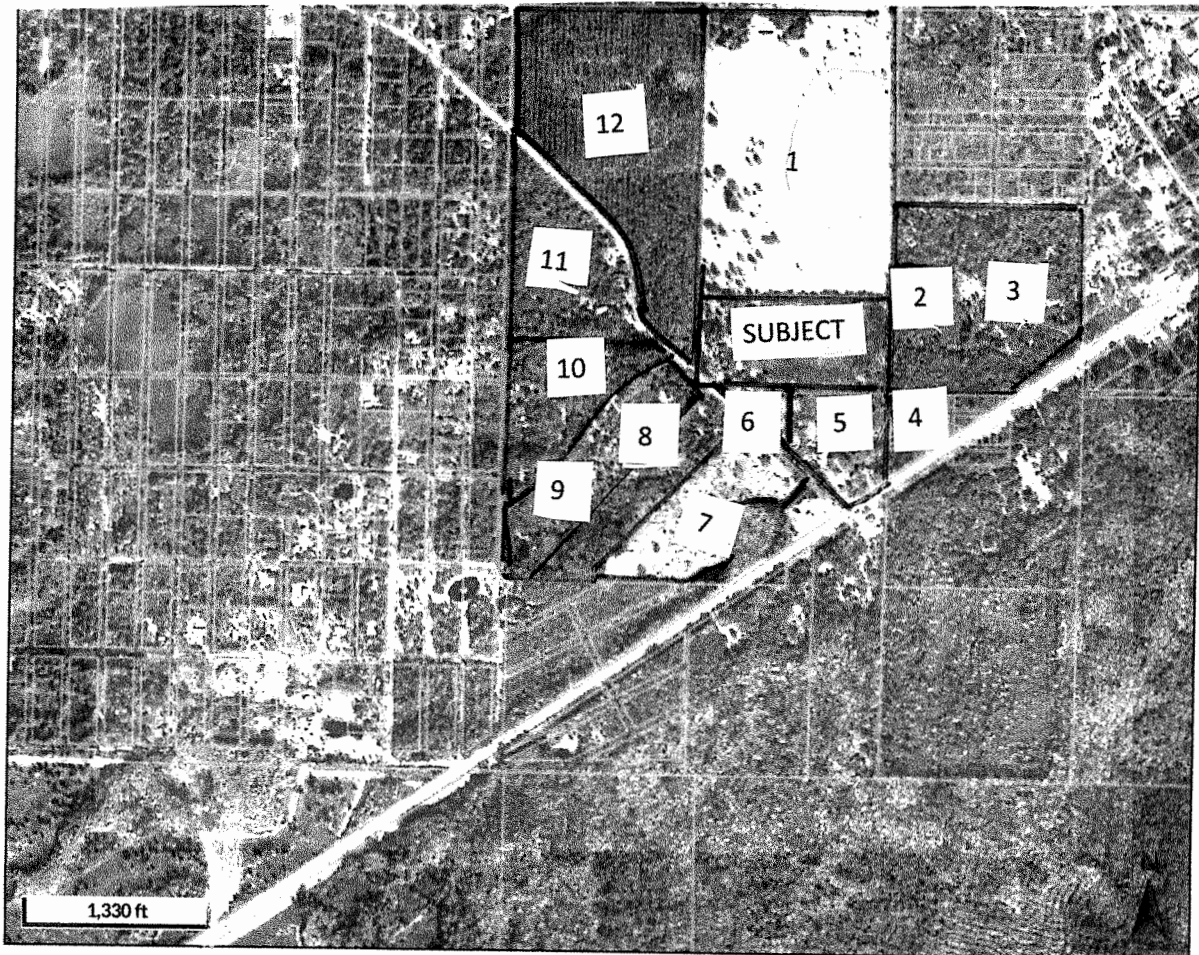
Applicant's Signature \_\_\_\_\_



Date \_\_\_\_\_

7/22/2022

- 1 0029400200 - SHOCKLEY THOMAS M. – 7931 SW 120<sup>TH</sup> AVE
- 2 002970060A – HINKLE CHRISTINE - VACANT LAND
- 3 0029700600 – HINKLE CHRISTINE – VACANT LAND
- 4 0904100000 - HELLERMAN DAVE – VACANT LAND
- 5 0029700100 – CEDAR BLESSING LLC (ANGLERS RV PARK) 11951 SW SHILOH RD.
- 6 0029800000 – FLORENTINE RECREATION LLC - 11970 SW SHILOH RD
- 7 0029800101 – FLORENTINE RECREATION LLC - CEDAR KEY RV RESORT
- 8 0029300300 – FLORENTINE RECREATION LLC – VACANT LAND
- 9 0029300000 – HART CURTIS TRS – 12050 SW SHILOH RD.
- 10 0029300200 - HART CARLOS – VACANT LAND
- 11 0029200000 – CREEL ROSCOE A. JR & EVELYN - TIMBER LAND VACANT
- 12 0029200100 - SCROGGINS DOYLE – TIMBER LAND VACANT



18.50  
13,300

Prepared by and return to:  
VIRGINIA E. MCCORMAC

Community Title, LLC  
175 NW 138th Ter., Ste. 100  
Newberry, FL 32669  
352-331-0817  
File Number: CT-22-1151

Parcel Identification No. 0029700100 and 029400100

~~\$~~ 1,900,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 9th day of May, 2022 between Paul Michael Westling and Natalie Westling, husband and wife whose post office address is 11951 SW Shiloh Rd, Cedar Key, FL 32625 of the County of Levy, State of Florida, grantor\*, and Cedar