



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: February 3, 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 167th 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



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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

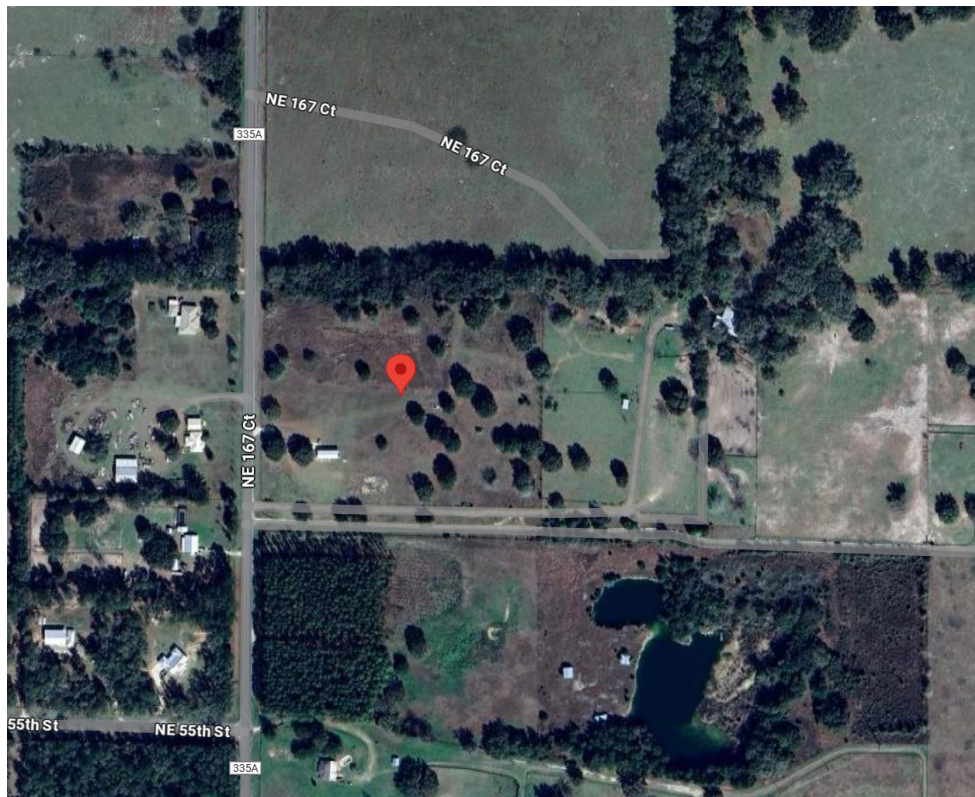
The existing uses illustrate compatibility with the proposed use, and the surrounding zoning districts exhibit characteristics that are harmonious with the proposed use.

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





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.

Recommendations

The existing and proposed use appear to be consistent with the Comprehensive Plan and Land Development Code. Accordingly, staff recommends approval of the requested Special Exception for expansion of an existing private educational facility subject to the following:

1. The parking area must comply with the material requirements specified in this code.
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. The site will continue to operate only during normal business hours.
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.

END OF REPORT



**LEVY COUNTY
PLANNING & ZONING DEPARTMENT**

320 Mongo Street • Bronson, FL 32621 • 352-486-5203
Fax – 352-486-5405 • email: 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: Landmark Apostolic Church Of Williston Inc - 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: Agriculture

Current Zoning Designation: 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 Landmark Appostolic Church of Williston is proposing to add a 4,800 SF multi-purpose building to support the existing Next Generation Christian Academy classroom building. The current school is a non-conforming use and will require approval of this Special Exception. 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 60th Street (Parcel ID No. 0419500000).

See "Special Exception Findings of Facts" provided with this application.

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

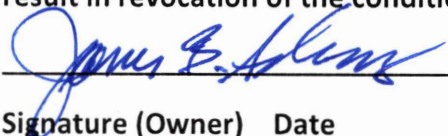
WM Attached a site plan that conforms to County Code Sections 50-775 and 776 (as applicable)

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

Applicant Affidavit

Instructions for Completing the Affidavit

In order for your application to be in compliance with our notice requirements established in SECTION 4 of the Levy County Land Development Code you must complete the attached Affidavit. Please follow these instructions:

