



**Norm D. Fugate**

Board Certified Attorney

• Real Estate Law  
• City, County and Local Government Law

**Woodroe Blake Fugate**

Associate Attorney

**Norm D. Fugate, P.A.**

**A Law Firm**

May 13, 2020

Levy County Zoning Department  
Attn: Grace Romero  
Levy County Courthouse  
622 E. Hathaway Avenue  
Bronson, FL 32621

**Via: Hand Delivery**

Re: Cedar Key RV Resort Phase 3  
Special Exception Amendment Application

Dear Ms. Romero:

Please find enclosed the revised Special Exception Application for the above referenced property along with 5 sets of required copies. Our trust check number 15956, in the amount of \$600.00 for the application fee was delivered to you with our original submission on December 9, 2019. This request is to add an additional 80 RV spaces on the northwest side of the existing RV Resort site, for which the existing plan included provisions for said additional spaces. The sewage treatment, potable water system and storm drainage system were all sized to accommodate these proposed spaces. Construction of these spaces is expected to be a simple internal expansion of the existing RV Resort. This Special Exception Application is submitted pursuant to the Order to Approve SEA 1-13, Conditions of Approval, number 10 which states: "Any expansion of the special exception use authorized by this Order, SE 1-06 and SEA 1-08, any deviation from the mapping submitted by Application SEA 1-13, SE 1-06 and SEA 1-08, and any additional RV spaces shall not be permitted without an amendment to the special exception, which must be heard by the Planning Commission and approved by the Board of County Commissioners".

To support this request, the following exhibits are included with the Application:

Exhibit A: Property Deed

Exhibit B: Certified Boundary Survey with the subject area noted as Parcel 1

Exhibit C: Detailed Site Plan

Letter to: Levy County Zoning Department  
Re: Cedar Key RV Resort Phase 3  
Special Exception Amendment Application  
May 13, 2020  
Page 2

Exhibit D: Photographs of the Amendment Site

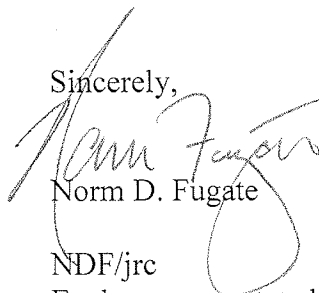
Exhibit E: Property Appraiser's Parcel Map

Exhibit F: Property Appraiser's Aerial Photo

The proposed Phase 3 expansion to the previously approved Special Exception is compatible with the Levy County Comprehensive Plan and Future Land Use Map. The Application and proposed use comply with the applicable Comprehensive Plan requirements.

Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Norm D. Fugate". The signature is written in a cursive style with a large, looping initial "N".

Norm D. Fugate

NDF/jrc

Enclosures: as stated

**SPECIAL EXCEPTION AMENDMENT APPLICATION  
LEVY COUNTY, FLORIDA**

Filing Date \_\_\_\_\_ Petition Number SEA  
 Fee \_\_\_\_\_ (See fee schedule) Validation Number \_\_\_\_\_

**TO THE LEVY COUNTY PLANNING COMMISSION:**

Special Exceptions are intended to provide for land use and activities not permitted "By Right" in the applicable zoning district. Because a Special Exception is not normally permitted in a particular district, the burden is placed upon the applicant to document that the granting of the Special Exception Amendment will not create a hardship upon adjoining properties as they are currently being used or as they may be used in the future. [Source: Levy County Code of Ordinances, Section 50-796]

This application is hereby made to the County Commission of Levy County, Florida pursuant to the provisions of Chapter 163, Florida Statutes, the adopted Levy County Comprehensive Plan and the Levy County Zoning Ordinance petitioning for a Special Exception on the following described property:

<b>I. APPLICANT AND REQUEST INFORMATION:</b> Please print unless otherwise specified	
Applicant's Name <u>Joseph Florentine II</u>	Owner's Name <u>Florentine Recreation LLC</u>
Address <u>2400 1st Street, Suite 303</u>	Address <u>SAME</u>
Ft. Meyers _____ Zip Code <u>33901</u>	_____ Zip Code _____
Phone No. (732) <u>890-2663</u>	Phone No. (____) _____

<b>II. PARCEL INFORMATION:</b>		
Parcel Number ( s )	Section/Township/Range	Acreage
1. <u>00293-003-00</u>	<u>36/14/13</u>	<u>12.23</u>
2. _____	_____	_____
		<b>Total Acreage:</b> <u>12.23</u>
Subdivision name (if applicable): _____ Lot _____ Block _____		
Current Zoning:	with Special Exception: SE1-06; SEA 1-08; SEA 1-13	
F/RR <input checked="" type="checkbox"/>	A/RR <input type="checkbox"/>	RR <input type="checkbox"/> Industrial <input type="checkbox"/>
C-1 <input type="checkbox"/>	C-2 <input type="checkbox"/>	C-3 <input type="checkbox"/> C-4 <input type="checkbox"/> RMU <input type="checkbox"/>
Current Land Use:	LDR <input type="checkbox"/> MDR <input type="checkbox"/> HDR <input type="checkbox"/> RCN <input type="checkbox"/> Commercial <input type="checkbox"/>	
Current Use (Actual) and Improvements on the Property: (i.e. Single-family home, well and septic, pole barn, etc....)		
<u><del>RW Res</del> Vacant</u>		

SPECIAL EXCEPTION AMENDMENT APPLICATION  
LEVY COUNTY, FLORIDA

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

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 one week prior to the Planning Commission Public Hearing.

\*\*\* Upon completion of the above application, please submit the original and 24 copies to the Levy County Development Department, 622 East Hathaway Avenue, Bronson, Florida, for processing.

Property Description

- Property Deed:** The most recent one pertaining to the proposed amendment property; obtained from the Clerk of the Circuit Court's Office.
- Certified property boundary survey.** Provide a certified legal boundary survey of the proposed amendment site. If the proposed Special Exception Amendment 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), (PLS, PMS) or a Civil Engineer.
- 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 (see Application Photo Directions, attached). Additional photos showing relevant information may also be included.