Blessing, LLC, a Florida limited liability company whose post office address is 11951 SW Shiloh Rd, Cedar Key, FL 32625 of the County of Levy, State of Florida, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida, to-wit:

### Parcel One

The East One-Half (E 1/2) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 36, Township 14 South, Range 13 East, Levy County, Florida, lying North of State Road 24, LESS that portion of the East One-Half (E 1/2) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 36, Township 14 South, Range 13 East, lying North of State Road 24 and West of Levy County Road 453, all being in Levy County, Florida, less and except any portion thereof lying within the maintained right of way for SW Shiloh Road.

### Parcel Two

The South 1/4 of the West 1/2 of the NW 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 30.00 feet wide ingress and egress easement over that part of the west 30.00 feet lying North of the SW Shiloh Road.

Together with a 2006 DYST HS Mobile Home VIN# H818447GL & H8184447GR, permanently affixed to above described lands.

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

VEN Corm  
Witness Name: Virginia McCormac

Paul Michael Westling (Seal)  
Paul Michael Westling

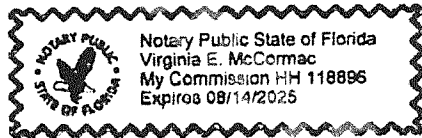
Jennifer Schmitz  
Witness Name: Jennifer Schmitz