- Each applicant must sign the affidavit in the presence of a notary and two witnesses (the notary can sign as one witness.) The County provides notary services at the Planning and Zoning Department.
- By signing the below affidavit, the applicant agrees to comply with the listed posted and mailed notice requirements outlined in Section(s) 50-2, 50-3(a), and 50-3(b) of Ordinance 2023-9 which are as follows:
 - 1.) **50-3 (a)** The applicant is responsible for sending supplemental mailed notice to all real property owners within 300 feet for the subject property. The mailed notice must identify the property appraiser's parcel identification number(s) for the subject property, the physical address of the subject property along with the date, time and location of the hearing for all real property owners within 300 feet from any property line of the property that is subject of the application. Addresses for mailed notice must be obtained from the county property appraiser's current ad valorem tax records.
 - 2.) **50-3 (b)** Notice signs can be obtained from Levy County Planning and Zoning office and must be posted and clearly written to include the petition number with a brief description of the request, the parcel identification numbers and the county phone number to contact for addition information. The posted notices should be placed in accordance with our location requirements:
 - a) Street frontage: one sign shall be placed along each road that fronts the property. Signs should be placed on the property (not within the road right-of-way) so that it is visible from road.
 - b) Lack of street frontage: if the property does not have frontage on a road, at least one sign shall be placed on the property at the access point and additional signs shall be placed on the nearest public right-of-way with an indication of the location of the property.
 - c) Installation, maintenance and removal: signs shall be posted in a professional manner and maintained on the subject property by the applicant until final action on the application. The applicant shall remove sign(s) within 10 calendar days after the final action of the application.
 - 3) Timing of posting and affidavit: Signs shall be posted no later than 10 calendar days after the application has been deemed sufficient and the county has notified the applicant of the hearing date(s). A notarized affidavit shall be submitted to the department within seventy-two (72) hours after the posting, certifying that the signs were posted in compliance with this section. The zoning official may require submittal of photographs of all signs as part of the affidavit. Applications will not be considered complete and will not be processed until signed and notarized affidavit has been received.

Once the letters have been mailed, in accordance with the above code, a copy of the letter and the mailing labels must be sent to the Planning and Zoning office electronically for our file. Once the sign is posted, in accordance with the above code, a photo with date and time should be sent electronically to the Planning and Zoning office.

If you have any questions, please call the Levy County Planning and Zoning Department at (352) 486-5203 or email us at planning@levycounty.org .



Prepared by and return to:
Levy County Planning and
Zoning Department
320 Mongo Street
Bronson, Florida 32621

AFFIDAVIT FOR APPLICATION REQUIRING PUBLIC NOTICE

BEFORE ME, the undersigned authority, personally appeared the below named Affiant who being by me duly sworn, depose(s) and say(s):

1. I am the applicant located at PO Box 636 Alachua, FL 32616 submitting this application on behalf of the owner of real property located at 5651 NE 167th Court Williston, FL 32696 (insert street address of property) with parcel identification number 04195-000-00 in Levy County, Florida (the "Property".) This Affidavit is being executed in order to process the attached application requiring a public notice.
2. I understand and acknowledge that the Levy County Code requires me to provide posted and mailed public notice in accordance with Ordinance 2023-9 Section(s) 50-2 and 50-3. Failure to comply with these ordinance requirements will result in continuation or withdrawal of my application from the agenda until I can comply with the outlined requirements.

WITNESSES:

Katie Paladino
Signature

Printed Name: Katie Paladino

Elizabeth Welz
Signature

Printed Name: Elizabeth Welz

AFFIANT:

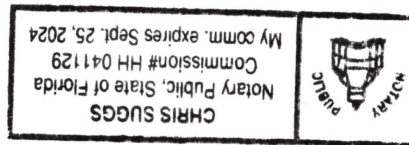
William Menadier
Signature

Printed Name: William Menadier, PE

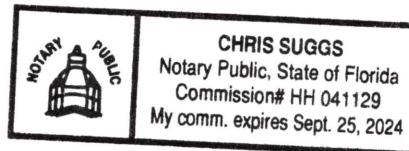
STATE OF FLORIDA
COUNTY OF Levy

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of JUNE, 2024, by William Menadier

Chris Suggs
Printed Name: CHRIS SUGGS
Notary Public--State of Florida



The Affiant is: Personally Known to me _____, OR
Produced Identification X Type of Identification Produced Driver's License



Applicant Affidavit

WITNESSES:

Jada Park

Signature

Printed Name: Jada Parker

Rodney Williams

Signature

Printed Name: Rodney Williams

AFFIANT:

James B. Asbury

Signature

Printed Name: James B. Asbury

WITNESSES:

Jada Park

Signature

Printed Name: Jada Parker

Rodney Williams

Signature

Printed Name: Rodney Williams

AFFIANT:

James B. Asbury

Signature

Printed Name: JAMES B. ASBURY

WITNESSES:

Jada Park

Signature

Printed Name: Jada Parker

Rodney Williams

Signature

Printed Name: Rodney Williams

AFFIANT:

James B. Asbury

Signature

Printed Name: JAMES B. ASBURY

STATE OF FLORIDA

COUNTY OF Levy Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of May, 2024, by James Asbury