Maps: All required maps and information can be obtained at the Levy County Property Appraiser's Office.

- Property Appraiser's Parcel Map.** Identify the proposed site clearly using a color or pattern.
- 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.

Documentation

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

SPECIAL EXCEPTION AMENDMENT APPLICATION  
LEVY COUNTY, FLORIDA

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**Note:** The development department director or the board of county commissioners, or other provisions of this code, may require additional information to be included in any site plan submitted pursuant to this section.

**IV. Detailed Site Plan:** The developer shall submit a site plan of his proposed Special Exception Amendment 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 to the parcel on which it is located. Where site plan approval is required, and the development is not being submitted as a PUD as provided in Section 50-796, the following shall be required:

- 1) **Project identification:**
  - (a) Title of project or development
  - (b) Name of engineer, architect and developer
  - (c) North point, scale, date and legal description of proposed site.
- 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 1" equals 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) Location and dimensions of proposed uses, setbacks, structure heights, streets, parking and loading areas, docks, surface water areas, fire hydrants, sanitary and storm sewers, culverts, water mains and other underground structures.
  - (b) Size of proposed lots or parcels.
- 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.

SPECIAL EXCEPTION AMENDMENT APPLICATION  
LEVY COUNTY, FLORIDA

V. Additional Written and Mapping Documentation is required for the specific proposed Special Exceptions listed in Schedule I 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 Zoning Department whether the proposed use requested has additional requirements.

VI. In order for a special exception amendment 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 Regulations.

1. That the use is a special exception use as set forth in Schedule I. Use Regulations, of section 50-676 hereof or as set forth in the Levy County Comprehensive Plan.
2. That the use is so designated, located and proposed to be operated so 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 subdivision II of division 5 and with any specific requirements for the use contained in subdivision II of division 3 hereof.

VII. **COMPREHENSIVE PLAN.** The proposed use must be compatible with the Comprehensive Plan and Future Land Use Map. Refer to the adopted Levy County Comprehensive Plan for applicable goals, objective and policies. For assistance, call the Levy County Planning Department at 352/486-5405.

SPECIAL EXCEPTION AMENDMENT APPLICATION  
LEVY COUNTY, FLORIDA

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VIII. The Applicant states that she/he has read and understands the instructions and submission requirements stated in this application. Approval granted by said Commission in no way constitutes a waiver from any applicable Local, State, or Federal regulation.

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

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

Date 5/11/20

**IX. APPLICATION INSTRUCTIONS:**

- (a) An application for a Special Exception Amendment must be accompanied with a fee as per the most recent fee schedule. Please note, application fees may be subject to change. Confirm fee at the time of application.
- (b) If the applicant is not the owner of record of the property, the owner must agree to this application either by signing the application form, or by submitting a notarized letter authorizing the applicant to act as an agent. Owner's authorization is required at the time this application is submitted.
- (c) All required documentation and submission material is required to accompany the application at the time the request is submitted. Applications are screened for completeness. Depending on the proposed use, additional information may be required. Failure to provide all information and submission material required shall delay the public review of the application until such time as all materials are received.
- (d) The minimum criteria for the applicable zoning district must be met uniformly by every change of zoning. These standards are not exclusive of any other standards which may be established by the Board of County Commissioners due to particular circumstances which are unique to the property for which the special exception is being requested.
- (e) Special Exception Amendment applications are processed once a month. Applications received the first day of the month will tentatively be scheduled, advertised and presented at a public hearing the following month. Applications received after the first week of the month will not be scheduled for the following month.
- (f) Any information changes must be submitted, in writing, to the Development Department and received one week prior to the Planning Commission Public Hearing.
- (g) Applications may be submitted as follows:

In Person: Levy County Zoning Department, located on Aitemate 27 (622 East Hathaway Avenue), within the Levy County Building and Zoning Office.

SPECIAL EXCEPTION AMENDMENT APPLICATION  
LEVY COUNTY, FLORIDA

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By Mail: Levy County Zoning Department, Levy County Courthouse, Post Office Box 672, Bronson, Florida, 32621.

- (h) This office will prepare the poster and place it on the property involved in this request.
- (i) Abutting property owners will be notified by mail of the request. "Abutting property" is any property immediately adjacent or contiguous to the property which is the subject of this request or located within 300 (three hundred) feet of the subject property lines including, immediately across any road or public right-of-way for said property.
- (j) The parties in interest shall appear at the hearings in person, by agent, or by attorney. [Levy County Land Development Code, Chapter 50, Section 798, Application Procedures] The Commission, at its discretion, may defer action, or take decisive action on any application.

**Additional Assistance:** If you require further information, please contact the Levy County Development Department at (352) 486-5203 or visit the above address in person.

**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).

<b>Owner of Record</b>	<b>Owner of Record</b>
Name: <u>Florentine Recreation LLC</u>	Name: <u>Joseph Florentine II, MGRM</u>
Address: <u>2400 First Street, Suite 303</u>	Address: <u>SAME</u>
<u>Et. Meyers, Fl 33901</u>	
Phone: <u>732-299-8606</u>	Phone: _____

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 the 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.

