

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

**IN RE: SPECIAL EXCEPTION APPLICATION SEA 01-20 TO SE 1-06
JOSEPH FLORENTINE II, and
FLORENTINE RECREATION, LLC, Applicant**

ORDER TO APPROVE

THE BOARD OF COUNTY COMMISSIONERS OF LEVY COUNTY, FLORIDA, on November 3, 2020, 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 80 additional RV spaces to the existing RV resort park approved by the existing SE 1-06, as previously amended by SEA 1-08 and SEA 1-13, such addition of the 80 RV spaces to be known as Phase III:

1. On November 3, 2020, the Board of County Commissioners conducted a public hearing on Application SEA 01-20, an amendment to SE 1-06, as previously amended by SEA 1-08 and SEA 1-13, 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 01-20.

2. At the public hearing on Application SEA 01-20, the Board of County Commissioners was presented with and considered the Staff Report of the Development Department, dated August 7, 2020, regarding Application SEA 01-20 ("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 01-20, 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 Joseph Florentine II and Florentine Recreation, LLC, jointly and severally or any of his or its successors or assigns.

Application SEA 01-20 shall mean the request filed by Applicant with the County for a special exception amendment to add 80 additional RV spaces to an existing RV park previously approved by SE 1-06, as amended by SEA 1-08 and SEA 1-13, such addition of the 80 RV spaces to be known as Phase III, including the 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 01-20, 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 01-20, 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.

SEA 1-13 shall mean the amendment to SE 1-06, as previously amended by SEA 1-08, approved by the Board of County Commissioners on February 4, 2014.

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. This Order is for the use of the Subject Property for the development of 80 additional RV spaces to the existing RV park approved by SE 1-06, as amended by SEA 1-08 and SEA 1-13, such addition of the 80 RV spaces to be known as Phase III. 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 and SEA 1-13 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 prior to the use of any of the additional 80 RV spaces on the Subject Property as contemplated by Application SEA 01-20.

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. a) Except as otherwise provided herein, setbacks for development of the RV spaces proposed in Application SEA 01-20 will comply with Schedule 2, Lot, Yard and Height Regulations, of Section 50-676, Levy County Code, with no improvements allowed within the required setback areas. In the event of any conflict between setbacks set forth in Schedule 2, Section 50-676, Levy County Code, and this Order, the more restrictive shall apply.

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

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 or 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, of Section 50-676, Levy County Code.

10. Any expansion of the special exception use authorized by this Order, SE 1-06, SEA 1-08, and SEA 1-13, or any deviation from the mapping submitted by Application SEA 01-20, SE 1-06, SEA 1-08, or SEA 1-13, shall not be permitted without a special exception amendment to SE 1-06, as previously amended by SEA 1-08, SEA 1-13, and this Order, which special exception amendment must be heard by the Planning Commission and approved by the Board of County Commissioners.

11. Prior to the use of the use of any of the additional 80 RV spaces on the Subject Property as contemplated by Application SEA 01-20, all driveways and aisles on the Subject Property shall be paved, except those aisles and driveways that will serve fewer than 20 RV spaces.

11. Unless an extension is granted by the Board of County Commissioners, construction of the improvements contained in Application SE 01-20 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 3rd day of November, 2020.

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

Matthew Brooks, 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.sea01-20.order.approvesite
LR2006-69

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, 298.49 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.

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

**IN RE: SPECIAL EXCEPTION APPLICATION SEA 01-20 to SE 1-06
JOSEPH FLORENTINE II AND FLORENTINE RECREATION, LLC,
Applicant**

ORDER TO DENY

THE BOARD OF COUNTY COMMISSIONERS OF LEVY COUNTY, FLORIDA, on November 3, 2020, 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 80 additional RV spaces to the existing RV park approved by the existing SE 1-06, as previously amended by SEA 1-08 and SEA 1-13:

1. On November 3, 2020, the Board of County Commissioners conducted a public hearing on Application SEA 01-20, 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 01-20.

2. At the public hearing on Application SEA 01-20, the Board of County Commissioners was presented with and considered the Staff Report of the Development Department, dated August 7, 2020, regarding Application SEA 01-20 ("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 01-20, 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 not been met.

Accordingly, it is hereby

ORDERED that Application SEA 01-20 is hereby denied.

DONE AND ORDERED effective as of this 3rd day of November, 2020.

