



**LEVY COUNTY  
PLANNING & ZONING DEPARTMENT**

320 Mongo Street • Bronson, FL 32621 • 352-486-5203  
Fax – 352-486-5405 • email: [LCPZ@levycounty.org](mailto:LCPZ@levycounty.org)

**APPLICATION FOR SPECIAL EXCEPTION**

**DO NOT SUBMIT THIS APPLICATION UNTIL AFTER YOU HAVE ATTENDED A FIRST STEP MEETING WITH COUNTY STAFF TO REVIEW YOUR PROPOSED USE.**

Please insert the date of the meeting: \_\_\_\_\_

Agent Name (if applicable): William Menadier

Agent Address: PO Box 636 Alachua, FL 32616

Agent Telephone: 386-347-5133

Agent Email: wmenadier@menadier.com

Owner(s) Name: James Asbury

Owner(s) Address: 1451 NE State Road 121 Williston, FL 32696

Owner(s) Telephone: 352-812-1320

Owner(s) Email: asburyupc@yahoo.com

Parcel ID Number(s): 04195-000-00

Property address (if applicable): 5651 NE 167TH CT Williston, FL 32696

Acreage: 12.39 acres

FLOOD ZONE: Zone X

Current FLU Designation: AG/Rural Residential

Current Zoning Designation: AG/Rural Residential

**What Special Exception are you applying for (initial one):**

\_\_\_\_\_ 50-756. Agricultural operation, intensive.

WM 50-757. Educational facilities.

\_\_\_\_\_ 50-758. Recreational Vehicle (RV) Park/Campground

\_\_\_\_\_ 50-759. Mining.

\_\_\_\_\_ 50-760. Place of Religious Assembly, Civic Organization or Membership Club with outdoor uses.

\_\_\_\_\_ 50-761. Electric Generating Facilities.

**Please describe below the nature of your request:**

The nature of the request for the expansion of Next Generation Christian Academy started with Phase I of the project, which includes the existing classroom building on the south end of the parcel with paved accessibility parking and a grass driveway. The current improvements in Phase II consist of paving the remaining parking spaces and a Stormwater Management Plan for the addition of the proposed 60' x 80' multi-purpose building that will be used for will provide space for children to play, host graduation ceremonies, etc. In future improvements, Phase III will be to propose a church on the northeast end west of the Phase II multi-purpose building. Phase III will have a concept plan proposing additional paved parking for the withal of the church. Phase III will comply with any county codes and regulations required, as stated in the Levy County Code of Ordinances and Land Development Code for Agricultural/Rural Residential zoning, unless additional special exception needed.

---

---

---

## Uses by Special Exception

### Instructions

#### **Sec. 50-755. Generally; Review criteria; limitations and process.**

The uses that are allowed by special exception as identified in the zoning district use table, are subject to the review criteria, limitations and process outlined herein, including application to the county, review by county staff, public notice and public hearings before the planning commission and the board of county commissioners who shall issue a final written decision of approval or denial.

*Review Criteria.* The planning commission may recommend approval and the board may approve an application for special exception upon finding that the proposed use meets the below listed criteria. The planning commission may recommend and the board may impose additional conditions, limitations and safeguards as it deems necessary to protect the public health, safety and welfare.

- (1) That the use is consistent with the comprehensive plan and is identified as a special exception in the zoning district use table.
- (2) That the use is designed, located and proposed to be operated in a manner that it will not be injurious to the public health, safety, and welfare.
- (3) That the property is suitable for the use proposed by virtue of its location, shape, topography, and by virtue of its compatibility with adjacent development, and with the character of its zoning district.
- (4) That adequate buffering, landscaping and screening are provided to create visual and sound barriers from adjacent property.
- (5) That adequate off-street parking and loading are provided and ingress and egress is designed to cause minimum interference with or congestion of vehicular or pedestrian traffic on abutting streets or of boat or vessel traffic on adjacent waterways.
- (6) The use is conditioned upon conformance with all applicable zoning district and general regulations in this code, including site plan review.
- (7) The use meets or use is conditioned upon meeting the specific requirements in this subdivision 6.

*Limitations for a special exception.*

- (1) A special exception is valid only for the specific use described in the final written order issued by the board. Any violation of the written order is grounds for revocation of the special exception or any action at law or in equity to enforce the provisions of the special exception.
- (2) A special exception shall expire and become null and void unless the use is commenced within one year from the effective date of the written order. Alternatively, the board may provide such other timeframes as the board deems appropriate for the particular use. If any timeframe is not met, the special exception approval is rendered null and void. Once the special exception use lawfully commences, the approval shall run with the land, is not transferable to a different site, and will remain in effect until the use is ceased or the approval is revoked due to non-compliance.
- (3) Upon denial of an application for a special exception use, the board may not consider an application for that use on all or any part of the same property for a period of six months after the denial. However, this limitation may be waived by a majority vote of the board when they deem it necessary to prevent injustice.
- (4) Any special exception, or amendment to special exception, that authorized development that was not constructed within 10 years of the date it was approved by the board and/or did not commence use within 10 years of the date it was approved by the board, is null and void and said special exception or amendment to special exception is hereby repealed.

*Process for a special exception.*

- (1) *First Step Meeting with Staff.* Prior to submitting an application for a special exception (or an amendment to an existing special exception), the applicant or its agent, shall first meet with county technical staff (e.g., planning, roads, engineering) to discuss the proposed use and the process.
- (2) *Written petition.* A request for a special exception (or an amendment to an existing special exception) shall be made on the application form provided by the county and accompanied by the applicable fee in appendix b to this code. The petition shall include, but is not limited to, the following:
  - (a) A site plan that conforms to secs. 50-775 and 776 (as applicable).
  - (b) A legal description of the property.
  - (c) A narrative description of the 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 the requirements, criteria, and standards for approval set forth in this code.



(d) Any other information required by the zoning official or by other provisions of this code which the zoning official determines is necessary in order to process the application.

(3) *Completeness determination; staff report and recommendation.* Upon receipt, the zoning official or designee will review the petition for completeness. If additional data or information is required, the zoning official or designee will advise the applicant and allow a reasonable time for the applicant to provide the additional data or information. Upon finding that a petition is complete, the zoning official will review the petition for compliance, prepare a staff report with recommendation(s) and notice the petition as required by law for public hearings before the planning commission and the county commission.

(4) *Public notice and public hearings.* Notice of public hearings shall be given in accordance with secs. 50-2 and 50-3. The zoning official and the applicant (in person, by agent or by attorney) shall appear at the hearings. At the completion of its public hearing, the planning commission will make a recommendation regarding the special exception petition to the board. The board will then hold a public hearing on the special exception petition. At the completion of its public hearing, the board may continue the matter or may direct the county attorney to draft a written order of approval or denial (with brief statement of reasons therefor) of the petition. Once the county attorney has prepared the written order, it must be noticed and placed on a board agenda for final action.

*Petitions deemed withdrawn.* In the event an applicant requests to pause its petition at any stage in the process, the applicant shall have a maximum of six months from the date the petition was submitted to the county to have its petition finally heard by the county commission. In the event the applicant does not contact the zoning official to proceed with the petition during this six month period, the petition is deemed to be withdrawn and the applicant will be required to submit a new special exception application and fee.

**Initial below to indicate that you have:**

WM Reviewed the specific code section (referenced above) for your special exception use

WM Attached your deed or a recent survey of the property

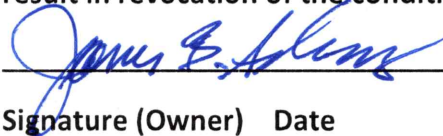
WM Attached a site plan that conforms to County Code Sections 50-775 and 776 (as applicable)

WM Attached a narrative description of the proposed use in sufficient detail to provide

an understanding of the nature of the development proposal along with all other pertinent documents required by the specific special exception section

WM Paid the Special Exception Application Fee

I (we) certify that the above information is true and correct to the best of my knowledge and belief. By submitting this application I (we) am (are) voluntarily granting permission to Levy County officers, employees, and agents to enter onto and inspect the property that is subject to this application at all reasonable times for determining the suitability of the applied for development order and for compliance with County development regulations contained within the Levy County Code of Ordinances and Comprehensive Plan. I (we) further acknowledge that refusing access to Levy County officers, employees, and agents is grounds for and may result in my application being denied. I (we) further acknowledge and affirm that if this application is granted, I (we) have a continuing obligation to development, maintain and operate the conditional use in conformance with County Code and all applicable laws. Failure to do so may result in revocation of the conditional use approval.



Signature (Owner) Date

Signature (Owner) Date



**Menadier Engineering, LLC** 850-974-0162  
PO Box 636 www.menadier.com  
Alachua, Fl 32616

November 27, 2024

Levy County Planning & Zoning Department

**RE: Next Generation Christian Academy  
Stormwater Narrative**

Dear Staff,

This project will support the existing Next Generation Christian Academy school which operates as part of the Landmark Apostolic Church of Williston. The site was previously permitted to allow the existing 1,440 SF classroom building with appropriate paved handicap parking stall. As part of this Special Exception application, the owners are proposing to construct a 4,800 SF multi-purpose building for physical education (PE) classes, graduation ceremonies, science fair projects, etc. In addition, 517 SF concrete sidewalks will be constructed to provide pedestrian access between the two buildings. In total, the site will include 7,377 SF of impervious area which is except from stormwater permitting through the Water Management District.