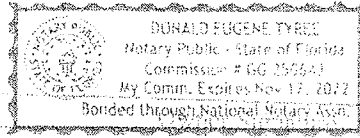
5/11/20  
Date

  
Owner Signature



SPECIAL EXCEPTION AMENDMENT APPLICATION  
LEVY COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF Martin



Sworn to and scribed before me this 11<sup>th</sup> Day of May 2020 by (Name)  
Joseph Florentine

Donald E. Tyree  
Signature - Notary Public  
Identification Expiration Date 5/27/23  
Donald E. Tyree

Personally known

AGENT VERIFICATION (if applicable)

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

Signature - Agent (if applicable)

STATE OF FLORIDA  
COUNTY OF

Sworn to and scribed before me this \_\_\_\_\_ Day of \_\_\_\_\_ 20\_\_\_\_ by (Name)

Signature - Notary Public

Personally known \_\_\_\_\_

Identification Expiration Date \_\_\_\_\_

SPECIAL EXCEPTION AMENDMENT APPLICATION  
LEVY COUNTY, FLORIDA

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OFFICE USE ONLY:

Planning Commission Public Hearing Date: \_\_\_\_\_

Planning Commission Recommendation: Approval  Denial

BOCC Public Hearing Date: \_\_\_\_\_

BOCC Action: Approval  Denial

Ordinance Number: \_\_\_\_\_ Adoption Date: \_\_\_\_\_

Notes, Instructions and Comments:

### **Cedar Key RV Resort, Phase 3**

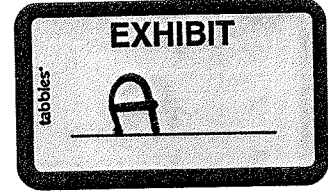
#### **Special Exception Amendment Application Levy County, Florida**

##### **Section VI Response:**

The attached application meets the criteria required for a special exception as set forth in the Land Development Regulations, as follows:

- 1.) This is an amendment to an existing, previously approved, special exception (SEA 1-13) as set forth in Schedule 1, Use Regulations, of Section 50-676 of the Levy County Comprehensive Plan.
- 2.) This is an expansion of the existing, previously approved, Cedar Key RV Resort which included traffic circulation, potable water supply, sanitary sewer disposal and drainage for this Phase 3 expansion.
- 3.) This expansion proposes the addition of 80 RV spaces to an existing 99 unit RV Resort. This expansion, adding 80 spaces is an internal addition. New driveways onto public streets will not be required.
- 4.) The proposed RV Resort expansion property was included in the initial RV Resort plans and the location, shape, topography and capability with surrounding uses fits in with the existing RV Resort development.
- 5.) The proposed expansion site is adjacent to the existing RV Resort to the northwest, and only the 11.18 acres, bordering the existing developed RV Resort, will be used for the addition of the Phase 3 spaces.
- 6.) As stated, this Phase 3 expansion is part of the master planning and the 80 additional spaces will have adequate parking and use existing traffic circulation systems, including the existing ingress/egress.
- 7.) The existing RV Resort has a SRWMD permit and will meet current regulation through the Levy County Development review process.
- 8.) This Phase 3 expansion is development adding to an existing, previously approved, RV Resort Special Exception, which already has an SRWMD permit. Upon approval of this Special Exception Amendment Application, a new SRWMD application will be completed, meeting with current regulations and the Comprehensive Plan requirements, for the Phase 3 expansion.

R 27  
DS 945  
972



R

Prepared by and return to:  
Stephanie L. Emrick  
Norm D. Fugate, P.A.  
P. O. Box 98  
Williston, FL 32696  
352-528-0019  
File Number: 3259

[Space Above This Line For Recording Data]

### Special Warranty Deed

This Special Warranty Deed made this 16th day of September, 2013 between Drummond Community Bank, a Florida banking corporation whose post office address is Post Office Box 1039, Chiefland, FL 32644, grantor, and Florentine Recreation, LLC, a Florida Limited Liability Company whose post office address is 2400 First Street, Suite 303, Fort Myers, FL 33901, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum 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:

SEE ATTACHED EXHIBIT "A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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:

*Stephanie L. Emrick*  
Witness Name: Stephanie L. Emrick

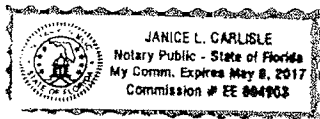
Drummond Community Bank, a Florida banking corporation  
By: *G. Frank Etheridge*  
G. Frank Etheridge, Area President

*Janice L. Carlisle*  
Witness Name: JANICE L. CARLISLE

State of Florida  
County of Levy

The foregoing instrument was acknowledged before me this 16th day of September, 2013 by G. Frank Etheridge of Drummond Community Bank, a Florida banking corporation, on behalf of the corporation. He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



*Janice L. Carlisle*  
Notary Public  
Printed Name: Janice L. Carlisle  
My Commission Expires: \_\_\_\_\_

Florentine Recreation LLC

Special Exception Amendment Application, Phase III

EXHIBIT A

Parcel 1:

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 13 EAST, AND A PART OF THE WEST 1/2 OF NW 1/4 OF SW 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF SE 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY FLORIDA; THENCE N 89°15'37" E ALONG THE SOUTH LINE THEREOF 155.62 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE N 44°15'06" E, 1828.62 FEET TO THE SOUTH RIGHT OF WAY LINE OF SHILOH ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, S 49°50'55" E, 298.40 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S 44°15'04" W, 1552.50 FEET TO THE SOUTH LINE OF THE SAID NE 1/4 OF SE 1/4 OF SECTION 35; THENCE S 89°15'37" W ALONG THE SAID SOUTH LINE 420.82 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT AS DESCRIBED IN INSTRUMENT RECORDED AT O.R. BOOK 1160, PAGE 74, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

# Boundary and Topographic Survey

In Section 35, Township 14 South, Range 13 East, Levy County, Florida

CERTIFIED TO:  
FLORENTINE CREATION, LLC

DESCRIPTION: AS RECORDED IN O.R.B. 1303, PAGE 123  
PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 13 EAST, AND A  
PART OF THE WEST 1/2 OF NW 1/4 OF SW 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 13  
EAST, LEVY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF SE 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH,  
RANGE 13 EAST, LEVY COUNTY FLORIDA, THENCE N 89°15'37" E ALONG THE SOUTH LINE THEREOF  
420.62 FEET TO THE POINT OF BEGINNING; THENCE S 89°15'37" E ALONG THE SOUTH LINE THEREOF  
5.49'50" E, 288.40 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S 44°15'04" W, 1552.30  
FEET TO THE SOUTH LINE OF THE SAID NE 1/4 OF SE 1/4 OF SECTION 35, THENCE S 89°15'37" W  
ALONG THE SAID SOUTH LINE 420.62 FEET TO THE POINT OF BEGINNING.