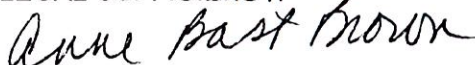
**BOARD OF COUNTY COMMISSIONERS
OF LEVY COUNTY, FLORIDA**

ATTEST:

Matthew Brooks, Chair

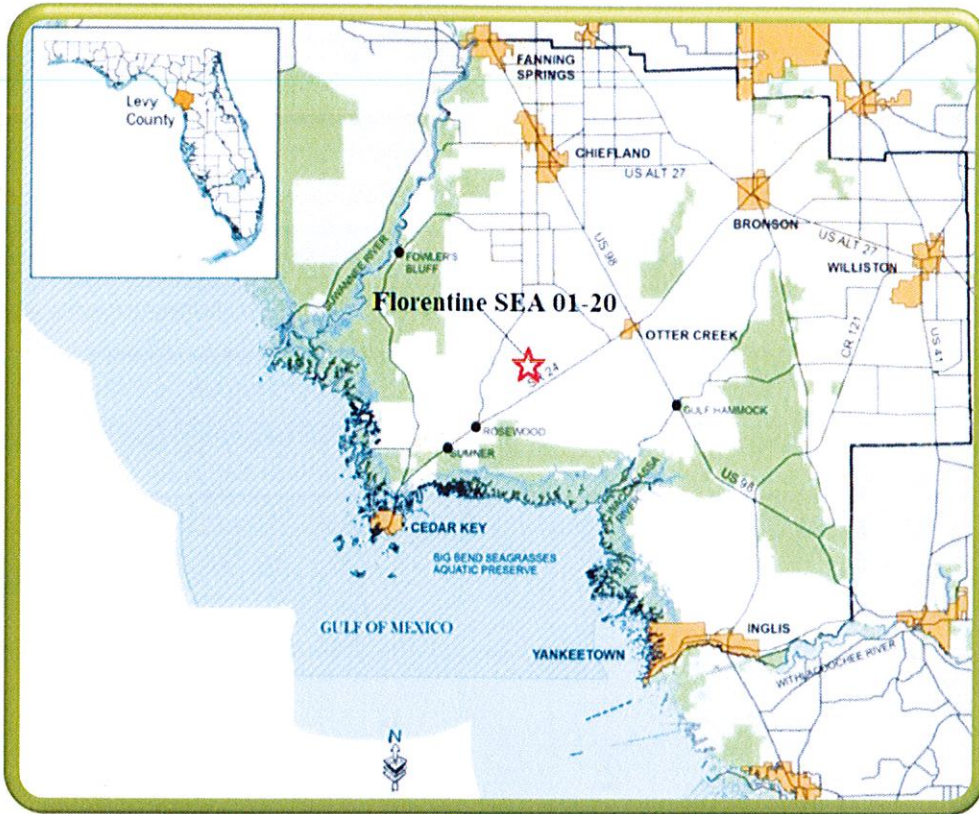
Danny J. Shipp, Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



Anne Bast Brown, County Attorney

**Levy County Staff Report for Florentine Recreation, LLC
Special Exception Amendment (SEA 01-20)**



PREPARED BY LEVY COUNTY
DEVELOPMENT DEPARTMENT
OCTOBER 21, 2020

FOR THE LEVY COUNTY
BOARD OF COUNTY
COMMISSIONERS

LEVY COUNTY DEVELOPMENT DEPARTMENT STAFF REPORT

FLORENTINE RECREATION, LLC SPECIAL EXCEPTION AMENDMENT (SEA 01-20)

To: Levy County Board of County Commissioners
From: Development Department

Applicant/Owner: Florentine Recreation, LLC
Joseph Florentine II

Proposed Project Name: Cedar Key RV Resort, Phase III

Legal Description: Parcel 1 of the NE /14 of the SE ¼ of Section 35, Township 14S, Range 13E, and a part of the W ½ of the NW ¼ of the SW ¼ of Section 36, Township 14S, Range 13E, Levy County, Florida.

Parcel ID Number: 00293-003-00 (12.23 acres)

Total Project Area: 11.18 acres more or less

Current Zoning Designation: "FRR" Forestry/Rural Residential

Existing Use of Property: Vacant

Description of the Requested Amendment Application:

The amendment application is a request to add eighty (80) RV sites that will be an extension on the northwest side of the existing RV resort property (SEA 1-13)

Staff Review based on the submitted application: Staff comments will be highlighted in green following the applicable code sections of the general and specific review criteria for the selected special exception use.