Additionally, the existing overland flow conveys stormwater to an on-site depression. The additional runoff generated from the proposed improvements will not leave the site and negligible impacts are anticipated.

If you have any questions, please call our office.

Sincerely,

**MENADIER ENGINEERING**

A handwritten signature in blue ink, appearing to read 'W. Menadier', is written over the company name.

William A. Menadier, P.E.  
Principal Engineer



November 26, 2024

Levy County Planning & Zoning  
Via Email

**RE: Next Generation Academy  
Special Exception Permit Application – Findings of Facts**

Planning Staff,

The Landmark Apostolic Church of Williston is proposing to add a multi-use building to support the existing Next Generation Christian Academy classroom building. The project is located on a single parcel totaling approximately 12.4 acres. The future land use and zoning classifications are Agriculture and Rural Residential, respectively. The site is located on the east side of County Road 335-A, approximately 0.35 miles south of NE 60<sup>th</sup> Street (Parcel ID No. 0419500000).

Please consider the following Findings of Facts concerning our request:

**Section 50-755 – Generally; review criteria; limitations and process.**

(a) Review Criteria

- (1) The existing academic use is supported by Special Exception in the Rural Residential zoning classification. The proposed multi-purpose building will be an accessory structure supporting the existing category. It will be used for academic activities. Therefore, the current and proposed improvements are consistent with the comprehensive plan.
- (2) The existing academy was permitted by Levy County and is currently operational. The multi-purpose building construction, along with the existing classroom, will not cause adverse impacts to public health, safety, and welfare. The site will continue to operate during normal business hours with no change in the existing use.
- (3) The property is suitable for the existing and proposed use. The site is approximately 12.4 acres and slopes gently from south to north with elevations ranging between 73.0-ft and 66.0-ft. The parcel is rectangular in shape with several scattered oak trees. The surrounding properties consist of large estate residential lots and farmland. All the surrounding parcels are similarly zoned Rural Residential. A Special Exception for Educational Facilities is allowed within said zoning designation. Therefore, the existing and proposed improvements will remain compatible with the adjacent developments.
- (4) With the expansion, the applicant is proposing to meet all landscaping requirements. Parking lot screening will be provided with a continuous hedge to create a visual and sound barrier from the adjacent highway and neighboring parcels. There are several large oak trees that will be retained as part of this Special Exception that provide shade and aesthetics to the site.
- (5) The proposed off-street parking lot is designed to meet all parking requirements. There are paved handicap parking spaces provided to meet the Americans with Disabilities Act (ADA). Loading/Unloading is provided along the proposed sidewalk in front of the existing classroom building. This will allow parents to drop-off and pick up their students with ease and efficiency. Ingress and egress will be enhanced with a proposed 24-ft wide paved driveway apron along County Road 335-A. Passenger and



delivery vehicles will be able to enter the site from the paved access and continue along the grass drive aisle accessing the parking areas. The parking lot is configured in a loop to allow continuous movement during drop-off and pick up times. Parking stalls are 19' x 9' (min) with an ADA parking stall proposed to meet the 20' x 17' standard. There are no existing sidewalks located in the immediate vicinity of the project site and pedestrian traffic is not anticipated given the rural location of the project site. Therefore, only internal concrete sidewalks are proposed for pedestrian safety.

- (6) The site plan was designed to conform with all applicable zoning district and general regulations in the Levy County Land Development Code, including this Special Exception application.
- (7) This Special Exception use meets the specific requirements contained in Subsection 6 of Division 3 Zoning District Regulations, Levy County Land Development Code.

In addition to the information provided above, we offer the following information:

- a. Ingress/Egress – Access to the site will be through one enhanced driveway on County Road 335-A. The proposed front entrance will direct vehicles into the circular shaped parking lot where adequate parking is provided.

There are no structures, landscaping, or other appurtenances that would obstruct the view for passenger vehicles entering and exiting the site. There are sidewalks proposed internally, therefore pedestrian safety and accessibility is considered as part of this request.

There are no existing sidewalks along County Road 335-A, nor are any proposed as part of this Special Exception application.

- b. Off-street Parking and Loading Areas – There will be 25 parking spaces on-site located in front of the building, which includes one (1) paved ADA parking space. The parking spaces will be grassed with the exception of the ADA space and delineated in accordance with regulatory standards. On-site parking will be provided in accordance with the Levy County Land Development Code with 1 space per 10 students for the classroom and 1 space per 4 seats for the multi-purpose building.

No loading zones are required. However, a drop-off and pickup area is provided along entrance drive in front of the school building.

- c. Refuse and Service Areas - The facility will ensure that refuse and other garbage related items are placed in refuse containers. These will be maintained and picked up at least once a week by the Church staff members and disposed of at the local land fill.
- d. Utilities – The existing and proposed facility will be served by a potable water supply well and septic tanks. Furthermore, said utilities are readily available to connect without expansion.
- e. Screening and Buffering – The proposed development will meet the setbacks and buffers required by the Levy County development standards for Education Facilities within the Rural Residential zoning district. The following building setbacks are required:
  - Front yard: 30 feet
  - Side yard: 10 feet
  - Rear yard: 30 feet



- f. Signage and Lighting – There are no signs proposed as part of this Special Exception application. Site lighting is not proposed. However, security lighting will remain on the classroom building.
- g. Open Space –This development has been planned to provide 98.47% open space. The existing and proposed improvements will only occupy 1.53% of the entire site.
- h. Structural Height – The maximum allowable building height is 35 feet. The proposed multi-purpose building will be 23.5 feet tall.
- i. Economic Effect/Compatibility –The property is zoned Rural Residential in an area with similar uses. There is a mix of estate residential, and farmland located within a one-mile radius of the site. Based on the surrounding uses and development patterns in the area, we feel the proposed development is compatible.
- j. Historic Impact – This project is not located in a historically designated property or district.
- k. Provisions - Due to an existing depression located on the north end of the site, stormwater management will be met by allowing overland flow to continue without redirecting drainage patterns. There is adequate capacity within the depression. Therefore, no adverse impacts are expected to adjacent property owners as part of this existing and proposed development.

On behalf of our client, we are willing to meet/consider any additional conditions necessary for the special exception.

Based on the information provided above, we respectfully request approval of this special exception application. If you have any questions, please call me.

Sincerely,  
**MENADIER ENGINEERING**



William A. Menadier, P. E.  
Principal Engineer





**Menadier Engineering, LLC** (386) 347-5133  
PO Box 636 www.menadier.com  
Alachua, Fl 32616

February 11, 2025

Levy County Planning & Zoning  
Via Email: [Howell-tara@levycounty.org](mailto:Howell-tara@levycounty.org)

**RE: Next Generation Academy  
Special Exception Permit Application – Requested Revision**

Planning Staff,

On behalf of the Landmark Apostolic Church of Williston, we respectfully request to revise the hours of operation previously submitted. As submitted, our application stated that the current use will remain unchanged and that the school would operate during normal business hours. This request is being provided to clarify “normal business hours.”

The proposed multi-purpose building will support the academy by providing additional indoor space for extracurricular activities, recitals, plays, and meetings. Use of the facility will occur between 7:00am and 9:00pm throughout the year.

Based on the information provided above, we respectfully request this supplemental information be included with our special exception application. If you have any questions, please call me.

Sincerely,  
**MENADIER ENGINEERING**

William A. Menadier, P. E.  
Principal Engineer



### SURVEY REPORT

#### LEGEND:

- C/L CENTER LINE
- P.C. POINT OF BEGINNING
- P.C.P. PERMANENT CONTROL POINT
- P.O.B. POINT-OF-BEGINNING
- P.R.M. PERMANENT REFERENCE MONUMENT
- R/W RIGHT-OF-WAY
- (D) DESCRIPTION
- (M) MEASURED
- (P) PLAT
- 4"X4" CONCRETE MONUMENT
- 1" IRON PIPE (I.P.)
- NAIL & DISK
- OFFICIAL RECORD (BOOK/PAGE)
- FLORIDA STATUTES
- F.S.C. FLORIDA ADMINISTRATIVE CODE