**SURVEY NOTES:**

- 1) BEARINGS SHOWN HEREON ARE BASED ON S 44°15'04" W FOR THE EAST LINE OF THE SUBJECT LANDS. SAID BEARING IS IDENTICAL TO THE RECORDED DEED.
- 2) BOUNDARY DETERMINED FROM EXISTING AND LOCALLY ACCEPTED MONUMENTATION.
- 3) NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY EXCEPT AS SHOWN.
- 4) FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- 5) PROPERTY LINES SHOULD NOT BE RECONSTRUCTED BASED ON DISTANCES TO IMPROVEMENTS.
- 6) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAYS AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THIS SURVEYOR.
- 7) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- 8) THIS SURVEY IS CERTIFIED ONLY TO THE SURVEY DATE AND NOT THE SIGNING DATE.
- 9) COMPARISON OF THE FIELD MEASUREMENTS TO THE DESCRIPTIVE CALLS ARE SHOWN HEREON WITH THE DESCRIPTIVE CALLS BEING SHOWN IN PARENTHESES ( ).
- 10) BUILDING SETBACK AND ZONING INFORMATION CAN BE OBTAINED BY CONTACTING THE LEVY COUNTY ZONING/BUILDING DEPARTMENT.
- 11) ALL ELEVATIONS SHOWN HEREON ARE BASED NAVD 1988 DATUM, USGS BM J 12.

**FLOOD ZONE NOTE:**  
BASED UPON EXAMINATION OF FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12075004550C, EFFECTIVE 08/26/2015, THE SUBJECT LANDS ARE SHOWN TO BE IN AN UNDESIGNATED FLOOD HAZARD AREA AS INDICATED BY THE 0.1% ANNUAL CHANCE FLOOD, HAVING A BASE FLOOD ELEVATION OF 14 FEET.

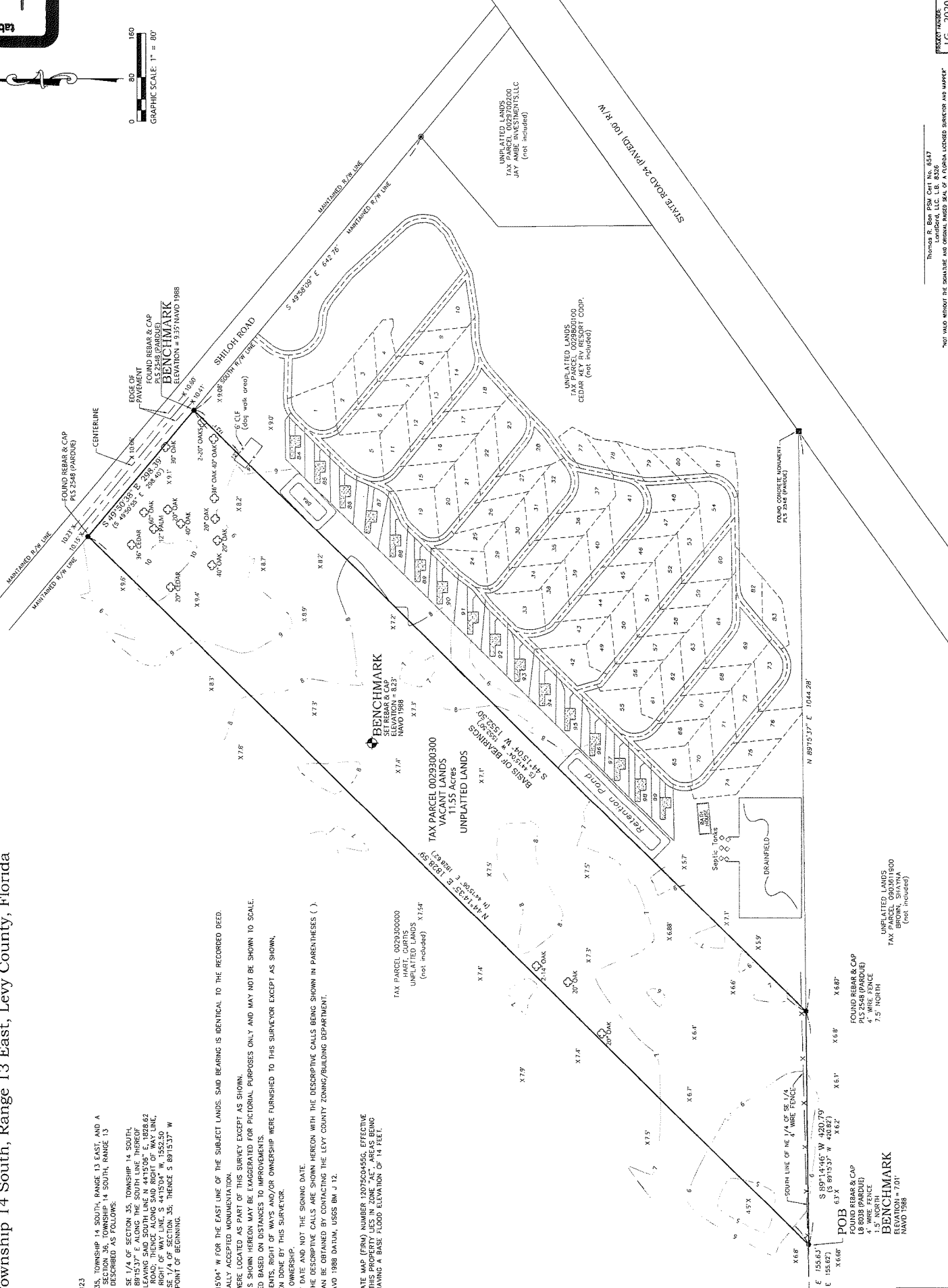
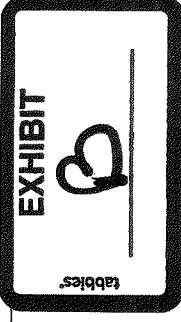
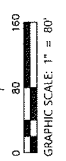
**LEGEND:**