Natalie Westling (Seal)  
Natalie Westling

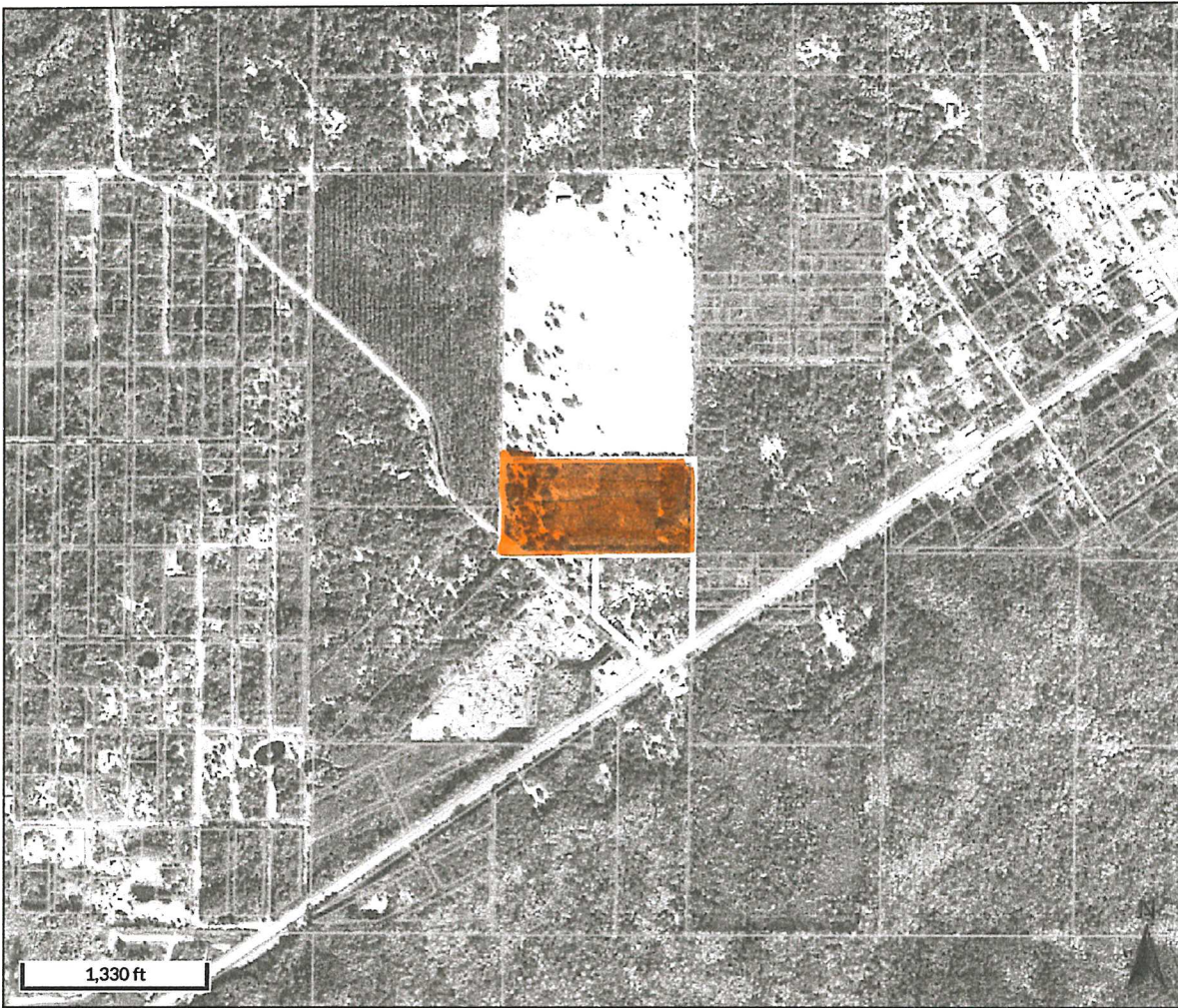
State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9th day of May, 2022 by Paul Michael Westling, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



VEN Corm  
Notary Public  
Printed Name: Virginia McCormac  
My Commission Expires: \_\_\_\_\_