Julian Dubose

Printed Name: Julian Dubose

Notary Public--State of Florida



JULIAN DUBOSE
Notary Public
State of Florida
Comm# HH459525
Expires 10/30/2027

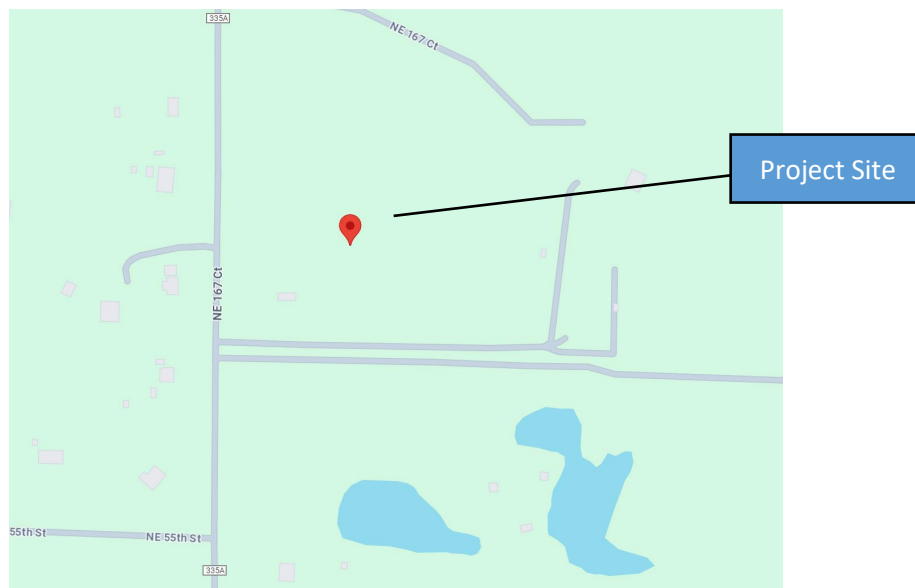
The Affiant is: Personally Known to me _____, OR
Produced Identification X Type of Identification Produced FL Drivers

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 February 3, 2025 at 5:30 P.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 167th 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.

BERGDOLL DARA S
17650 NE 60TH ST
WILLISTON FL 32696

BERGDOLL JASON W
17650 NE 60TH ST
WILLISTON FL 32696

BROWN DENISE
5590 SE 167TH CT
WILLISTON FL 32696

DOMINGUEZ FERNANDO M
5750 NE 167TH CT
WILLISTON FL 32696

GONZALEZ YAMID
5790 NE 167 CT
WILLISTON FL 32696

LANDMARK APOSTOLIC CHURCH OF W
5651 NE 167TH CT
WILLISTON FL 32696

MCLEOD RALPH
5650 NE 167TH CT
WILLISTON FL 32696

PENNANGA GREGORY S
5631 NE 167TH CT
WILLISTON FL 32696

PENNENGA MARION G
5631 NE 167TH CT
WILLISTON FL 32696

RILEY JAMAAL
18570 NE 77TH PL
WILLISTON FL 32696

SECKINGTON DAVID
2791 CASCADE DR
CLARKSVILLE TN 37042

SECKINGTON KAREN
2791 CASCADE DR
CLARKSVILLE TN 37042

VOORHEES TED W
PO BOX 415
WILLISTON FL 32696

Pastor James Aibery 352-528-2233



5651 NE 167TH COURT
WILLISTON FL, 32696

LANDMARK APOSTOLIC CHURCH
NEXT GENERATION CHRISTIAN ACADEMY

LEVY COUNTY
NOTICE
OF PROPOSED
LAND USE ACTION

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:
Rezone of 24.023. A request by William Mandler, et al.
to change zoning from R-1 to R-100. The parcel is located at 5651 NE 167th Court, Williston, FL 32696. The parcel is currently zoned R-1 and is being rezoned to R-100. The rezoning is being requested for the purpose of allowing the construction of a residential development consisting of single-family detached homes.

WHEN: *October 3, 2024* WHERE: *240 South 4th Street, Ocala, FL 34401*

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



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 60th 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 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 a faint, light blue horizontal line.