- FOUND 3/4" REBAR & CAP, NO INSTRUMENTATION
- FOUND 4"x4" CONCRETE MONUMENT, NO INSTRUMENTATION
- SET 1/2" REBAR & CAP, L.B. 8235
- FOUND 1/2" REBAR PIPE
- ⊙ BENCHMARK
- ⊕ POWER POLE
- ⊖ POLE (NO REBAR)
- ⊗ SET 1/2" REBAR & CAP, L.B. 8235
- ⊘ OFFICIAL RECORDS BOOK
- ⊙ RIGHT-OF-WAY
- ⊙ POINT OF COMMENCEMENT
- ⊙ PROFESSIONAL LAND SURVEYOR
- ⊙ UNDESIGNATED FLOOD HAZARD AREA
- ⊙ PUBLIC UTILITIES EASEMENT
- ⊙ BALTIMORE STRUCK LINES
- ⊙ 100' WIRE FENCE
- ⊙ 100' WIRE FENCE
- ⊙ IMPERVIOUS SURFACE
- ⊙ FURNISHED SURFACE
- ⊙ CONCRETE PIPE

**POC**  
THE SW CORNER OF THE  
NE 1/4 OF SE 1/4 OF SECTION 35-34-13  
FOUND CONCRETE  
MONUMENT NO ID

**LANDGARD, LLC**  
16319 N.W. 120TH PLACE  
ALACHUA, FLORIDA  
352.483.0640  
Licensed Business No. 8335

**CHOWN BY: MCM**  
CHECKED BY: TRB  
FIELD BOOK: 2, PAGE 35  
FIELD WORK DATE: 2/29/2020  
DWN. DATE: 3/4/2020



Thomas R. Bon PSM Cert No. 6547  
Landgard, LLC, L.B. 8336  
PROJECT NUMBER: LG - 2020-0035