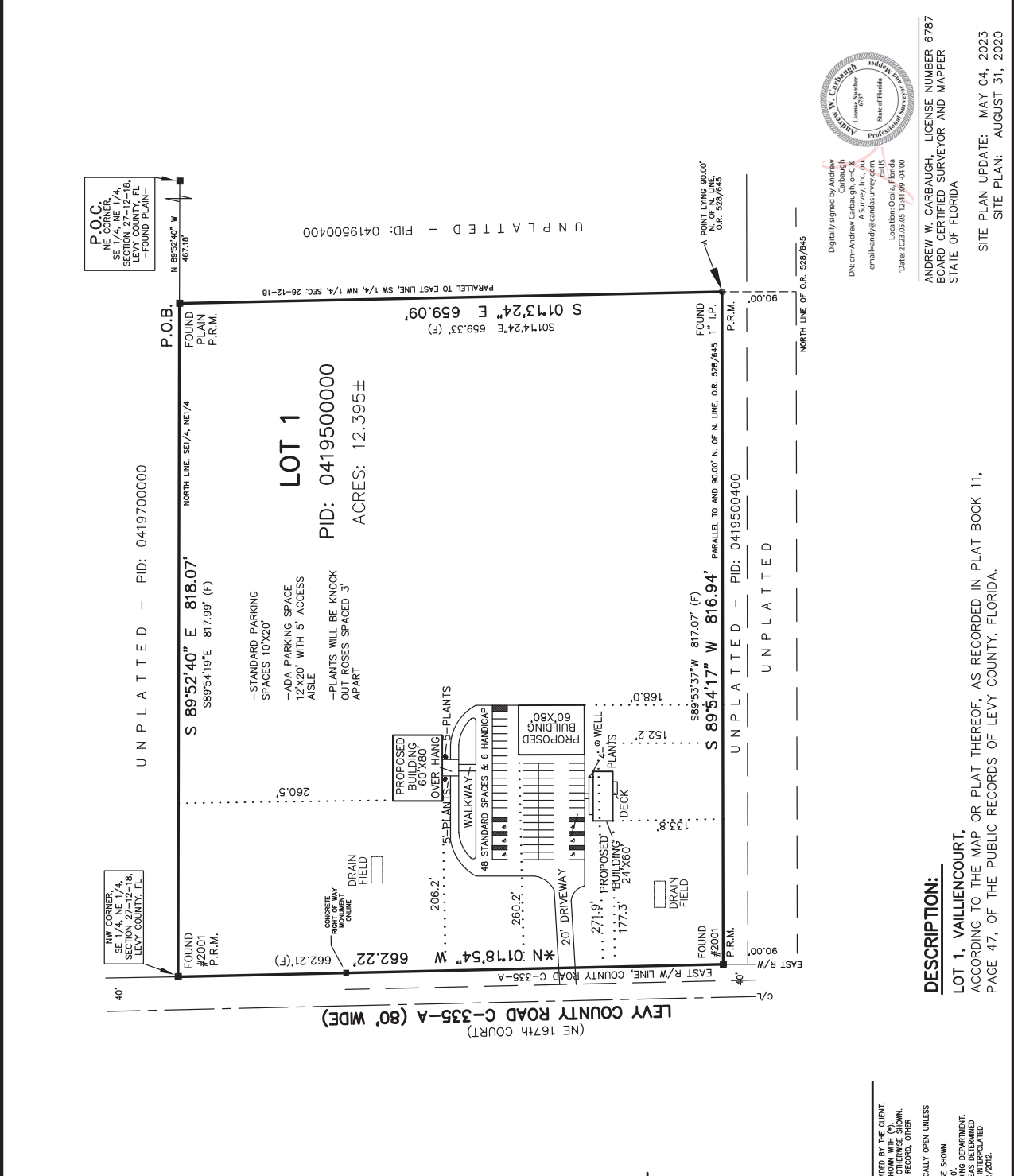
#### NOTES:

1. THIS SURVEY IS BASED ON THE PROPERTY DESCRIPTION PROVIDED BY THE CLIENT.
2. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
3. THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THE SURVEYED PROPERTY, WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
4. ALL DISTANCES ON CURVES OR WHEEL RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
5. ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.
6. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE IN FLOOD ZONE "X" ARE SHOWN THROUGH THE BUILDING DEPARTMENT. BUILDING SETBACKS ARE TO BE VERIFIED THROUGH THE BUILDING DEPARTMENT.
7. THIS SURVEY WAS CONDUCTED ON 08/23/2020.
8. FROM PLAT M, PANEL NO. 10275C - GRASS, EFFECTIVE 11/02/2010.
- 9.

**SITE PLAN**  
 JAMES ASBURY  
 asburyjpc@yahoo.com  
 CERTIFIED TO:

**C & A SURVEY, INC.**  
 CERTIFICATE OF AUTHORIZATION NO. LB #7872  
 5106 E. FORT KING STREET OCALA, FLORIDA 34470  
 352.694.6566 CandAsurvey.com

SCALE: 1"=120'  
 P.G.: 09  
 F.B.: 456  
 FILE: 1230533



#### DESCRIPTION:

LOT 1, VAILLIENCOURT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 47, OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

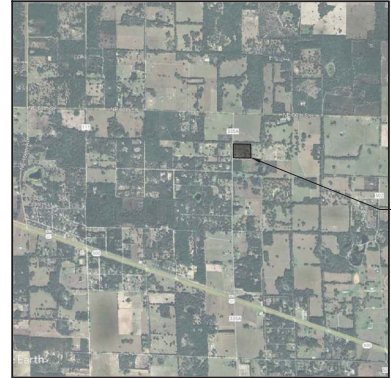
Andrew W. Carbaugh, License Number 6787  
 BOARD CERTIFIED SURVEYOR AND MAPPER  
 STATE OF FLORIDA

Digitally signed by Andrew Carbaugh  
 DN: cn=Andrew Carbaugh, o=C & A Survey, Inc., email=andy@candasurvey.com, c=US  
 Location: Ocala, Florida  
 Date: 2023.08.31 12:47:39 -0400

SITE PLAN UPDATE: MAY 04, 2023  
 SITE PLAN: AUGUST 31, 2020

# A SITE PLAN FOR: NEXT GENERATION CHRISTIAN ACADEMY

PREPARED FOR:  
LANDMARK APOSTOLIC CHURCH OF  
WILLISTON, INC.



SECTION 13, TOWNSHIP 16 S., RANGE 22 E.  
LOCATION SKETCH



SCALE: 1" = 30'

**TRAFFIC STATEMENT:**

**EXISTING DEVELOPMENT**

PRIVATE SCHOOL (ITE CODE 530, 11th EDITION)  
PER STUDENT  
STUDENTS = 26

WEEKDAY  
AVERAGE RATE (T) = 4.11(X)  
TRIP DISTRIBUTION = 50% ENTER / 50% EXIT  
VTPD = 4.11(26) = 107 VTPD  
ENTERING - 54 VTPD  
EXITING - 53 VTPD

A.M. PEAK HOUR  
AVERAGE RATE (T) = 1.01(X)  
TRIP DISTRIBUTION = 56% ENTER / 44% EXIT  
VTPH = 1.01(26) = 26 VTPH  
ENTERING - 15 VTPH  
EXITING - 11 VTPH

P.M. PEAK HOUR  
AVERAGE RATE (T) = 0.26(X)  
TRIP DISTRIBUTION = 49% ENTER / 51% EXIT  
VTPH = 0.26(26) = 7 VTPH  
ENTERING - 3 VTPH  
EXITING - 4 VTPH

**PROPOSED DEVELOPMENT**

RECREATIONAL COMMUNITY CENTER (ITE CODE 495, 11th EDITION)  
PER 1,000 S.F.  
GROSS FLOOR AREA = 4,800 S.F.

WEEKDAY  
FITTED CURVE L<sub>N(T)</sub> = 0.98L<sub>N(X)</sub> + 3.42  
TRIP DISTRIBUTION = 50% ENTER / 50% EXIT  
VTPD = 0.98L<sub>N(4,800 / 1,000)</sub> + 3.42 = 142 VTPD  
ENTERING - 71 VTPD  
EXITING - 71 VTPD

A.M. PEAK HOUR  
AVERAGE RATE (T) = 1.91(X)  
TRIP DISTRIBUTION = 66% ENTER / 34% EXIT  
VTPH = 1.91(4,800 / 1,000) = 9 VTPH  
ENTERING - 6 VTPH  
EXITING - 3 VTPH

P.M. PEAK HOUR  
FITTED CURVE L<sub>N(T)</sub> = 0.71L<sub>N(X)</sub> + 2.31  
TRIP DISTRIBUTION = 47% ENTER / 53% EXIT  
VTPH = 0.71L<sub>N(4,800 / 1,000)</sub> + 2.31 = 31 VTPH  
ENTERING - 14 VTPH  
EXITING - 17 VTPH

TOTAL WEEKDAY TRIPS - 240 VTPD  
TOTAL A.M. PEAK HOUR - 35 VTPH  
TOTAL P.M. PEAK HOUR - 38 VTPH

**PROJECT WATER AND SEWER DEMANDS:**

THIS PROJECT IS SERVED WATER AND SEWER BY A PRIVATE SEPTIC TANK & DRAIN FIELD AND POTABLE WATER SUPPLY WELL.