William A. Menadier, P.E.
Principal Engineer



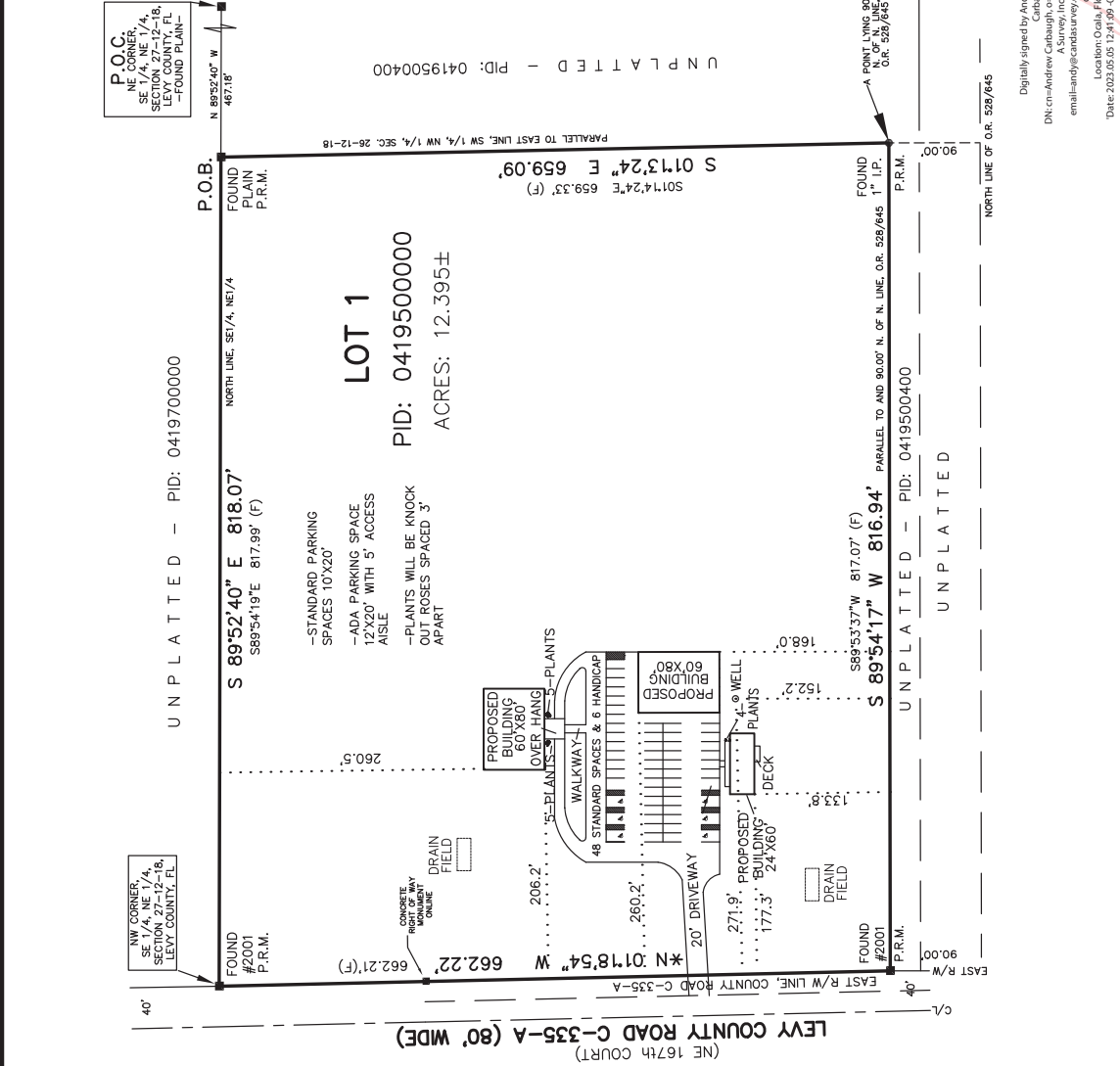
SURVEY REPORT

LEGEND:

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

NOTES:

1. THIS SURVEY IS BASED ON THE PROPERTY DESCRIPTION PROVIDED BY THE CLIENT.
2. ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.
3. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
4. THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THE STRIPS OF WAY SHOWN HEREON, ARE NOT INDICATED UNLESS OTHERWISE SHOWN.
5. ALL STREETS OR WHEEL RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
6. ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.
7. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE IN A FLOOD HAZARD ZONE ARE SHOWN BY SHADING THROUGH THE BUILDING SETBACKS ARE TO BE VERIFIED THROUGH THE BUILDING DEPARTMENT.
8. THIS SURVEY WAS CONDUCTED ON 05/04/2020.
9. FROM PLAT M, PANEL NO. 0275C - GRAP, EFFECTIVE 11/02/2010.



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

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

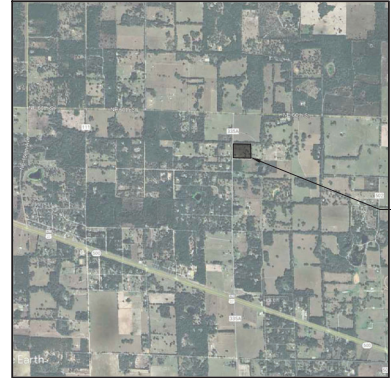


Digitally signed by Andrew Carbaugh
DN: cn=Andrew Carbaugh & Andrew W. Carbaugh, o=CandA Survey, c=US
email=andy@candasurvey.com
Location: Ocala, Florida
Date: 2023.09.07 12:47:59 -0400

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR SURVEY REPORT ARE PROHIBITED. THIS SURVEY MAP AND REPORT, OR COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. NO ONE OTHER THAN THE PARTY OR PARTIES NAMED HEREON SHALL RELY ON THIS SURVEY.

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_n(T) = 0.98L_n(X) + 3.42
TRIP DISTRIBUTION = 50% ENTER / 50% EXIT
VTPD = 0.98L_n(4,800 / 1,000) + 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_n(T) = 0.71L_n(X) + 2.31
TRIP DISTRIBUTION = 47% ENTER / 53% EXIT
VTPH = 0.71L_n(4,800 / 1,000) + 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:

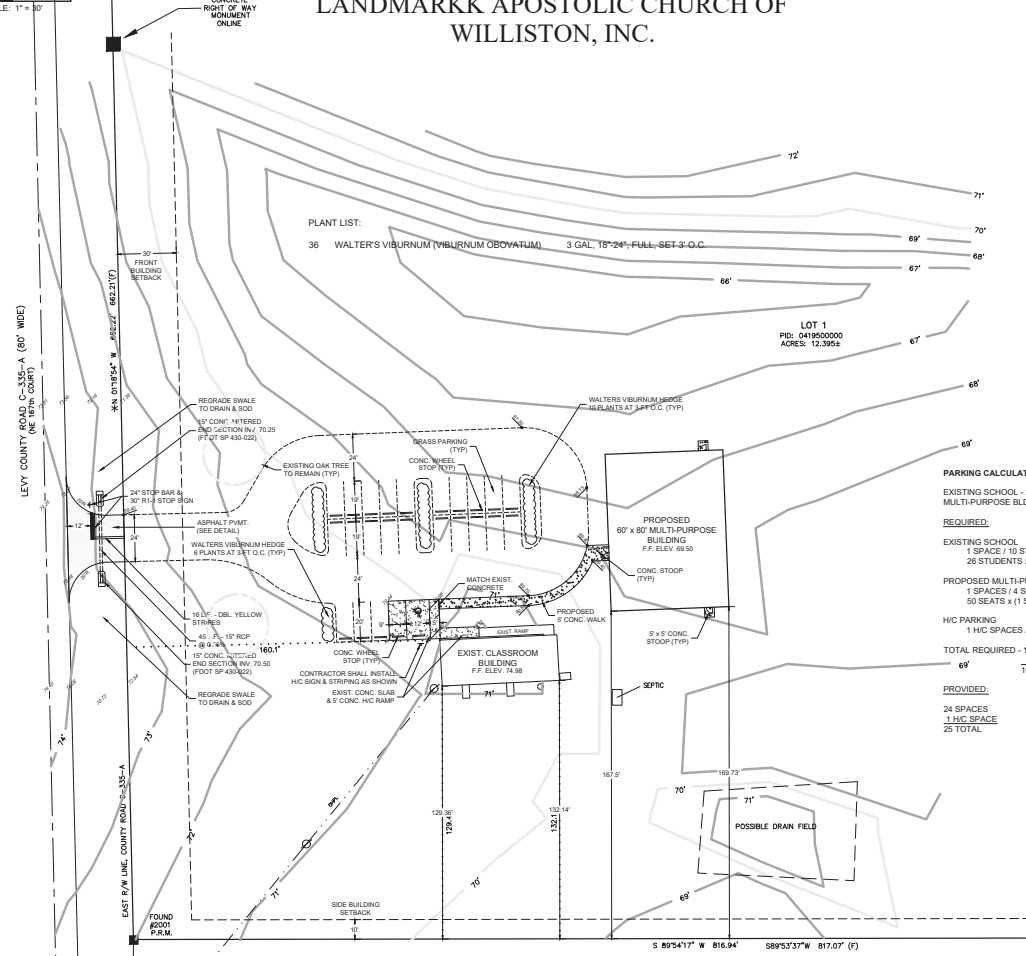
PROPOSED IMPROVEMENTS

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%)



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
18 SPACES
PROVIDED:
24 SPACES
1 HIC SPACE
25 TOTAL

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
C002	DEMOLITION & EROSION CONTROL
C003	CONSTRUCTION NOTES & DETAILS
C004	BOUNDARY & TOPOGRAPHIC SURVEY



PROJECT NUMBER: 2024-18-002

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 BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AND THAT I AM NOT PROVIDING ENGINEERING SERVICES IN ANY OTHER STATE.



2024-11-27
WILLIAM A. MENADIER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 74851

REVISIONS

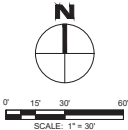
NO.	DATE	DESCRIPTION

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

MENADIER ENGINEERING
PO Box 606 | Alachua, Florida 32016 | Ph. (352) 847-5131 | www.menadier.com