NOT VALID WITHOUT THE SIGNATURE AND EXHIBIT NUMBER SEAL OF A Florida-licensed SURVEYOR AND SURVEY





EXHIBIT  
tabbies  
D  
NE end looking NE





EXHIBIT  
D  
NE end looking NW

tabbles®



EXHIBIT  
D  
NE end 100 King SE

tabbles



EXHIBIT

tabbles

D

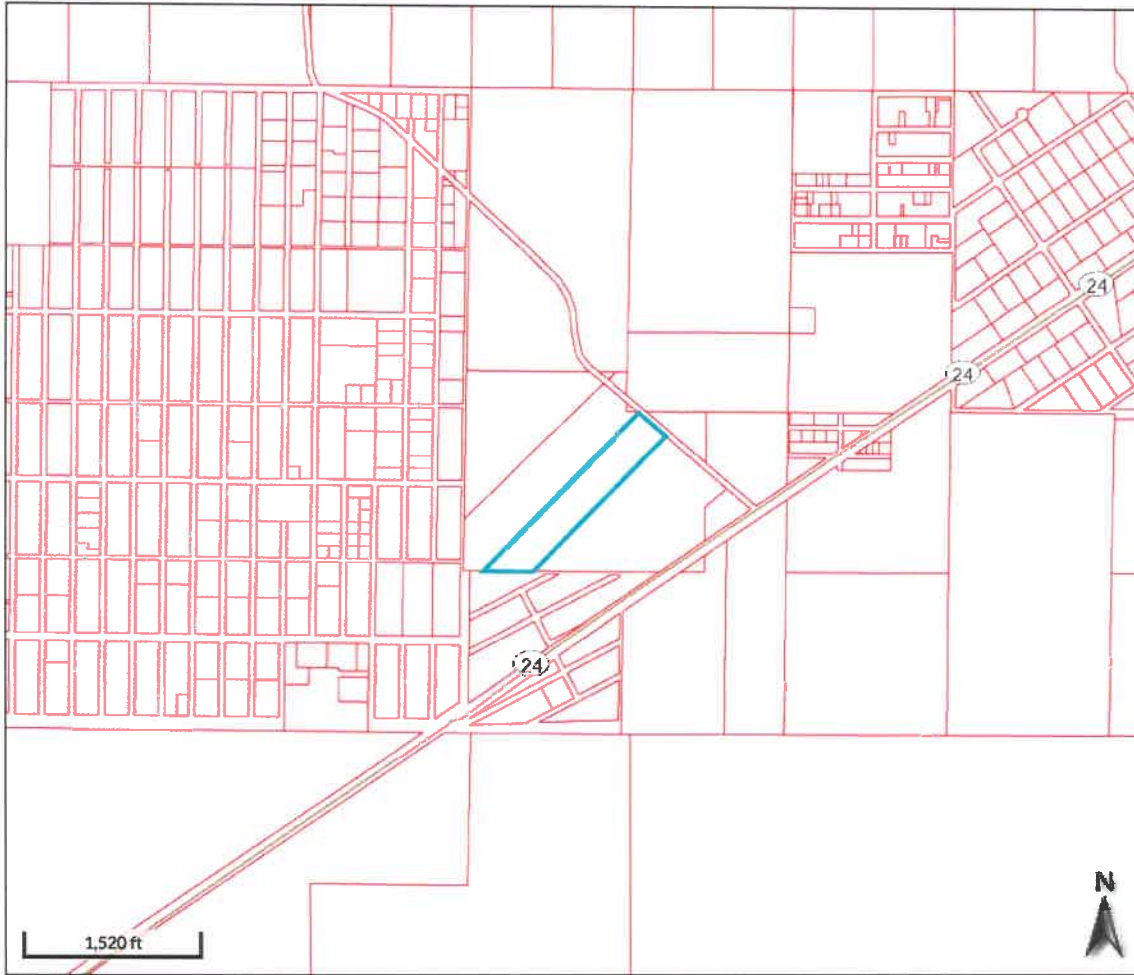
SW end looking NW



EXHIBIT  
D  
SW end looking SE



tabbies  
**EXHIBIT**  
D  
Sw end looking Sw



Overview



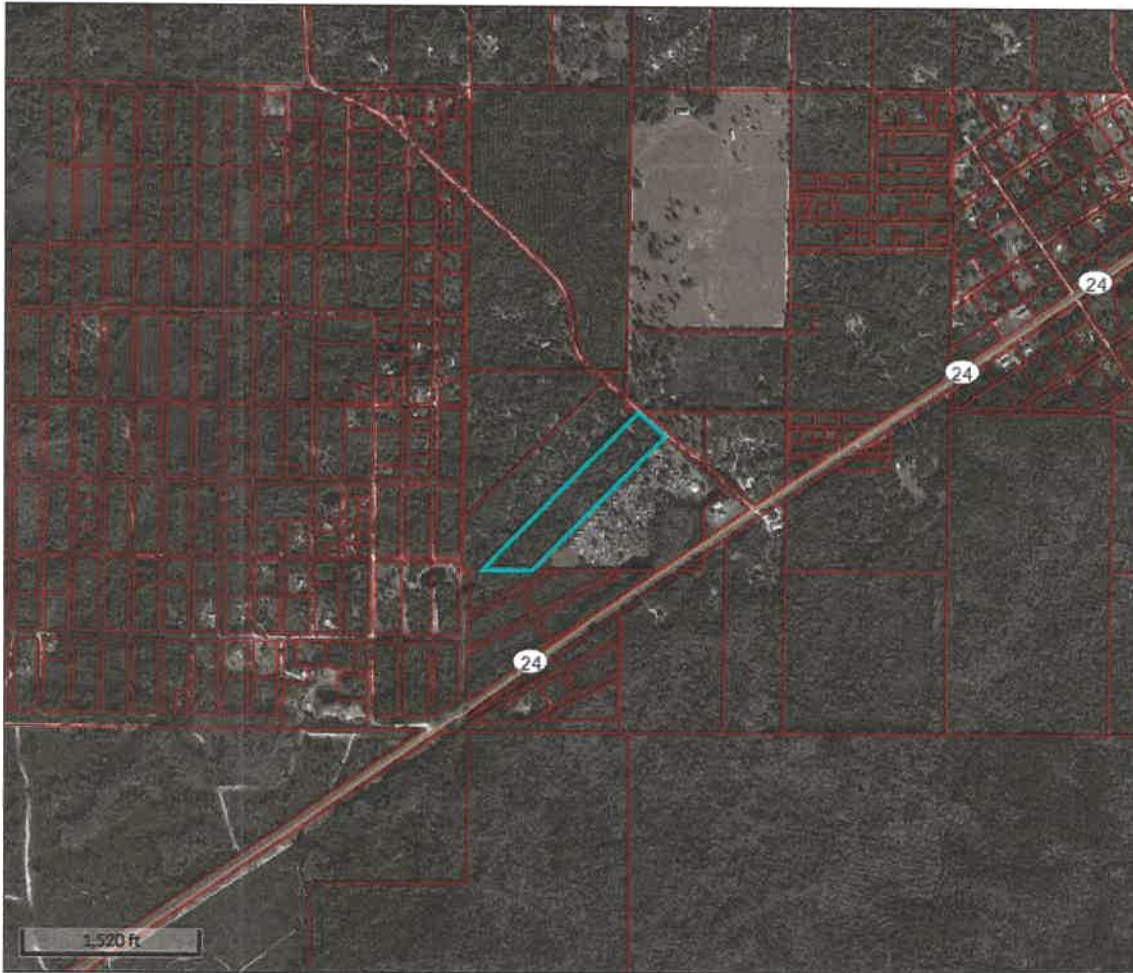
Legend

- Parcels
- Roads
- City Labels

<b>Parcel ID</b>	0029300300	<b>Physical</b>		<b>Building Value</b>	\$0	<b>Last 2 Sales</b>			
<b>Property Class</b>	0000 - VAC LAND	<b>Address</b>		<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>Mailing Address</b>	FLORENTINE RECREATION LLC	<b>Market Land Value</b>	\$37,913	9/16/2013	\$135000	12	U
<b>Acres</b>	12.23	<b>Address</b>	2400 FIRST ST SUITE 303 FORT MYERS FL 33901	<b>Ag Land Value</b>	\$37,913	4/22/2011	\$664600	12	U
				<b>Just Value</b>	\$37,913				
				<b>Assessed Value</b>	\$37,913				
				<b>Taxable Value</b>	\$37,913				

Date created: 10/30/2019  
 Last Data Uploaded: 10/29/2019 7:22:31 PM

Developed by Schneider GEOSPATIAL



**Overview**



**Legend**

-  Parcels
-  Roads
-  City Labels

<b>Parcel ID</b>	0029300300	<b>Physical Address</b>		<b>Building Value</b>	\$0	<b>Last 2 Sales</b>			
<b>Property Class</b>	0000 - VAC LAND	<b>Mailing Address</b>	FLORENTINE RECREATION 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>	2400 FIRST ST SUITE 303	<b>Market Land Value</b>	\$37,913	9/16/2013	\$135000	12	U
<b>Acres</b>	12.23		FORT MYERS FL 33901	<b>Ag Land Value</b>	\$37,913	4/22/2011	\$664600	12	U
				<b>Just Value</b>	\$37,913				
				<b>Assessed Value</b>	\$37,913				
				<b>Taxable Value</b>	\$37,913				

Date created: 10/30/2019  
Last Data Uploaded: 10/29/2019 7:22:31 PM

Developed by  **Schneider**  
GEOSPATIAL

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF LEVY COUNTY, FLORIDA

IN RE: SPECIAL EXCEPTION APPLICATION SEA 1-13 TO SE 1-06  
FLORENTINE RECREATION LLC, Applicant

ORDER TO APPROVE

THE BOARD OF COUNTY COMMISSIONERS OF LEVY COUNTY, FLORIDA, on February 4, 2014, after due public notice, being empowered under Chapter 50, Article XIII, Division 5, Subdivision I, Levy County Code, to hear and decide requests for special exceptions, does hereby make the following statements and issues the following Order as to the above special exception amendment to add 16 additional RV spaces and an additional bathhouse to the existing RV park approved by the existing SE 1-06, as previously amended by SEA 1-08:

1. On February 4, 2014, the Board of County Commissioners conducted a public hearing on Application SEA 1-13, an amendment to SE 1-06, as previously amended by SEA 1-08, at which public hearing, the Board heard and considered the presentations, if any, of the Applicant and other parties in opposition to, and in favor of, Application SEA 1-13.