Overview

Legend

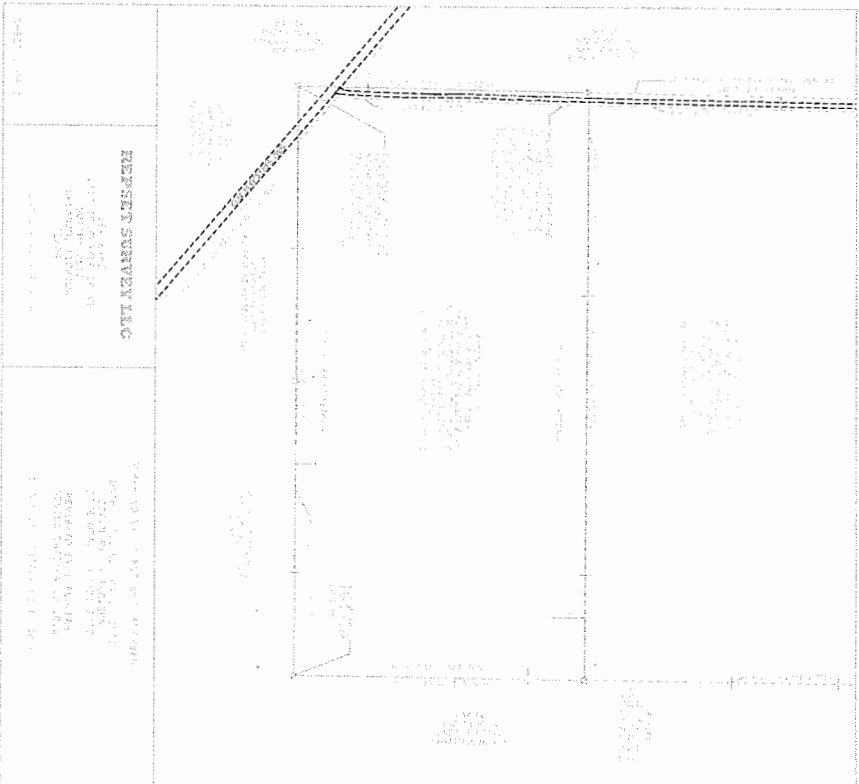
- Parcels
- Roads
- City Labels

<b>Parcel ID</b>	0029400100	<b>Physical Address</b>		<b>Building Value</b>	\$0	<b>Last 2 Sales</b>			
<b>Property Use</b>	0000 - VAC LAND	<b>Mailing Address</b>	CEDAR BLESSING LLC	<b>Extra Feature Value</b>	\$0	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	SUWANNEE RIVER WT	<b>Address</b>	11951 SW SHILOH RD	<b>Market Land Value</b>	\$88,400	5/9/2022	\$1900000	05	U
<b>Acres</b>	20		CEDAR KEY FL 32625	<b>Ag Land Value</b>	\$88,400	11/2/2016	\$160000	01	Q
				<b>Just Value</b>	\$88,400				
				<b>Assessed Value</b>	\$67,760				
				<b>Taxable Value</b>	\$67,760				

Date created: 7/20/2022  
 Last Data Uploaded: 7/19/2022 7:23:29 PM



BOUNDARY AND IMPROVEMENT SURVEY FOR PARCEL, 00284-031-00  
**SECTION 36, TOWNSHIP 14 SOUTH,  
 RANGE 13 EAST**



**HERSELF SURVEY LLC**

10000 W. 10th Street  
 Suite 100  
 Denver, CO 80202  
 Phone: (303) 755-1100  
 Fax: (303) 755-1101  
 Email: info@herselfsurvey.com

Survey No. 10000 W. 10th Street  
 Parcel No. 00284-031-00  
 Date of Survey: 10/15/2014  
 Surveyor: Matthew J. Miller  
 License No. 10000 W. 10th Street



**NORTH**

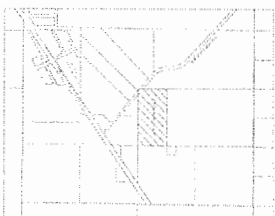
**LEGEND**

	Survey Boundary
	Easement
	Right-of-Way
	Road
	Utility
	Fence
	Tree
	Building
	Well
	Monument
	Iron Pin
	Wood Stake
	Survey Point
	Contour
	Spot Elevation
	Proposed Improvement

**CERTIFIED BY:**

Matthew J. Miller  
 Surveyor  
 License No. 10000 W. 10th Street

**GRAPHIC SCALE**  
 1" = 100.00 FT.  
 1" = 30.48 M.



**ZONING:**

The property is zoned under the City of Denver Zoning Ordinance, specifically under the Single-Family Residential (SFR) zoning district. The zoning district is defined by the City of Denver Zoning Ordinance, which is subject to change without notice. The property owner is advised to consult the City of Denver Zoning Ordinance for the most current zoning regulations and restrictions applicable to the property.

**PROPERTY NOTES:**

There are no easements or other interests shown on this survey. The survey was conducted in accordance with the standards and practices of a professional land surveyor. The surveyor is not responsible for the accuracy of the information provided in this report, and the surveyor is not liable for any damages or losses resulting from the use of this report.

**DESCRIPTION:**

The property is a single-family residential lot, approximately 10,000 square feet in area, located in Section 36, Township 14 South, Range 13 East. The property is bounded by the 10th Street to the north, the 11th Street to the south, and the 10th Avenue to the west. The property is currently vacant and is being surveyed for the purpose of a boundary and improvement survey.