DIVISION 5. - STANDARDS AND REQUIREMENTS FOR SPECIAL EXCEPTIONS,
CONDITIONAL USE PERMITS, VARIANCES, AND APPEALS

Subdivision I. - Special Exceptions In General

Sec. 50-796. - Generally.

Special exceptions, as enumerated in Schedule 1. Use Regulations, of section 50-676 hereof, or as contained in the Levy County Comprehensive Plan shall be permitted only upon authorization by the board of county commissioners subsequent to review by the planning commission. In granting any special exception, the board of county commissioners may require appropriate conditions and safeguards, made a part of the terms on which the special exception is granted, which if not complied

with shall be deemed a violation of this article. The board of county commissioners may grant an application for special exception, provided that such application for special exception and the uses proposed therein shall be found by the board of county commissioners to comply with the following requirements or criteria and any other applicable requirements, criteria or standards set forth in this article.

(1) That the use is a special exception as set forth in Schedule 1. 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 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 this [division 5](#) and with any specific requirements for the use contained in subdivision II of division 3 hereof.

Sec. 50-746. Travel Trailer Parks

The following provisions apply to travel trailer parks:

(1) All driveways and aisles shall be paved, except those which serve less than 20 spaces.

(2) Pads and individual lots may remain unpaved.

(3) On-site water retention shall be adequate to retain the 25-year storm.

(4) Approval shall be conditional upon approval of the:

a. Water system by the state department of environmental protection and F.A.C. ch. 17-22.

b. Sewer system by the county health department and F.A.C. ch. 10D-26.

c. Location, construction, equipment and operation by state department of health and F.S. ch. 513.

(5) Each travel trailer park shall be limited to one ingress point and one egress point, plus an emergency drive.

(6) Each travel trailer park may include accessory commercial facilities, such as laundromats and convenience stores, as a part of the project; however, such uses shall be of a scale and location as to primarily serve the needs of the renters within the park.

(7) In any floodprone area, no travel trailer may be tied down, blocked up, added onto, or otherwise made to be immobile.

**** The subject property is located within the 100 year flood plain, a non-coastal high hazard zone. (The property lies within an AE zone, Elevation 14 feet)**

(8) Both permanent and temporary storage on-site are expressly prohibited in floodprone areas.

**** The subject property is located within the 100 year flood plain, a non-coastal high hazard zone. (The property lies within an AE zone, Elevation 14 feet)**

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

(10) Setbacks shall be established in schedule 2 of the district regulations, with no improvements allowed within the required setback area.

(1991 LDR ch. 79, § 6.01(G)(37); Ord. No. 2007-03, § 22, 7-17-2007)

Subdivision II. - Special Exception Review Standards

Sec. 50-816. - Compliance.

An application for a special exception shall be approved only if it meets all of the requirements, criteria and standards contained in subdivision I and subdivision II of this [division 5](#) as well as any other requirements for the requested use contained in subdivision II of division 3 or elsewhere in this chapter. Any requirements, criteria, standards, or conditions are not exclusive of any other requirements, criteria, standards, or conditions which may be established by the board of county commissioners due to particular circumstances which are unique to the property or to the application for which the special exception is being requested. Because a special exception is not normally permitted in a particular zoning district, the burden is upon the applicant to document that special exception meets all of the applicable requirements, criteria and standards and that the granting of the special exception will not create a hardship upon adjacent properties as they are currently being used or as they may be used in the future in accordance with the uses allowed in their respective land use map designations and zoning districts.

***Special Exception Amendment shall be approved only if it meets all of the standards in this subdivision.**

(1991 LDR ch. 79, § 6.01(B); Ord. No. 2007-03, § 24, 7-17-2007)

Sec. 50-817. - General standards.

(a) The special exception use shall be consistent with the regulations of this article.

(b) The special exception use shall be consistent with the comprehensive plan for the county.

(c) The special exception use shall be provided for an effective and unified treatment of the development possibilities on the project site making appropriate provision for the preservation of scenic features and amenities of site and the surrounding areas.

(d) The special exception use shall be planned and developed to harmonize with any existing or projected development in the area surrounding the project site.

***Staff finds the special exception amendment to be consistent with the general standards set forth in this Section 50-817 of the Land Development Code.**

(1991 LDR ch. 79, § 6.01(B)(1))

Sec. 50-818. - Design standards.

(a) All buildings in the layout and design shall be an integral part of the development and shall have convenient access to and from adjacent uses and blocks.

(b) Individual buildings shall be related to each other in design, masses, materials, placement and connections to provide a visually and physically integrated development.