AUDITORIUM PER SEAT:  
SANITARY SEWER DEMAND  
PER CHAPTER 54E-6  
4 GPD / SEAT x 50 SEATS = 200 GPD  
WATER DEMAND - 1.20 x SEWER DEMAND  
1.20 x 200 GPD = 240 GPD

**OPEN SPACE CALCULATIONS:**

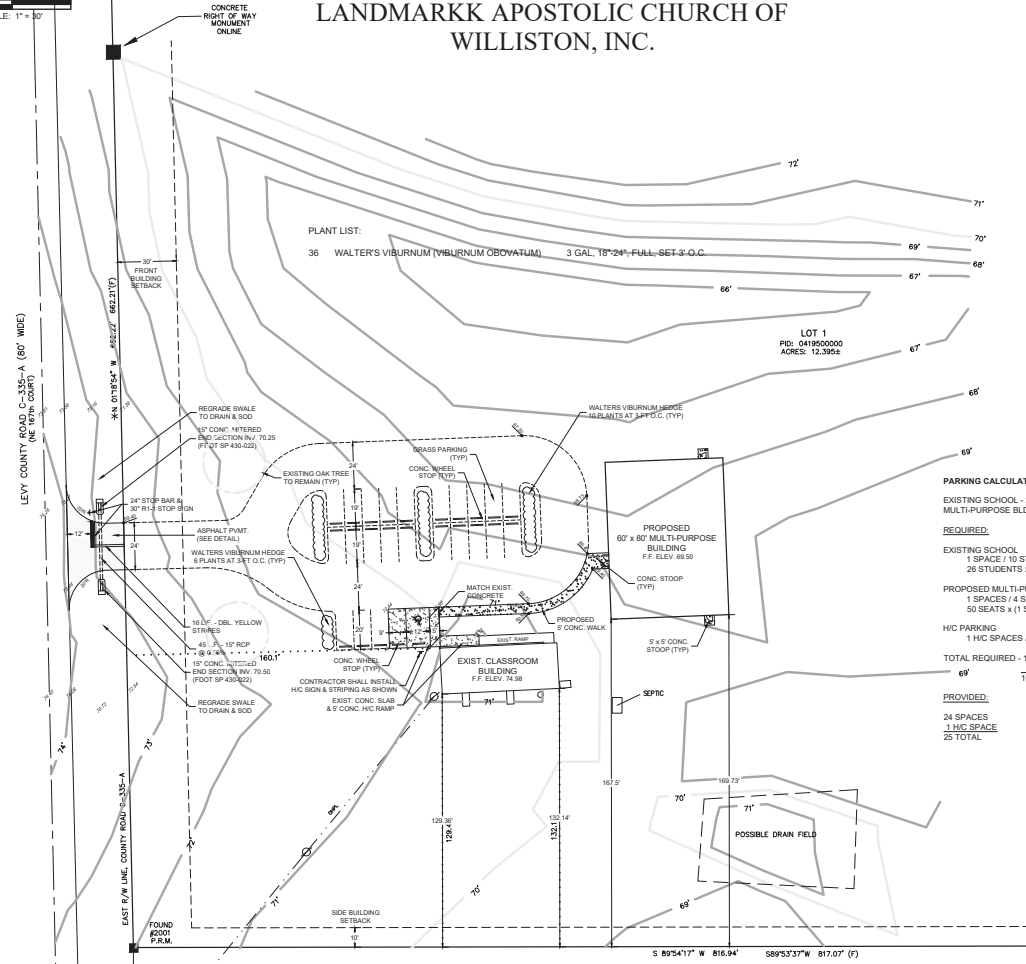
**PROPOSED IMPROVEMENTS**

PARCEL AREA: 539,708 S.F. (12.39 ACRES)

EXISTING IMPERVIOUS AREA  
BUILDING 1,440 S.F.  
CONCRETE 629 S.F.

PROPOSED IMPERVIOUS AREA  
BUILDING 4,800 S.F.  
ASPHALT 865 S.F.  
CONCRETE 364 S.F.  
TOTAL 5,969 S.F. (1.53%)

TOTAL OPEN SPACE PROVIDED - 531,450 S.F. (98.47%)



SITE DATA: 305.5'

PROJECT NAME: NEXT GENERATION CHRISTIAN ACADEMY  
OWNER: LANDMARK APOSTOLIC CHURCH OF WILLISTON, INC.  
5651 NE 167th COURT  
WILLISTON, FL 32996

PHONE: 352 - 812 - 1320  
PARCEL NO.: 0419500000  
LAND USE / ZONING: AG / RURAL RES  
PARCEL AREA: 12.39 ACRES

FLOOR AREA RATIO  
PROPOSED BUILDING - 4,800 S.F.  
EXISTING BUILDING - 1,440 S.F.  
PARCEL AREA - 539,708 S.F.  
F.A.R. = (4,800 / 539,708) = 0.012

BUILDING HEIGHT:  
ALLOWED - 35-FT  
PROPOSED - 23.5-FT

BUILDING SETBACKS:  
FRONT: 30-FT  
REAR: 30-FT  
SIDE: 10-FT

EXISTING USE: CHRISTIAN ACADEMY  
PROPOSED USE: CHRISTIAN ACADEMY

PROPERTY LIES TOTALLY WITHIN FLOOD ZONE 'X' PER  
FLOOD INSURANCE RATE MAP COMMUNITY PANEL  
NUMBER 12075C0240F DATED NOVEMBER 2, 2012.

INDEX  
SHEET NO. CONTENTS  
C001 SITE PLAN, DEMOLITION & EROSION CONTROL  
C002 CONSTRUCTION NOTES & DETAILS  
C003 BOUNDARY & TOPOGRAPHIC SURVEY

PARALLEL TO AND 90.00' N. OF N. LINE, O.R. 528/645

**PARKING CALCULATIONS**  
EXISTING SCHOOL - 26 STUDENTS  
MULTI-PURPOSE BLDG - 4,800 S.F.

**REQUIRED**  
EXISTING SCHOOL  
1 SPACE / 10 STUDENTS  
26 STUDENTS x (1 SPACE / 10 STUDENT) = 3 SPACES

**PROPOSED MULTI-PURPOSE BLDG.**  
1 SPACES / 4 SEATS  
50 SEATS x (1 SPACE / 4 SEATS) = 13 SPACES

**HIC PARKING**  
1 HIC SPACES / 1-25 SPACES  
TOTAL REQUIRED - 15 SPACES  
1 HIC SPACE  
16 SPACES

**PROVIDED**  
24 SPACES  
1 HIC SPACE  
25 TOTAL

UN PLATTED - PID: 0419500400  
UN PLATTED

**STATEMENT OF PROPOSED USE:**

THIS PROJECT WILL SUPPORT THE EXISTING NEXT GENERATION CHRISTIAN ACADEMY SCHOOL. THE PROPOSED MULTI-PURPOSE BUILDING WILL PROVIDE SPACE FOR CHILDREN TO PLAY, HOST GRADUATION CEREMONIES, ETC.

GRASS PARKING, PAVED HANDICAP PARKING, AND A CIRCULAR DRIVEWAY IS PROVIDED. UTILITY CONNECTIONS WILL BE MADE TO THE EXISTING SEPTIC TANK & DRAIN FIELD AND POTABLE WATER SUPPLY WELL. THE TOTAL IMPERVIOUS AREA OF THE SITE IS 7,377 S.F. WHICH IS EXEMPT FROM PERMITTING THROUGH THE WATER MANAGEMENT DISTRICT.

**ENGINEER'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS PLAN WAS COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LEVY COUNTY AND FLORIDA STATUTES.



WILLIAM A. MENADIER  
PROFESSIONAL ENGINEER  
FLORIDA REGISTRATION NO. 74851



PROJECT NUMBER: 2024-18-002

REVISIONS

NO.	DATE	DESCRIPTION

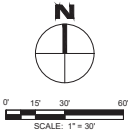
William A. Menadier, P.E.  
www.wmenadier.com