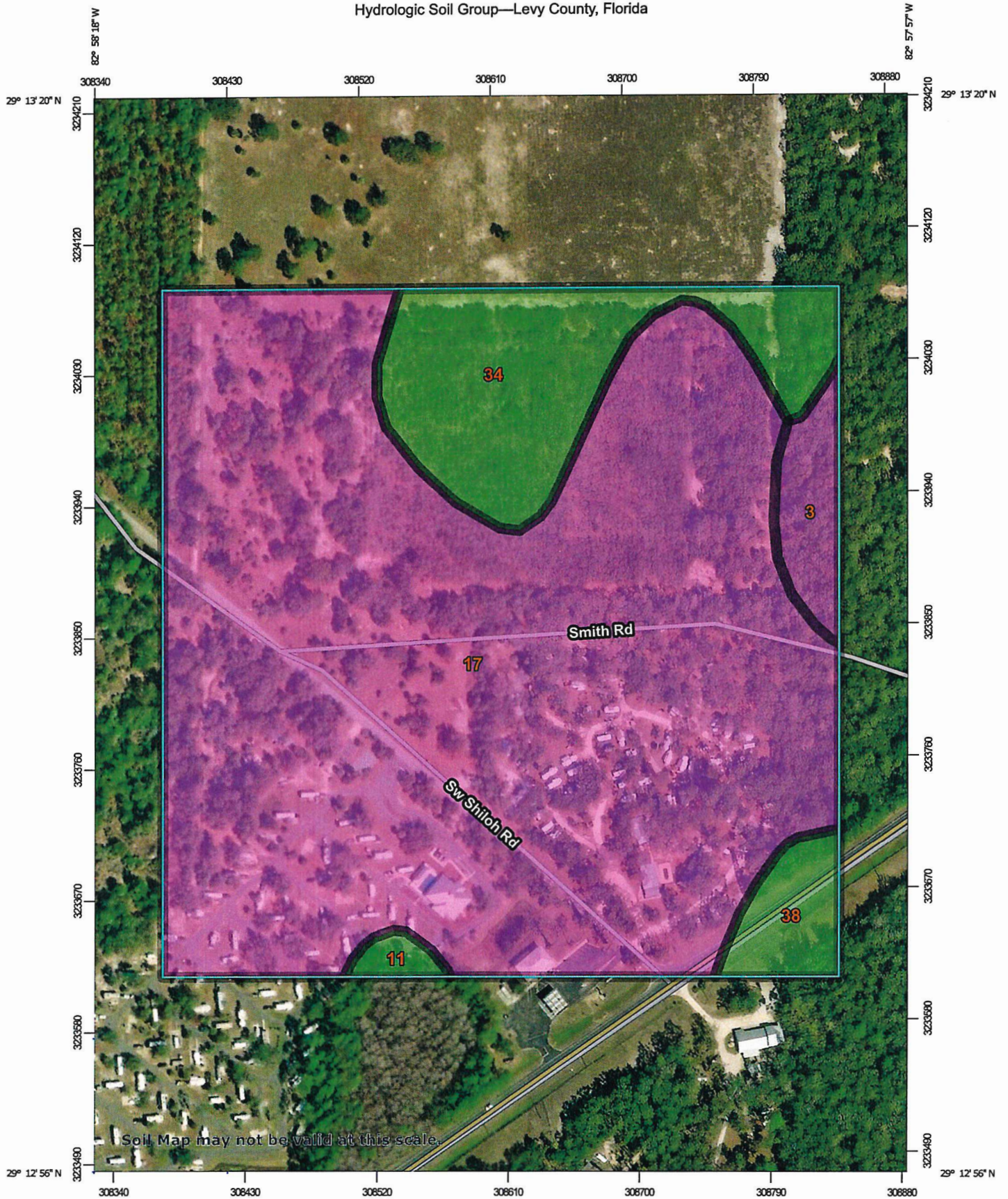
**STATEMENT OF CERTIFICATE:**

I, Matthew J. Miller, a duly licensed Professional Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client. I further certify that the survey was conducted in accordance with the standards and practices of a professional land surveyor.