(c) Treatment of the sides and rear of all buildings within the planned development group shall be comparable in amenity and appearance to the treatment given to street frontage of these same buildings.

(d) The design of buildings and the parking facilities shall take advantage of the topography of the project site, where appropriate, to provide separate levels of access.

(e) All building walls shall be so oriented as to ensure adequate light and air exposure to the rooms within.

(f) All buildings shall be arranged so as to avoid undue exposure to concentrated loading or parking facilities wherever possible, and shall be so oriented as to preserve visual and audible privacy between adjacent buildings.

(g) All buildings shall be arranged so as to be accessible to emergency vehicles.

***Staff finds the site plan provides adequate access to emergency vehicles as shown on the master plan provided.**

(1991 LDR ch. 79, § 6.01(B)(2))

Sec. 50-819. - Landscape design standards.

(a) Landscape treatment for plazas, roads, paths, service and parking areas shall be designed as an integral part of a coordinated landscape design for the entire project area.

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

(c) Whenever appropriate, existing trees shall be conserved and integrated into the landscape design plan.

(d) All streets bordering the project area shall be planted at appropriate intervals with street trees.

***The landscape plan was included in the master plan and found to be adequate.**

Sec. 50-820. Circulation system design standards.

***The circulation system design standards are part of the master plan (SE 1-06).**

Sec. 50-821. Parking and loading design standards.

***There are no loading docks or exclusive pedestrian walkways proposed with the project, as is typical of most recreational vehicle parks. Staff finds the submitted application and site plan sufficiently address the applicable parts of this code section except for landscaping, which is part of the master plan on file.**

Sec. 50-823. Visual Barriers.

***Staff finds this section of the code to be consistent with the master plan approved with Special Exception No. SE 1-06.**

Sec. 50-775. Site Plans.

***Staff finds the Special Exception Amendment application complies with this code section.**

APPLICANT'S RESPONSES:

(1) That the use is a special exception as set forth in Schedule 1. Use Regulations, of [section 50-676](#) hereof or as set forth in the Levy County Comprehensive Plan.

➤ *This is an amendment to an existing, previously approved, special exception (SEA 1-13) as set forth in Schedule I, Use Regulations, of Section 50-676 of 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.

➤ *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) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

➤ *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) 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.

➤ 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) 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.

➤ 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 space.

(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.

➤ As stated, this Phase 3 expansion is part of the master planning and the 80 additional spaces will have adequate parking and use of existing traffic circulation systems, including the existing ingress/egress.

(7) That the use conforms with all applicable regulations governing the district where located, as may otherwise be determined for large-scale developments.

➤ The existing RV Resort has a SRWMD permit and will meet current regulation through the Levy County Development Review process.

(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 this [division 5](#) and with any specific requirements for the use contained in subdivision II of division 3 hereof.

➤ 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.

Staff Recommendation:

Should the Board of County Commissioners, find the requested Special Exception Amendment to SE 5-02 sufficient and consistent with the Comprehensive Land Use Plan and the Land Development Code, the Planning Commission recommends the following conditions be applied to such approval:

1. The Special Exception Amendment Use Permit is granted for the use of the property for the development of 80 additional RV spaces to an existing RV park, known as Phase III.

2. The conditions set forth herein for the approval of the Special Exception Amendment Use Permit shall apply to the applicant (s), owners (s) or their assigns.
3. Any deviation from the submitted mapping will require an amendment to the application by the Planning Commission and Board of County Commissioners.
4. No travel trailer 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 a Special Flood Hazard Area.
5. Storage facilities shall not be provided. Both permanent and temporary storage of boats or RV's within the boundaries of the R park are expressly prohibited.
6. If an evacuation order is given, all travel trailers are required to be evacuated. The applicant shall provide written assurances that this will can and will be accomplished.

SETBACKS:

7. a. Setbacks shall be established in schedule 2 of the district regulations, with no improvements allowed within the required setback area.
 - b. No permanent buildings or structures shall be permitted within 100 feet of parcels identified as Natural Reservation.
 - 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' shall be maintained from Shiloh Road to comply with the Schedule 2, Lot, Yard and Height Regulations, of Article III, Zoning, Division 4. District Regulations; Section 50-776. Generally.
8. All driveways and aisles shall be paved, except those which serve less than 20 spaces.
9. Unless an extension is granted by the BOCC, construction of Phase III of the Special Exception Amendment Use shall begin within 18 months from the approval or the special exception amendment use (permit) application becomes null and void.