**WAMENADIER ENGINEERING**  
PO Box 606 | Alachua, Florida 32016 | Ph. (352) 847-5131 | www.wmenadier.com

A SITE PLAN FOR OR NEXT GENERATION CHRISTIAN ACADEMY  
LEVY COUNTY  
Levyour Plan

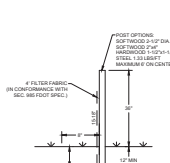
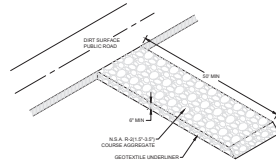
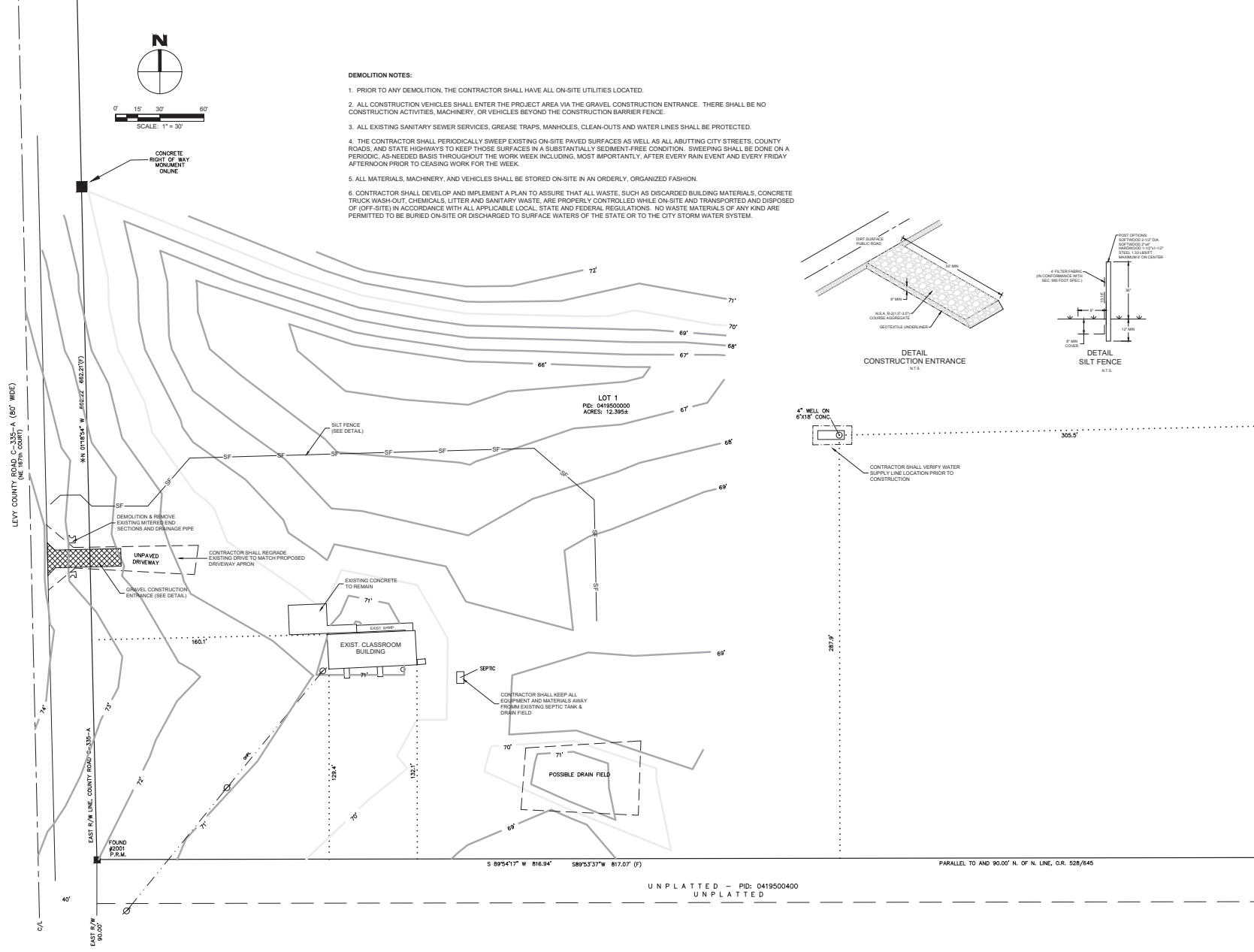
DATE: 2024-18-002  
DATE: 11-27-2024  
SCALE: 1" = 30'  
C001





**DEMOLITION NOTES:**

1. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL HAVE ALL ON-SITE UTILITIES LOCATED.
2. ALL CONSTRUCTION VEHICLES SHALL ENTER THE PROJECT AREA VIA THE GRAVEL CONSTRUCTION ENTRANCE. THERE SHALL BE NO CONSTRUCTION ACTIVITIES, MACHINERY, OR VEHICLES BEYOND THE CONSTRUCTION BARRIER FENCE.
3. ALL EXISTING SANITARY SEWER SERVICES, GREASE TRAPS, MANHOLES, CLEAN-OUTS AND WATER LINES SHALL BE PROTECTED.
4. THE CONTRACTOR SHALL PERIODICALLY SWEEP EXISTING ON-SITE PAVED SURFACES AS WELL AS ALL ABUTTING CITY STREETS, COUNTY ROADS, AND STATE HIGHWAYS TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE ON A PERIODIC, AS-NEEDED BASIS THROUGHOUT THE WORK WEEK INCLUDING, MOST IMPORTANTLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.
5. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY, ORGANIZED FASHION.
6. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF (OFF-SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY STORM WATER SYSTEM.



CONTRACTOR SHALL VERIFY WATER SUPPLY LINE LOCATION PRIOR TO CONSTRUCTION.

REVISION	DATE

William A. Menadier, A/E, P.E.  
www.menadier.com

**MENADIER ENGINEERING**  
 PD Box 616 | Alachua, Florida 32016 | Ph. (386) 347-5151 | www.menadier.com

IF APPROVED HEREAS COMPARED WITH A VALID SIGNATURE THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY WILLIAM A. MENADIER, P.E. ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE.

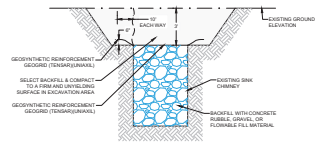
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

A SITE PLAN  
OR  
NEXT GENERATION CHRISTIAN ACADEMY  
LEVY COUNTY  
Demolition & Erosion Control Plan

DATE: 2024-10-02  
DATE: 11-27-2024  
SCALE: 1" = 30'

C002

WILLIAM A. MENADIER  
PROFESSIONAL ENGINEER  
FLORIDA REGISTRATION NO. 74581



**DETAIL  
TYPICAL CHIMNEY SINK REPAIR**  
N.T.S.

**SINKHOLE REPAIR INSTRUCTIONS:**

IF A SINKHOLE DEVELOPS WITHIN THE WATER RETENTION BASIN, THE FOLLOWING IS THE RECOMMENDED CORRECTIVE ACTION:

- A. INFORM THE LOCAL JURISDICTIONS STORMWATER ENGINEERING DEPT. AND THE APPLICABLE WATER MANAGEMENT DISTRICT IMMEDIATELY UPON DISCOVERY AND PROVIDE WARNING BARRICADES, ETC. AROUND THE HOLE.
- B. WHERE LIMESTONE OR SHELL STONE IS EVIDENT FROM THE OPENING OF THE HOLE, WE RECOMMEND THE FOLLOWING REPAIR:
  1. USING 1-2" DIAMETER BUCKLERS OF LIMESTONE, CHESTNUT OR SIMILAR HARD MATERIAL, BACKFILL THE CAVITY TO WITHIN 6" OF THE SURFACE.
  2. USING A SMALLER DIAMETER (1/2" - 1") STONE, FILL THE REMAINDER OF THE CAVITY TO WITHIN 2" OF THE SURFACE.
  3. USING A BACKHOE, PROVIDE FOR THE COMPACTION OF THE FILLED CAVITY BY HYDRAULICALLY COMPRESSING THE FILLED MATERIAL.
  4. FILL THE REMAINDER OF THE CAVITY USING SEPTIC TANK DRAINFIELD GRAVEL TO THE GROUND SURFACE.
  5. USING A VERY WET CEMENT SLURRY, POUR CONCRETE OVER THE CAVITY IN A SLOW AND GRADUAL MANNER RAMMING THE CEMENT WITH THE GRAVEL TO OBTAIN AS MUCH VERTICAL PENETRATION OF THE CONCRETE AS POSSIBLE.
- C. IN THOSE AREAS WHERE NO LIMESTONE IS EVIDENT, THE FOLLOWING PROCEDURE IS SUGGESTED:
  1. USING BACKHOE, REMOVE SUFFICIENT MATERIAL FROM THE SURFACE OF THE HOLE TO ALLOW ADEQUATE AREA IN WHICH MATERIAL CAN BE PLACED SO THAT IT WILL REACH THE BOTTOM OF THE HOLE.
  2. USING A HEAVY SOIL CLAY OR SAND ON CLAY PLACE MATERIAL IN THE HOLE WITH A BACKHOE AND USE THE BUCKET TO HYDRAULICALLY COMPACT THE MATERIAL TO BE PLACED. PERFORM THIS OPERATION IN LIFTS WITH NO LIFT BEING GREATER THAN 2' IN HEIGHT.
  3. COMPACT THE MATERIAL TO BE PLACED. PERFORM THIS OPERATION IN LIFTS WITH NO LIFT BEING GREATER THAN 2' IN HEIGHT.
  4. FILL THE REMAINDER OF THE CAVITY USING SEPTIC TANK DRAINFIELD GRAVEL TO THE GROUND SURFACE.
  5. FORM AND POUR A CONCRETE CAP OVER THE DISTURBED AREA USING 200# CONCRETE AND FORM BOARD TO ASSURE THAT ALL CONCRETE IS AT LEAST 4" IN THICKNESS. BE ASSURED THAT THE CONCRETE CAP IS AT THE SAME LEVEL AS THE SURROUNDING ELEVATION.
- D. AFTER COMPLETION OF THE WORK REMOVE AND HALL OFF ANY EXCESS MATERIAL (SOIL AND ROCK) AND REMOVE ANY WASTE CONCRETE THAT WOULD TEND TO SEAL THE POND BOTTOM. REPAIR AND RESLOPE SIDE SLOPES OF THE BASIN AS A RESULT OF THE WORK.
- E. PLEASE EXERCISE CAUTION AND WALK THE ENTIRE BOTTOM AREA OF THE POND BEFORE COMMENCEMENT TO ASSURE GOOD SOIL SUPPORT OF THE PROPOSED CONSTRUCTION EQUIPMENT AND MATERIALS.