Hydrologic Soil Group—Levy County, Florida



Soil Map may not be valid at this scale.

Map Scale: 1:3,590 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters


0 150 300 600 900 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84










## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points

 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Levy County, Florida  
 Survey Area Data: Version 17, Aug 30, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Nov 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3	Orsino fine sand, 0 to 8 percent slopes	A	1.5	2.8%
11	Placid and Samsula soils, depressional	A/D	0.4	0.7%
17	Adamsville fine sand, 0 to 5 percent slopes	A	43.9	81.2%
34	Cassia-Pomello complex	A/D	6.7	12.5%
38	Myakka sand	A/D	1.5	2.8%
<b>Totals for Area of Interest</b>			<b>54.0</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



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## Detail by Entity Name

Florida Limited Liability Company  
CEDAR BLESSING, LLC

### Filing Information

<b>Document Number</b>	L22000185484
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	04/19/2022
<b>Effective Date</b>	04/20/2022
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

514 MAGNOLIA AVENUE  
PANAMA CITY, FL 32401

### Mailing Address

2820 SOUTH ALMA SCHOOL ROAD  
18 - #237  
CHANDLER, AZ 85286

### Registered Agent Name & Address

BONNEY, GARTH D  
514 MAGNOLIA AVENUE  
PANAMA CITY, FL 32401

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

MCMILLAN, MARY A  
2820 SOUTH ALMA SCHOOL ROAD, 18 - #237  
CHANDLER, AZ 85286

Title AMBR

MCMILLAN, GEORGE  
2820 SOUTH ALMA SCHOOL ROAD, #235  
CHANDLER, AZ 85286

### Annual Reports

# CEDAR BLESSING RV PARK



PHOTO 1 : SHILOH ROAD, NEAR PROPOSED ENTRANCE  
LOOKING EAST

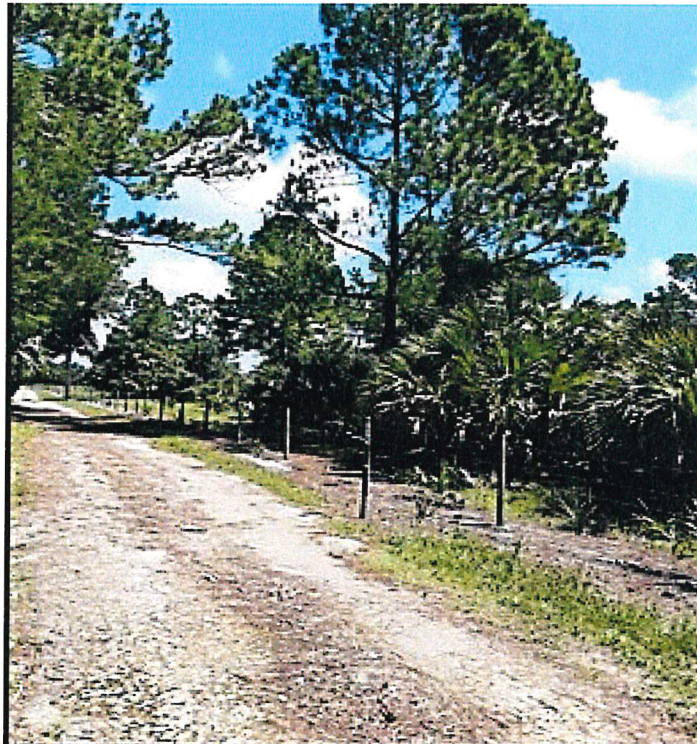


PHOTO 2 : WEST SIDE OF PROPERTY SW CORNER  
LOOKING NORTH

**CEDAR BLESSING RV PARK**

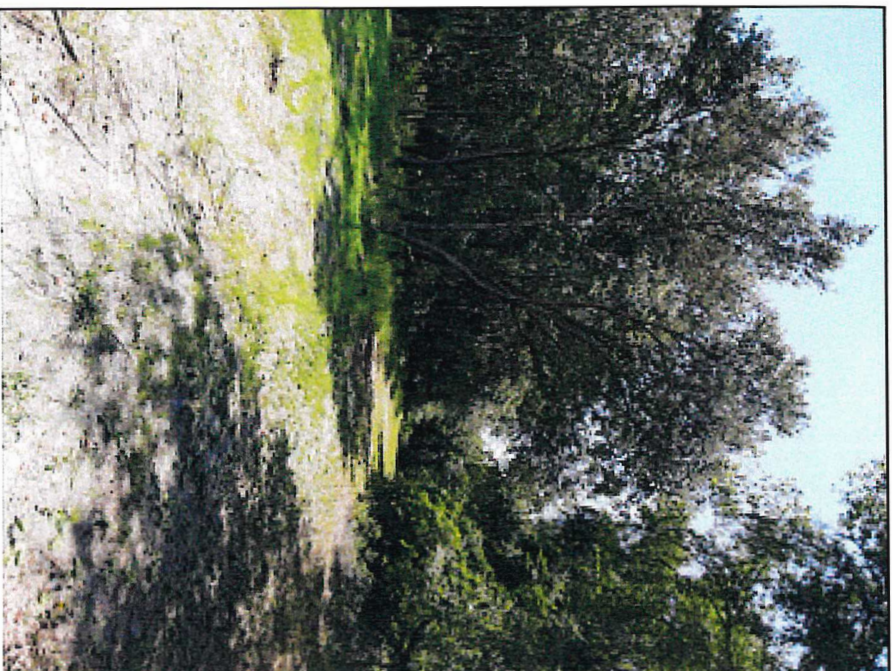


**PHOTO 3 : WEST SIDE  
LOOKING EAST**



**PHOTO 4 : SOUTH SIDE  
LOOKING NORTH**

**CEDAR BLESSING RV PARK**



**PHOTO 5 : EAST SIDE  
LOOKING NORTH**



**PHOTO 6 : EAST SIDE  
LOOKING NORTH**



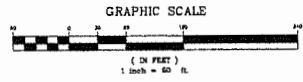
CEDAR BLESSING RV PARK



PHOTO 7 : NW CORNER  
LOOKING EAST



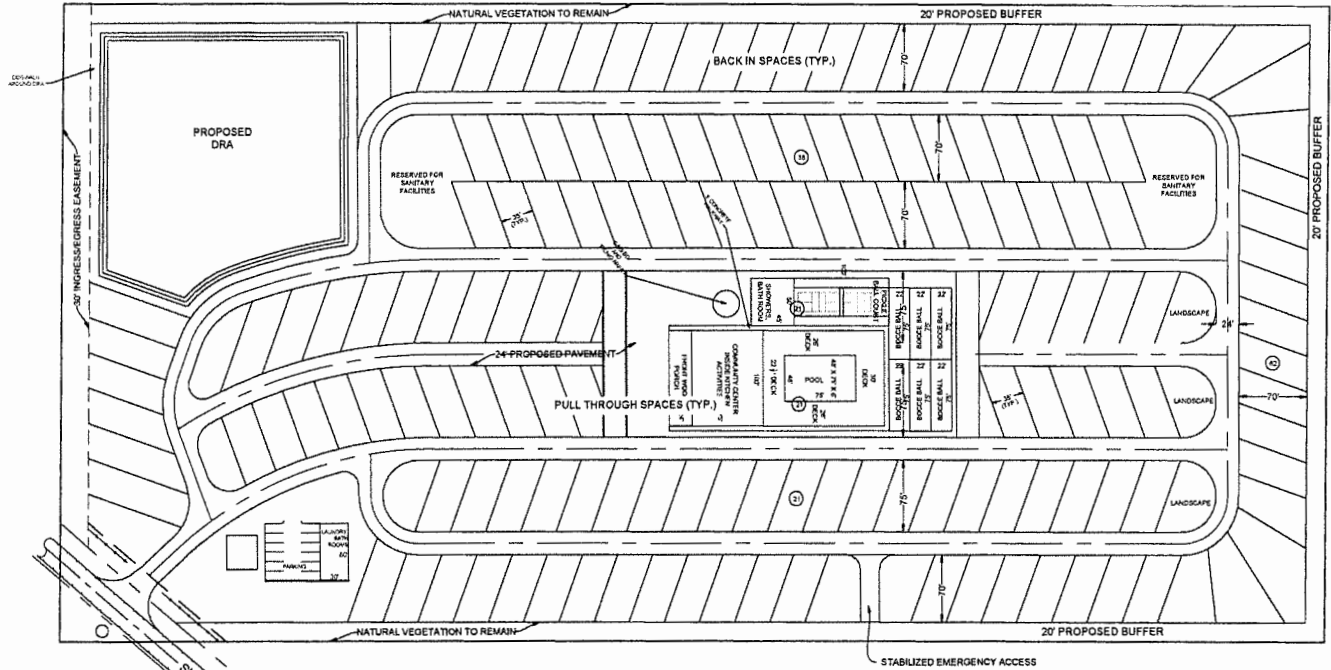
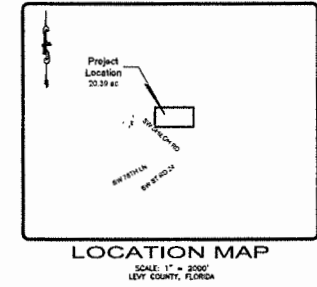
PHOTO 8 : INTERIOR OAK TREE FARM  
SOUTH LOOKING NORTH