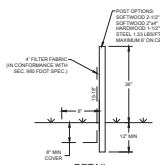
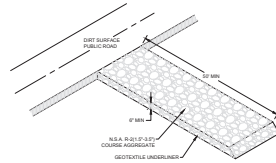
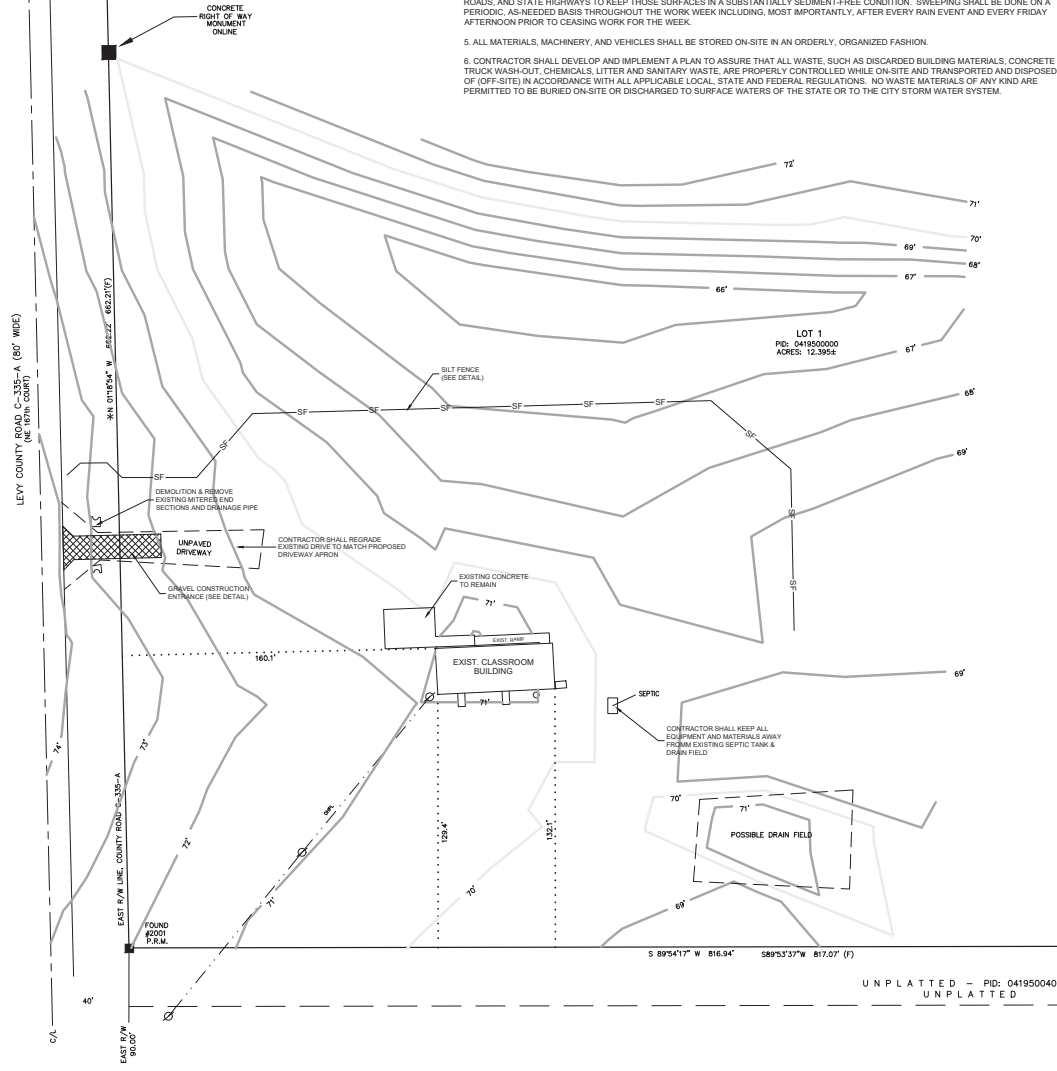
A SITE PLAN FOR OR NEXT GENERATION CHRISTIAN ACADEMY LEVY COUNTY
Layout Plan

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) 347-3133 | 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.

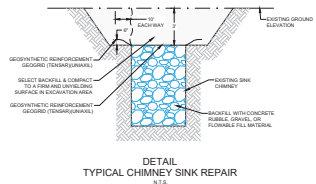
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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:
- INFORM THE LOCAL JURISDICTIONS STORMWATER ENGINEERING DEPT. AND THE APPLICABLE WATER MANAGEMENT DISTRICT IMMEDIATELY UPON DISCOVERY AND PROVIDE WARNING BARRICADES, ETC. AROUND THE HOLE.
 - WHERE LIMESTONE OR SHELL STONE IS EVIDENT FROM THE OPENING OF THE HOLE, WE RECOMMEND THE FOLLOWING REPAIR:
 - USING 1-2" DIAMETER BUCKLERS OF LIMESTONE, CHESTNUT OR SIMILAR HARD MATERIAL, BACKFILL THE CAVITY TO WITHIN 6" OF THE SURFACE.
 - USING A SMALLER DIAMETER (1/2" - 1") STONE, FILL THE REMAINDER OF THE CAVITY TO WITHIN 2" OF THE SURFACE.
 - USING A BACKHOE, PROVIDE FOR THE COMPACTION OF THE FILLED CAVITY BY HYDRAULICALLY COMPRESSING THE FILLED MATERIAL.
 - FILL THE REMAINDER OF THE CAVITY USING SEPTIC TANK DRAINFIELD GRAVEL TO THE GROUND SURFACE.
 - 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.
 - IN THOSE AREAS WHERE NO LIMESTONE IS EVIDENT, THE FOLLOWING PROCEDURE IS SUGGESTED:
 - 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.
 - USING A HEAVY SOIL CLAY OR SAND OR 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.
 - COMPACT THE MATERIAL TO BE PLACED. PERFORM THIS OPERATION IN LIFTS WITH NO LIFT BEING GREATER THAN 2' IN HEIGHT.
 - FORM AND POUR A CONCRETE CAP OVER THE DISTURBED AREA USING 2500 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.
 - 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.
 - BE AWARE 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

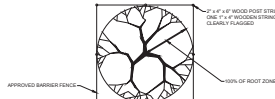
MAINTENANCE RESPONSIBILITIES:

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:

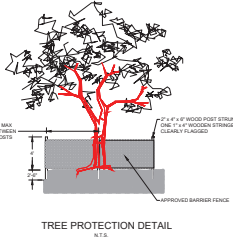
- ASPHALT PAVEMENT**
 - AFTER COMPLETION OF CONSTRUCTION, THE INSIDE EDGES OF ALL TURNING RADI SHALL BE MONITORED TO ASSURE NO POTHOLES, ETC. OCCUR BEHIND THE CURBING.
 - ALL PAVEMENT SHALL BE MONITORED TO ASSURE NO FAILURES OCCUR. IF A HOLE DEVELOPS, CUT A SQUARE EDGE AROUND FAILURE AND REPAIR WITH FULL DEPTH OF ASPHALT.
 - 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.
 - REPAIR ANY BROKEN CURBING IMMEDIATELY.
- CULVERTS**
 - 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.
 - ALL DRAINAGE CULVERTS SHOULD BE INSPECTED QUARTERLY AND CLEANED TO ASSURE FULL VOLUME CAPACITY.
- GRATE INLETS**
 - MAKE SURE GRATES ARE NOT CLOGGED WITH DEBRIS AFTER EACH RAINSTORM.
 - MAKE QUARTERLY CHECKS OF INTERIOR OF CONCRETE INLET AND REMOVE ANY SEDIMENT BUILDUP THAT OCCURRED.
 - ANY BROKEN GRATES OVER THE INLETS MUST BE REPLACED IMMEDIATELY.

GENERAL NOTES:

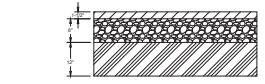
- ALL AREAS DISTURBED BY CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SLODED FOLLOWING FINAL GRADING. ALLOW FOR THICKNESS OF SOIL WITH A 3-INCH UNDERCUT. SOIL SHALL BE ARGENTINA BAHIA UNLESS OTHERWISE NOTED ON LANDSCAPE PLAN, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.
- ALL CONCRETE SHALL BE 3000 p.s.i. - 28 DAY STRENGTH UNLESS OTHERWISE NOTED.
- 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.
- 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.
- ALL TRAFFIC CONTROL DEVICES SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE FROM THE CONSTRUCTION ENTRANCE SHOWN ON THE DEMOLITION & EROSION CONTROL PLAN.
- 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.
- TRAFFIC SIGNS SHALL BE INSTALLED ON 2" ROUND ALUMINUM POSTS, 14-FT IN LENGTH. ALL SIGNS SHALL MEET LEVY COUNTY LAND DEVELOPMENT REGULATIONS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND BURIAL DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL STOP BARS SHALL BE 24" WIDE WHITE LEAD FREE THERMOPLASTIC.
- NO REVISIONS TO THE WORK SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE ENGINEER OF RECORD.



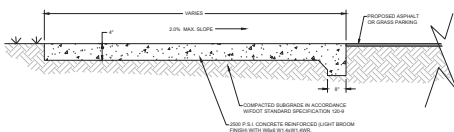
TREE PROTECTION DETAIL
N.T.S.



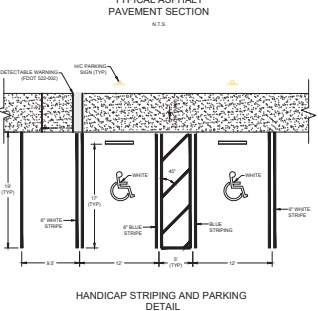
TREE PROTECTION DETAIL
N.T.S.



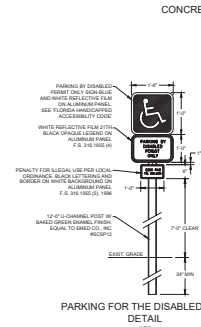
TYPICAL ASPHALT PAVEMENT SECTION
N.T.S.



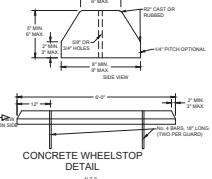
CONCRETE SIDEWALK DETAIL
N.T.S.



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
11000 W. UNIVERSITY BLVD., SUITE 100
ORLANDO, FL 32835
PH: (407) 241-3131
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.

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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

Levy County, FL

Homestead Transfer Form (PDF Format)

[TRANSFER OF HOMESTEAD ASSESSMENT DIFFERENCE - DR501T Form\(pdf format\)](#)

Homestead Application

Homestead Application

Hurricane Damage Form

ATTENTION: This is not for FEMA.