**MAINTENANCE PRACTICE AND SCHEDULE INSTRUCTIONS**

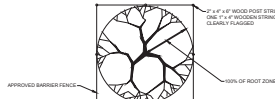
**MAINTENANCE RESPONSIBILITIES:**

THIS PROJECT HAS BEEN DESIGNED TO PROVIDE SUITABLE REMOVAL OF STORM WATER FROM THE PROJECT USE AREA. THE PREVIOUSLY PERMITTED RETENTION BASIN WAS SIZED TO MEET BOTH LOCAL AND STATE REQUIREMENTS. THE PROPOSED BASIN WILL ATTENUATE THE PRE-POST VOLUME DIFFERENCE PRIOR TO DISCHARGE TO ASSURE PROPER FUNCTIONING OF THE FACILITIES AFTER COMPLETION OF CONSTRUCTION. THE FOLLOWING RECOMMENDATIONS ARE SUGGESTED:

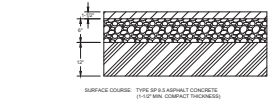
1. **ASPHALT PAVEMENT**
  - A. AFTER COMPLETION OF CONSTRUCTION, THE INSIDE EDGES OF ALL TURNING RADI SHALL BE MONITORED TO ASSURE NO POTHOLES, ETC. OCCUR BEHIND THE CURBING.
  - B. ALL PAVEMENT SHALL BE MONITORED TO ASSURE NO FAILURES OCCUR. IF A HOLE DEVELOPS, CUT A SQUARE EDGE AROUND FAILURE AND REPAIR WITH FULL DEPTH OF ASPHALT.
  - C. ASPHALT PAVEMENT SHALL BE CLOSELY MONITORED TO ASSURE NO FUEL SPILLAGE OCCURS THAT WOULD DESTROY BOTH PAVEMENT AND ALSO GRASS IN THE RETENTION BASIN. IF A SPILL DOES OCCUR, FLOOD IMMEDIATELY WITH LARGE VOLUMES OF WATER.
  - D. REPAIR ANY BROKEN CURBING IMMEDIATELY.
2. **CULVERTS**
  - A. ALL CULVERTS MUST BE MAINTAINED TO ASSURE COMPLETE FULL VOLUME. IF THE ENDS BECOME CRUSHED OR SEDIMENT BUILDS UP IN THE CULVERTS, REPAIR AND/OR CLEAN IMMEDIATELY.
  - B. ALL DRAINAGE CULVERTS SHOULD BE INSPECTED QUARTERLY AND CLEANED TO ASSURE FULL VOLUME CAPACITY.
3. **GRATE INLETS**
  - A. MAKE SURE GRATES ARE NOT CLOGGED WITH DEBRIS AFTER EACH RAINSTORM.
  - B. MAKE QUARTERLY CHECKS OF INTERIOR OF CONCRETE INLET AND REMOVE ANY SEDIMENT BUILDUP THAT OCCURRED.
  - C. ANY BROKEN GRATES OVER THE INLETS MUST BE REPLACED IMMEDIATELY.

**GENERAL NOTES:**

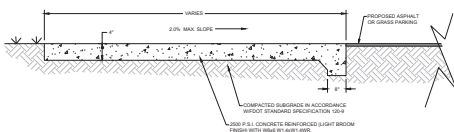
1. ALL AREAS DISTURBED BY CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SODDED FOLLOWING FINAL GRADING. ALLOW FOR THICKNESS OF SOIL WITH A 2-INCH UNDERDOT. SOIL SHALL BE ARGENTINA BAHIA UNLESS OTHERWISE NOTED ON LANDSCAPE PLAN, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.
2. ALL CONCRETE SHALL BE 3000 p.s.i. - 28 DAY STRENGTH UNLESS OTHERWISE NOTED.
3. TO PREVENT EROSION DURING CONSTRUCTION, SILT FENCING SHALL BE INSTALLED AS INDICATED ON THE DEMOLITION & EROSION CONTROL PLAN AND MAINTAINED UNTIL THE COMPLETION OF ALL SITE CONSTRUCTION.
4. ALL STRIPING SHALL BE 6" WIDE TRAFFIC PAINT, UNLESS OTHERWISE INDICATED. APPLIED WITH DOUBLE COAT A MINIMUM OF 24 HOURS APART IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FOOT DESIGN STANDARDS; LATEST EDITIONS. HANDICAPPED MARKINGS AND HANDICAPPED SIGNS SHALL CONFORM WITH FDOT'S FTP-30-06 AND FTP-22-09 AND STANDARD PLANS 711-001.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
6. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE FROM THE CONSTRUCTION ENTRANCE SHOWN ON THE DEMOLITION & EROSION CONTROL PLAN.
7. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE LEVY COUNTY LAND DEVELOPMENT CODE, AS APPLICABLE.
8. TRAFFIC SIGNS SHALL BE INSTALLED ON 2" ROUND ALUMINUM POSTS, 14-FT IN LENGTH. ALL SIGNS SHALL MEET LEVY COUNTY LAND DEVELOPMENT REGULATIONS.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND BURIAL DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
10. ALL STOP BARS SHALL BE 24" WIDE WHITE LEAD FREE THERMOPLASTIC.
11. NO REVISIONS TO THE WORK SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE ENGINEER OF RECORD.



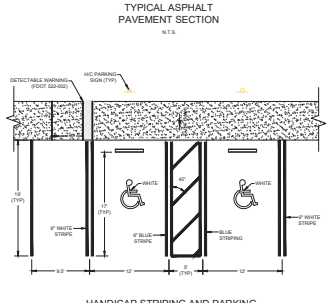
**TREE PROTECTION DETAIL**  
N.T.S.



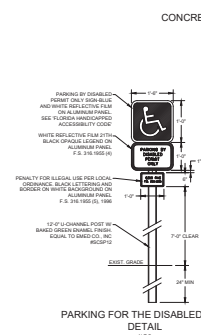
**TYPICAL ASPHALT PAVEMENT SECTION**  
N.T.S.



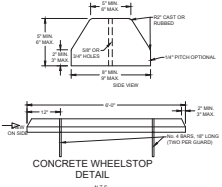
**CONCRETE SIDEWALK DETAIL**  
N.T.S.



**HANDICAP STRIPING AND PARKING DETAIL**  
N.T.S.



**PARKING FOR THE DISABLED SIGN DETAIL**  
N.T.S.



**CONCRETE WHEELSTOP DETAIL**  
N.T.S.

REVISION NO.	DATE

William A. Menadier, P.E.  
Professional Engineer  
Florida Registration No. 74581  
www.menadiaz.com

**WAM MENADIER ENGINEERING**  
PO Box 616 | Anahata, Florida 32916 | Ph. (386) 487-4335 | www.menadiaz.com

IF APPROVED THESE COPIES WITH A VALID SIGNATURE THIS SET HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM A. MENADIER, P.E. ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED OFFICIAL AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

A SITE PLAN FOR  
**NEXT GENERATION CHRISTIAN ACADEMY**  
LEVY COUNTY  
Construction Notes & Details

DATE: 2024-18-002  
DATE: 11-27-2024  
SCALE: 1"