2. At the public hearing on Application SEA 1-13, the Board of County Commissioners was presented with and considered the Staff Report of the Development Department, dated December 16, 2013, regarding Application SEA 1-13 ("Staff Report").

3. Based on the findings and analysis presented in the Staff Report and the evidence presented at the public hearing on Application SEA 1-13, the Board of County Commissioners has determined that the applicable requirements, criteria, or standards set forth in Chapter 50, Article XIII, Division 5, Subdivisions I and II, and in Section 50-746 (formerly 50-877), Levy County Code, have been met, provided that certain conditions apply.

Accordingly, it is hereby

**ORDERED** that Application SEA 1-13 is hereby approved for the property described in Exhibit "A" attached hereto and incorporated herein by this reference, subject to the following conditions:

CONDITIONS OF APPROVAL

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 Florentine Recreation, LLC, or any of its successors or assigns.

*Application SEA 1-13* shall mean the request filed by Applicant with the County for a special exception amendment to add 16 additional RV park spaces and an additional bathhouse to an RV park previously approved by SE 1-06, as amended by SEA 1-08, including the

Instrument # 585562  
OR BK 1315 Pages 399-6pg(s)  
RECORDED 02/06/2014 at 09:36 AM  
Danny J. Shipp, Levy County Clerk, Florida

DEPUTY CLERK MB



completed application form and all additional documents submitted by the Applicant as part of the Application.

*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.

*Regulatory Agency* shall mean any federal, state, regional, or local governmental or regulating agency, authority, or other entity with jurisdiction over any of the activities, uses, operations, facilities or construction proposed or contemplated by Application SEA 1-13, approved by this Order, or required or governed by these Conditions of Approval.

*Regulatory Permit* shall mean any permit or approval, in whatever form, required, issued or granted by any Regulatory Agency for the activities, uses, operations, facilities or construction proposed by Application SEA 1-13, approved by this Order, or required or governed by these Conditions of Approval.

*SE 1-06* shall mean special exception application 1-06 for an RV park on the Subject Property, approved by the Board of County Commissioners on June 6, 2006.

*SEA 1-08* shall mean the amendment to SE 1-06 approved by the Board of County Commissioners on April 8, 2008.

*Subject Property* shall mean the property described on Exhibit "A" attached hereto.

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.

3. The approval granted by this Order is for the use of the Subject Property for the development of 16 additional RV spaces and one additional bathhouse to the existing RV park approved by SE 1-06, as amended by SEA 1-08. The approval granted by this Order is also subject to any and all conditions or requirements contained in Section 50-746 (formerly 50-877), Levy County Code, for travel trailer parks, regardless of whether such condition or requirement is expressly set forth in these Conditions of Approval. In addition, the conditions contained in SEA

1-08 that are not amended by this Order shall remain in full force and effect.

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 Regulatory 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 a Regulatory Agency or undertakes actions that result in violation of state or federal law.

5. The Applicant shall obtain any and all Regulatory Permits by any and all applicable Regulatory Agency or Agencies (other than the Department) and provide copies of such Regulatory Permits or exemptions to the Department at the time of the submittal of an application for a construction and development permit for the improvements contemplated by Application SEA 1-13 and prior to the commencement of any development on the Subject Property related to Application SEA 1-13.

6. No travel trailer (RV) may be tied down, blocked up, added onto, or otherwise made to be immobile. No "park models" or other recreational vehicles requiring building permits or permanent blocking shall be permitted due to the location being in Special Flood Hazard Areas.

7. Storage facilities shall not be provided. Both permanent and temporary storage of boats or RV's within the boundaries of the RV park are expressly prohibited.

8. If an evacuation order is given, all travel trailers (RVs) are required to be evacuated. The Applicant shall provide written assurances that this can and will be accomplished.

9. Setbacks:

a. No permanent buildings or structures shall be permitted within 100 feet of property with Natural Reservation land use designation.

b. No RV's or RV spaces shall be permitted closer than 40 feet to any property line, or 50 feet to any public road rights-of-way.

c. A minimum building setback of 25 feet shall be maintained for all structures (including dumpsters) to all property lines, with no improvements other than fencing, water lines, sewer lines, electric lines, lamp posts walkways or sidewalks; fencing, berms and planted vegetation allowed within the required setback area.

d. A minimum building setback of 50 feet shall be maintained from Shiloh Road to comply with the Schedule 2, Lot, Yard and Height Regulations, of Article XIII, Zoning; Division 3., District Regulations; Section 50-676, Generally.

10. Any expansion of the special exception use authorized by this Order, SE 1-06 and SEA 1-08, any deviation from the mapping submitted by Application SEA 1-13, SE 1-06 and SEA

1-08, and any additional RV spaces shall not be permitted without an amendment to the special exception, which must be heard by the Planning Commission and approved by the Board of County Commissioners.


11. Unless an extension is granted by the Board of County Commissioners, construction of the improvements contained in Application SE 1-13 shall begin within 18 months from the date of this Order or the approval granted by this Order becomes null and void.