EXISTING TOPOGRAPHIC INFORMATION REFERENCED FROM THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT

# Cedar Blessing RV Park Concept Plan

AMENITIES	
AMENITY	50 FT.
OFFICE/CHECK-IN	1152
COMMUNITY CENTER	7500
POOL	3600
SHOWERS/BATHROOMS	2250
LAUNDRY/BATHROOMS	1800
BOWLING BALL	9900
PICKLE BALL	5000

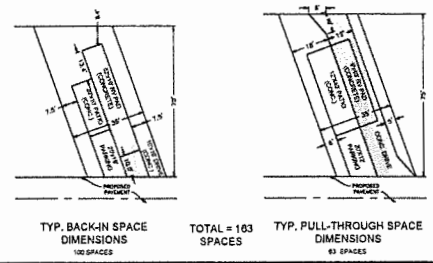


- INDEX:**
1. CONCEPT PLAN
  2. AERIAL OVERLAY
  3. SURVEY

**Site Information:**

PROJECT NAME: CEDAR BLESSING RV PARK  
 PROJECT LOCATION: CO. RD. 452, CEDAR BLESSING, LEVY COUNTY, FLORIDA  
 PARCEL NUMBER: 00294-001-00  
 TOTAL AREA: 20.39 ACRES (884,000 SQ FT) PROPOSED USE: RV PARK = 100%  
 OWNER/DEVELOPER: CEDAR BLESSING, LLC  
 CONTACT: JAMIE JENKINS  
 TELEPHONE: 352-804-7385  
 LAND USE: FORESTRY/RURAL RESIDENTIAL  
 MINIMUM SPACE WIDTH: 30'  
 MINIMUM SPACE DEPTH: 50'  
 ZONING: F/RR  
 SETBACKS: FRONT = 30', REAR = 75', SIDES = 10'  
 PROPOSED ZONING: SPECIAL EXCEPTION FOR RV PARK

- NOTES:**
1. SETBACKS ARE FOR F/RR ZONING. PROPOSED RV RESORT TO REQUEST SPECIAL EXCEPTION TO ALLOW MAXIMUM DENSITY OF 8 RV SPACES PER ACRE. (MAXIMUM SPACES = 20.39 AC. X 8 = 163 SPACES.)
  2. PROPOSED SETBACKS ARE 20' 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 SUWANNEE RIVER WATER MANAGEMENT DISTRICT AND LEVY COUNTY.
  9. 25% OPEN SPACE TO BE PROVIDED



**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 MARION COUNTY, FLORIDA.

Project: Cedar Blessing RV Park  
 Date: 10/20/22  
 Scale: 1" = 2000'  
 Sheet: 1 of 1

**Michael W. Radcliffe Engineering, Inc.**  
 1000 W. Highway 90, Suite 100, Marianna, FL 32446  
 Phone: 904-226-1111  
 Fax: 904-226-1112  
 www.mradcliffeengineering.com

**Concept Plan**

Sheet No. 1 of 1