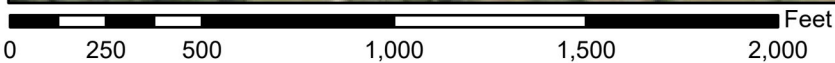
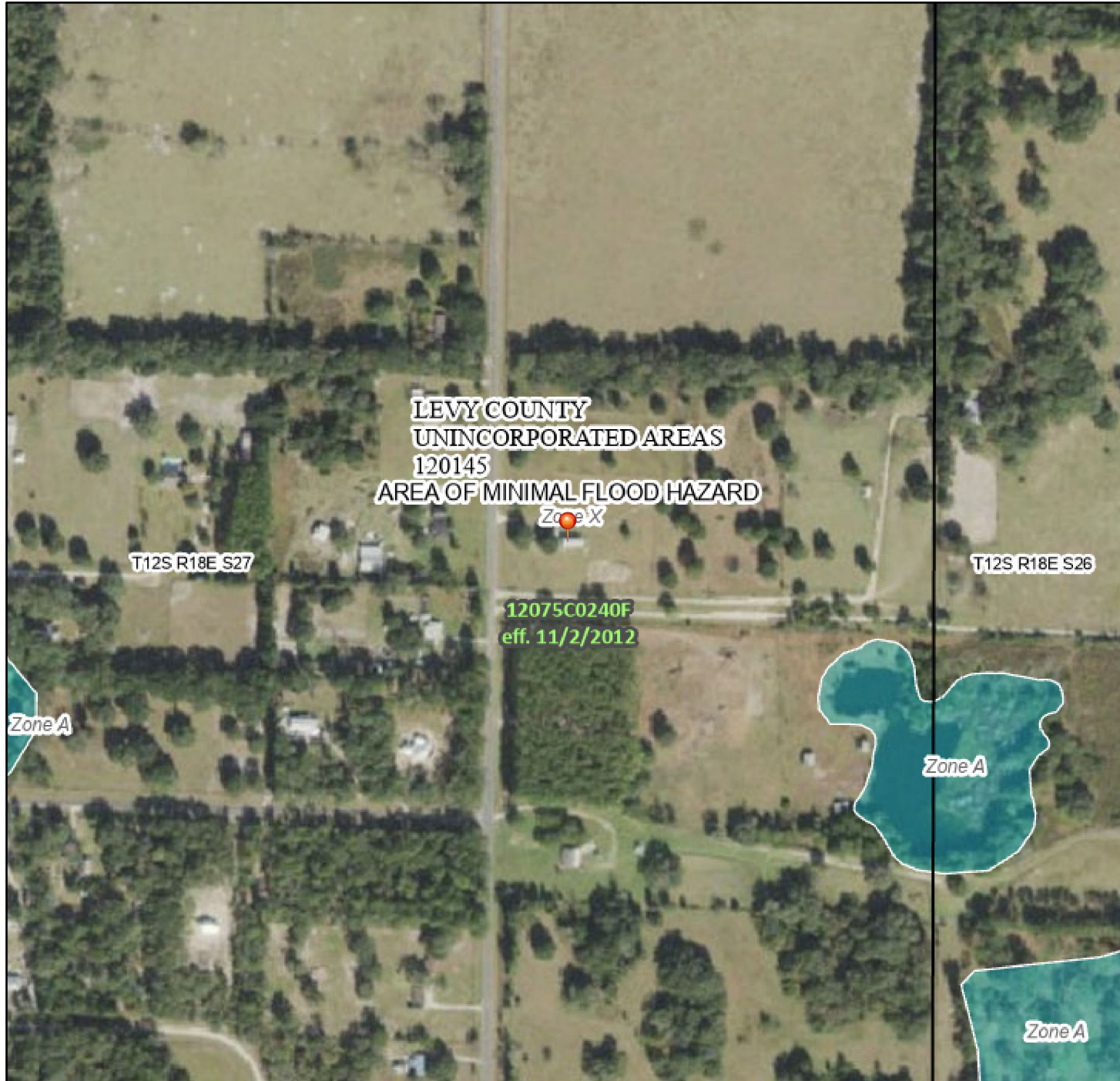
WILLIAM A. MENADIER  
PROFESSIONAL ENGINEER  
FLORIDA REGISTRATION NO. 74581

C003

# National Flood Hazard Layer FIRMMette



82°29'56"W 29°25'10"N



1:6,000

82°29'19"W 29°24'39"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/27/2025 at 1:56 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



James Asbury 352-528-2233  
5651 NE 167TH COURT  
WILLISTON FL, 32696  
NEXT GENERATION  
CHRISTIAN ACADEMY  
LANDMARK  
POSTOLIC CHURCH

LEVY COUNTY  
**NOTICE**  
OF PROPOSED  
**LAND USE ACTION**

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:  
Petition SE 24-02-A request by William Menadier, as agent,  
James Asbury, as owner for approval of a Special Exception to  
extend current site by adding 4,800 sqft building. Project Parcel #  
0419500000 is approximately 12.4 acres in FLU and Zoning A/RB  
located at 5651 NE 167 Court Williston, FL 32696

WHEN: March 18, 2025 9AM WHERE: 310 School St. Bronson, FL 32621

FOR MORE INFORMATION CONTACT  
THE PLANNING & ZONING DEPARTMENT  
AT 352-486-5203



**NOTICE OF  
PUBLIC HEARING**

Notice is hereby given by the Planning Commission of Levy County, Florida, that it will consider at public hearing the below described Application for Special Exception in the Levy County Government Center Auditorium, 310 School Street, Bronson, Florida on March 18, 2025 at 9:00 A.M. or as soon thereafter as the matter can be heard, the following:

**PETITION NO SE 24-02**

A request by William Menadier, as agent, and James Asbury, as owner, for recommended approval of a Special Exception to extend the current site of the Next Generation Christian Academy by adding a 4,800 square foot building to support the existing classroom building. The project is located on parcel number 0419500000 and is approximately 12.4 acres. The project site is in the future land use category and zoning designation of Agriculture/Rural Residential. The project is located at address 5651 NE 167<sup>th</sup> Ct Williston, Florida 32696 and is described by a metes and bounds legal description.



A copy of the application and supporting documents is on file in the Office of Levy County Planning and Zoning, located at 320 Mongo Street Bronson, Florida 32621, and may be inspected during regular business hours. For information call 352-486-5203. On the date, time and place first above mentioned, all interested persons may appear and be heard with respect to the petition.

“Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact (352) 486-5128 or via Florida Relay Service (800) 955-8771”. All persons are advised that, if they decide to appeal any decisions made at the public hearing, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.





**Levy County Board of County Commissioners**  
PO Box 310, Bronson, Florida, 32621  
310 School Street, Bronson, Florida, 32621  
Phone: 352.486.5218

---

**LEVY COUNTY**  
**Planning and Zoning Department**

Presented by: Tara E. Howell, Planning Director

Date: March 19, 2025

Case: Special Exception, SE 24-02

Applicant: William Menadier, Menadier Engineering, LLC

Owner: Landmark Apostolic Church of Williston, Next Generation Academy

Property Address: 5651 NE 167<sup>th</sup> Court, Williston, Florida 32696

Parcel ID: 0419500000

Parcel Size: 12.39 acres

FLUM Designation: Ag/Rural Residential



**Commissioners**

Charlie Kennedy, District 1  
Rock Meeks, District 2  
Desiree Mills, Chair, District 3  
Tim Hodge, Vice Chair, District 4  
Johnny Hiers, District 5



## Contents

Request Summary .....	3
Future Land Use and Zoning Designation of Subject Property.....	3
Surrounding Uses .....	4
Staff Analysis .....	5
Comprehensive Plan Consistency .....	5
Land Development Code Consistency.....	6
Planning Commission Recommendations.....	10



## **Request Summary**

A request by William Menadier, for Menadier Engineering LLC, as agent for owner Landmark Apostolic Church of Williston – Next Generation Academy, seeking approval of a Special Exception to add a multi-use building to support the existing Next Generation Christian Academy. The site currently has one modular classroom building of approximately 1380 square feet, which was permitted through the Levy County Building Department in 2020, and an ADA complaint accessible parking space located on approximately 12.39 acres, more or less. At that time educational facilities were allowed in this area by way of permitting and did not require a Special Exception. This Special Exception will allow for the addition of a site constructed, 4,800 square foot, multi-use support building.

## **Future Land Use and Zoning Designation of Subject Property**

Subject property is in the FLU designation and zoning district of Ag/ Rural Residential. This category provides for areas predominately used for agriculture, accessory and supportive uses to the agricultural industry, resource based and/or non-spectator based recreational uses, conservation uses, and very low density rural development. The maximum residential density is one (1) unit per ten (10) acres, except as otherwise provided by Policy 3.3 of the Future Land Use Element of the Comprehensive Plan. The minimum parcel size is ten (10) acres, or parcel of record as of December 31, 1989. Public schools are permitted in this land use category by Special Exception.



### Surrounding Uses

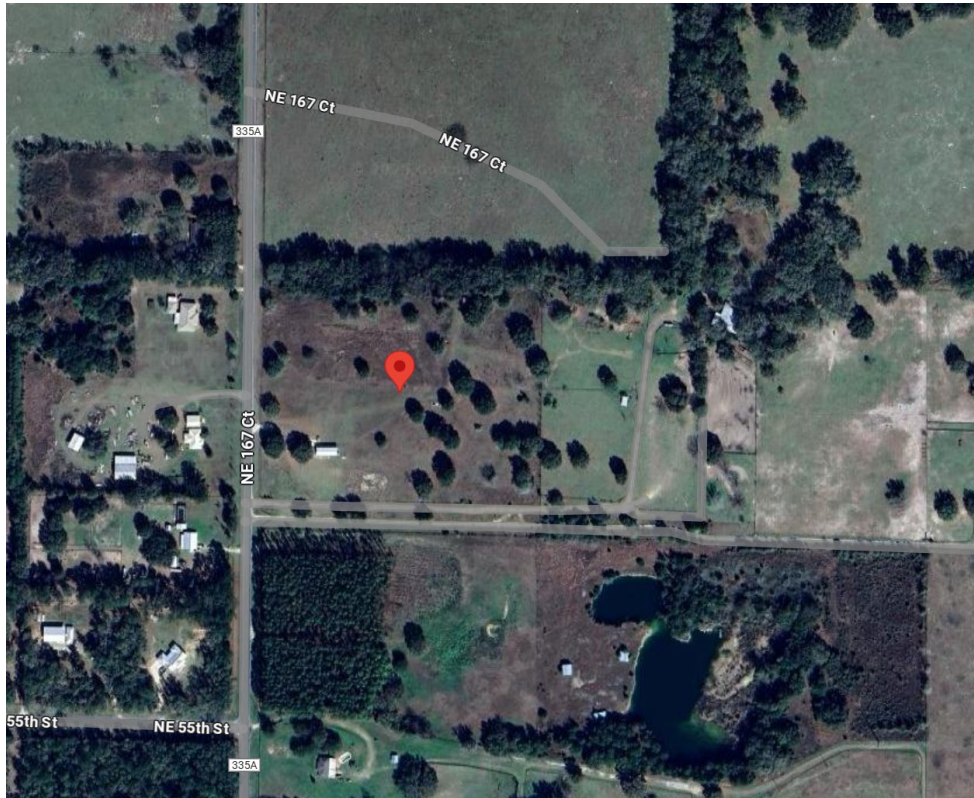
The existing uses illustrate compatibility with the proposed use, and the surrounding zoning districts exhibit characteristics that are harmonious with the proposed use.