**DONE AND ORDERED** effective as of this 4th day of February, 2014.

BOARD OF COUNTY COMMISSIONERS  
OF LEVY COUNTY, FLORIDA

  
\_\_\_\_\_  
Ryan Bell, 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:

  
\_\_\_\_\_  
Anne Bast Brown, County Attorney

legal/misc/cedarkeyrv.se.order.approve.final  
LR2008-69

EXHIBIT A-DEED-PAGE 1

Parcel 1:

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 13 EAST, AND A PART OF THE WEST 1/2 OF NW 1/4 OF SW 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF SE 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY FLORIDA; THENCE N 89°15'37" E ALONG THE SOUTH LINE THEREOF 155.62 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE N 44°15'06" E, 1828.62 FEET TO THE SOUTH RIGHT OF WAY LINE OF SHILOH ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, S 49°50'55" E, 298.40 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S 44°15'04" W, 1552.50 FEET TO THE SOUTH LINE OF THE SAID NE 1/4 OF SE 1/4 OF SECTION 35; THENCE S 89°15'37" W ALONG THE SAID SOUTH LINE 420.82 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT AS DESCRIBED IN INSTRUMENT RECORDED AT O.R. BOOK 1160, PAGE 74, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

Parcel 2:

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 13 EAST, AND A PART OF THE WEST 1/2 OF NW 1/4 OF SW 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF SE 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY FLORIDA; THENCE N 89°15'37" E ALONG THE SOUTH LINE THEREOF 576.44 FEET TO THE POINT OF BEGINNING; THENCE LEAVING THE SAID SOUTH N 44°15'04" E, 1552.50 FEET TO THE SOUTH RIGHT OF WAY LINE OF SHILOH ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, S 49°50'55" E, 110.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S 44°15'06" W, 1450.42 FEET TO THE SOUTH LINE OF THE SAID NE 1/4 OF SE 1/4 OF SECTION 35; THENCE S 89°15'37" W ALONG THE SAID SOUTH LINE 155.52 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT AS DESCRIBED IN INSTRUMENT RECORDED AT O.R. BOOK 1160, PAGE 74, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

Parcel 3:

PART OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA, SAID LANDS LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 24 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SE CORNER OF THE WEST 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 14, RANGE 13 EAST, LEVY COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE THEREOF, S 89°15'37" W, 197.21 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 24; THENCE LEAVING THE SAID SOUTH LINE, RUN ALONG RIGHT OF WAY LINE OF SAID STATE ROAD 24, N 54°25'11" E, 241.47 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S 00°20'01" E, 137.95 FEET TO THE POINT OF BEGINNING.

PHASE 3

EXHIBIT A-DEED-PAGE 2

Parcel 4:

PART OF SECTIONS 35 AND 36, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA, SAID LANDS ALL LYING WEST OF THE WEST RIGHT OF WAY LINE OF STATE ROAD 24 AND SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SHILOH ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF NE 1/4 OF SE 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 13 EAST, THENCE ALONG THE SOUTH LINE THEREOF N 89°15'37" E, 731.63 FEET; THENCE CONTINUE ALONG SAID LINE, N 89°15'37" E, 591.70 FEET TO THE SW CORNER OF THE WEST 1/2 OF NW 1/4 OF SW 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 13 EAST, THENCE ALONG THE SOUTH LINE OF THE SAID WEST 1/2, N 89°15'37" E, 297.06 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 24; THENCE LEAVING SAID SOUTH LINE, RUN ALONG THE RIGHT OF WAY LINE OF SAID STATE ROAD 24, N 54°26'04" E, 455.80 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY LINE, N 00°20'01" W, 280.34 FEET; THENCE N 49°17'24" E, 214.03 FEET TO THE SOUTH RIGHT OF WAY LINE OF SHILOH ROAD; THENCE ALONG THE SAID RIGHT OF WAY LINE S 50°23'39" E, 256.85 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 24; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN ALONG THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD 24, S 54°26'04" W, 440.63 FEET TO THE POINT OF BEGINNING.

Parcel 5:

PART OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA, SAID LANDS LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF SHILOH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE WEST 1/2 OF NW 1/4 OF SW 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA, THENCE ALONG THE NORTH LINE THEREOF, N 89°04'49" E, 155.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH LINE OF WEST 1/2 OF NW 1/4 OF SW 1/4 OF SAID SECTION 36, N 89°04'49" E, 512.44 FEET TO THE NE CORNER OF SAID WEST 1/2; THENCE LEAVING SAID NORTH LINE, RUN ALONG THE EAST LINE OF THE SAID WEST 1/2, S 00°20'03" E, 453.91 FEET TO THE NORTH RIGHT OF WAY LINE OF SHILOH ROAD; THENCE LEAVING SAID EAST LINE, RUN ALONG THE RIGHT OF WAY LINE OF SAID SHILOH ROAD, N 49°49'25" W, 681.62 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, N 44°15'07" E, 8.29 FEET TO THE POINT OF BEGINNING.

## Detail by Entity Name

Florida Limited Liability Company  
FLORENTINE RECREATION, LLC

### Filing Information

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**FEI/EIN Number** 46-3222026  
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**Effective Date** 07/19/2013  
**State** FL  
**Status** ACTIVE

### Principal Address

2400 FIRST ST  
SUITE 303  
FORT MYERS, FL 33901

Changed: 03/24/2017

### Mailing Address

2400 FIRST ST  
SUITE 303  
FORT MYERS, FL 33901

Changed: 03/24/2017

### Registered Agent Name & Address

TYREE, TIFFANY  
2400 FIRST ST  
SUITE 303  
FORT MYERS, FL 33901

Name Changed: 03/26/2014

Address Changed: 03/24/2017

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

FLORENTINE, JOSEPH, II  
2400 FIRST ST  
SUITE 303  
FORT MYERS, FL 33901

Title Authorized Representative

Tyree, Donald E  
2400 FIRST ST  
SUITE 303  
FORT MYERS, FL 33901

### Annual Reports