The vicinity of the subject property is provided in Map 1

**Table 1**

Direction	Existing Use(s)	FLU Designation and Zoning District
North	Pasture Land	Ag/Rural Residential
South	Vacant	Ag/Rural Residential
East	Pasture Land	Ag/Rural Residential
West	Single Family	Ag/Rural Residential

**Map 1**



## Staff Analysis

### Comprehensive Plan Consistency

Policy 1.2 Additional Guidelines for Residential Land Use Categories of the Levy County Comprehensive Plan, Future Land Use Element states in part: *Supportive nonresidential uses are those uses that are functionally related to the social, cultural, economic and institutional character of an established community and may be permitted in residential and rural residential land use categories to promote traditional neighborhood design development. The overriding intent of this policy is to allow uses that serve the immediate residential areas, reduce trip length and encourage non-automotive travel.*

As well as: *Supportive residential uses include: neighborhood level recreational facilities such as parks and playgrounds and other uses that complement the County's recreation and open space system (i.e., greenway trails and trailhead facilities); community facilities and services such as churches, schools, day care services, group homes, lodges/community centers.*

**The Next Generation Academy has been operational since 2020 and provides a necessary service to the surrounding community.**



### **Land Development Code Consistency**

Section 50-757. - Educational facilities, of the Levy County Land Development Regulations states; *As educational facilities consist of public and private elementary, middle or high schools, colleges, vocational and technical schools, and each such facility is unique and the complexities are varying, the development requirements, conditions and limitations for each facility will be specified during the special exception review process.*

Sec. 50-700. - Generally; Use Table, acknowledges that *Educational facilities are allowed through an approved Special Exception.*

Sec. 50-678. – Lot Cover Regulations state; *Maximum impervious coverage expressed as a percentage of the lot size A/RR 10 acres or greater = 5%.*

**Based on calculation provided by the applicant, the Impervious Surface Ratio (ISR) of the existing and proposed structures and improvements is 1.53%. The proposed ISR is in compliance with the Land Development Regulations.**

Sec. 50-382. – Off-Street parking and loading spaces *shows required parking spaces for Churches, Schools and colleges as 1 for each four seats in an auditorium or one for each ten classroom seats, whichever is greater.*

**The applicant provides the following calculation for parking spaces. The proposed number of spaces exceeds the requirements:**

**1 space /10 students x 28 students = 3 spaces**

**1 space /4 seats x 50 seats = 13 spaces**

**Total required spaces = 16 spaces to include 1 accessible space.**

**Total proposed spaces = 25 spaces to include 1 accessible space.**

Sec. 50-384. - Off-street traffic flow.

(a)Access. Each off-street parking space shall be directly accessible from an aisle, driveway or alley and each space shall be accessible without driving over or through any other off-street parking space. Off-street parking spaces shall be so arranged that no automobile shall be

required to back into a street in order to utilize a parking space, except for one- and two-family dwellings in residential zoning districts.

**The site plan provided by applicant shows compliance with these requirements.**

(b)Design of driveways. Driveway widths must meet minimum standards, which will vary as a function of parking angle and whether traffic flow is one- way or two-way. Schedule 75-2 established the minimum design criteria for off-street traffic aisles.

**The site plan provided by the applicant does not appear to meet the requirement for a commercial driveway which requires a minimum 120' at edge of roadway according to Levy County Road Department Design Standards.**

(c)Landscaping.

- 1) Sidewalks. All sidewalks shall be separated from driveways by a landscaped strip at least 18 inches wide.
- 2) Interior. Where individual parking spaces abut at the narrow end, they will either be separated by a landscaped area or an internal island shall be provided.
- 3) Perimeter.
  - a. Islands. For parking spaces that are not abutting perimeter landscaped areas, there shall be a minimum of one landscaped island per five spaces with no more than ten spaces in a row without an island separating them. An island shall measure not less than six feet in width and may extend the required length of a parking space. At least one tree shall be planted in every island. The remainder of the island shall be landscaped, and the landscaping material may include grass, ground cover, mulch, shrubs, trees or other landscaping treatment excluding sand pavement. Where two islands in abutting rows of parking spaces are contiguous with one another along their width, the islands shall be combined and may be counted as two islands, provided a minimum of two trees are planted in the combined islands. Islands shall



be placed within the interior of an off-street vehicular use area as indicated in subsection (c)(3)b of this section.

**The site plan provided by the applicant shows compliance with these requirements as applicable.**

(d)Materials.

- 1) All driveways shall be paved with concrete or asphalt.
- 2) All parking spaces shall be paved with paving blocks, concrete or asphalt.

**The site plan provided by the applicant does not appear to meet these requirements. While the driveway apron is shown to be asphalt, the remainder of the driveway and parking area is shown to be unpaved.**

Sec. 50-755. – Generally; review criteria; limitations and process.

*The uses that are allowed by special exception as identified in the zoning district use table are listed below, are subject to the review criteria, limitations and process outlined herein, including application to the county, review by county staff, public notice and public hearings before the planning commission and the board of county commissioners who shall issue a final written decision of approval or denial.*

- (a) Review criteria. The planning commission may recommend approval and the board may approve an application for special exception upon finding that the proposed use meets the below listed criteria. The planning commission may recommend and the board may impose additional conditions, limitations and safeguards as it deems necessary to protect the public health, safety and welfare.*
- (1) That the use is consistent with the comprehensive plan and is identified as a special exception in the zoning district use table.*
  - (2) That the use is designed, located and proposed to be operated in a manner that it will not be injurious to the public health, safety, and welfare.*
  - (3) That the property is suitable for the use proposed by virtue of its location, shape, topography, and by virtue of its compatibility with adjacent development, and with the character of its zoning district.*
  - (4) That adequate buffering, landscaping and screening are provided to create visual and sound barriers from adjacent property.*
  - (5) That adequate off-street parking and loading are provided and ingress and egress is designed to cause minimum interference with or congestion of vehicular or pedestrian traffic on abutting streets or of boat or vessel traffic on adjacent waterways.*
  - (6) The use is conditioned upon conformance with all applicable zoning district and general regulations in this Code, including site plan review.*
  - (7) The use meets or use is conditioned upon meeting the specific requirements in this subdivision 6.*

**Based on the aforementioned details, the review criteria has been met.**



## Planning Commission Recommendations

On February 1st, 2025, at 5:45 PM, a Quasi-Judicial hearing was conducted for SE 24-02. The Planning Commission determined that the existing private school facility, known as Next Generation Academy, and the proposed expansion—which includes an approximately 4,800 sq. ft. multi-purpose building to support the school—are consistent with the Comprehensive Plan and Land Development Code.

The Planning Commission recommends the following conditions for the final order per Sec. 50-757. – Educational Facilities

1. The parking area is not required to be paved at this time, however, if any impervious surface material is added to the site now or at any point in the future and amendment to SE 24-02 would be required.
2. The driveway must adhere to the standards for a commercial driveway.
3. Approval of this Special Exception does not exempt the applicant from the obligation to obtain all required County, State, or Federal permits as applicable, including but not limited to, securing all required permits from the Southwest Florida Water Management District for storm water management related to the improvements on the premises.
4. School use of the site will occur between 7:00 AM and 9:00 PM throughout the year.
5. The Special Exception shall expire and become null and void unless the use is commenced within one year from the effective date of the written order. Alternatively, the board may provide such other timeframes as the board deems appropriate for the particular use. If any timeframe is not met, the special exception approval is rendered null and void. Once the special exception use lawfully commences, the approval shall run with the land, is not transferable to a different site, and will remain in effect until the use is ceased or the approval is revoked due to non-compliance.
6. The Special Exception is valid only for the specific use described in the final written order issued by the board. Any violation of the written order is grounds for revocation of the special exception or any action at law or in equity to enforce the provisions of the special exception.



In addition, to the conditions listed above the planning staff for Levy County also recommends the final order contain the following condition:

There shall be no off-site impacts from light or noise to the surrounding parcels after 5:00 PM.

END OF REPORT