Hurricane Damage Form

Application for Catastrophic Event Tax Refund

ATTENTION: Please read instructions carefully

Instructions

Application for Catastrophic Event Tax Refund

Summary

Parcel ID	0419500000
Location Address	5651 NE 167 CT WILLISTON 32696-
Neighborhood	05.00 (5)
Legal Description*	27-12-18 0012.40 ACRES LOT 1 VAILLIEN COURT PLAT BOOK 11 PAGE 47 OR BOOK 1524 PAGE 854 LESS RD R/W- <i>*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.</i>
Property Use Code	CHURCHES (7100)
Subdivision	VAILLIEN COURT
Sec/Twp/Rng	27-12-18
Tax District	SW FLORIDA WT MG (District SW)
Millage Rate	13.7969
Acreage	12.400
Homestead	N
Ag Classification	No

[View Map](#)

Owner

Owner Name	Landmark Apostolic Church Of Williston Inc 100%
Mailing Address	5651 NE 167TH CT WILLISTON, FL 32696

Trim Notice

Trim Notice (PDF)

Estimate Taxes

Estimate Taxes

Valuation

	2025 Preliminary Value Summary
Building Value	\$121,246
Extra Features Value	\$0
Market Land Value	\$122,760
Ag Land Value	\$122,760
Just (Market) Value	\$244,006
Assessed Value	\$203,494
Exempt Value	\$203,494
Taxable Value	\$0
Save Our Homes Benefit	\$40,512
Previous Year Value	\$244,006

Exemptions

Homestead	2nd Homestead	Widow/er	Disability	Seniors	Veterans	Other
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Building Information

Building	1	Roof Cover	METAL
Actual Area	1380	Heating Type	FORCED AIR DUCTED
Conditioned Area	1380	Air Conditioning	CENTRAL
Actual Year Built	2020	Baths	2
Effective Year Built	2020		
Use	MOBILE HOME 1		
Exterior Wall	MODULAR METAL		
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
MOBILE HOME BASE	1380	1380
Total SqFt	1380	1380

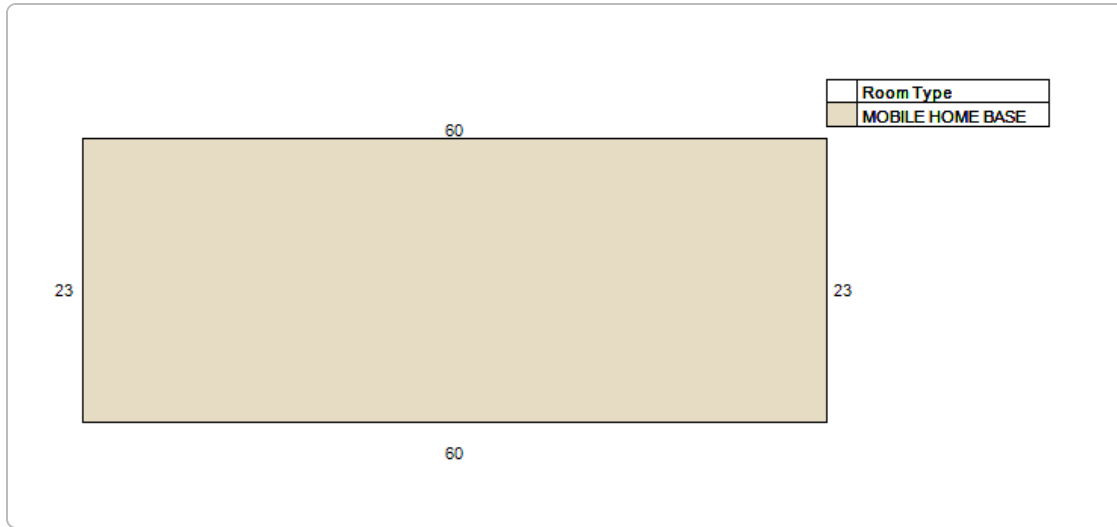
Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
VAC LAND	0	0	12.4	AC	\$122,760

Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
2/6/2020	\$79,900.00	TR	1524 854	U	V	VAILLIENCOURT EDWARD F-TTEES	LANDMARK APOSTOLIC CHURCH OF WILLISTON INC
5/23/2019	\$100.00	WD	1495 98	U	V	VAILLIENCOURT EDWARD F & MILA C	VAILLIENCOURT EDWARD F-TTEES
9/1/1998	\$35,000.00	TD	654 196	U	I	RUTLAND L W JR & HAMMOND PATRICIA ARENDT-CO TTEES	VAILLIENCOURT EDWARD F & MILA C
6/27/1995	\$0.00	WM	561 888	Q	V	RUTLAND L W JR & HAMMOND PATRICIA ARENDT	RUTLAND L W JR & HAMMOND PATRICIA ARENDT-CO TTEES
6/6/1986	\$0.00	PR	275 504	Q	V	RUTLAND HAL S & L W -AS PR OF EMMA P RUTLAND ESTATE	RUTLAND L W JR
10/31/1983	\$0.00	WM	218 26	Q	V	V E WHITEHURST & SONS INC	ESTATE OF EMMA P RUTLAND

Building Sketch



Map



No data available for the following modules: Extra Features, Photos.

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 | [User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 1/24/2025, 7:34:37 PM

Contact Us

Developed by
 **SCHNEIDER**
 GEOSPATIAL

NE 60TH ST

NE 167TH CT

27-12-18

26-12-18

DRIVEWAY

NE 55TH ST

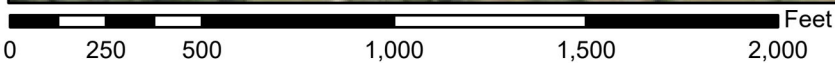
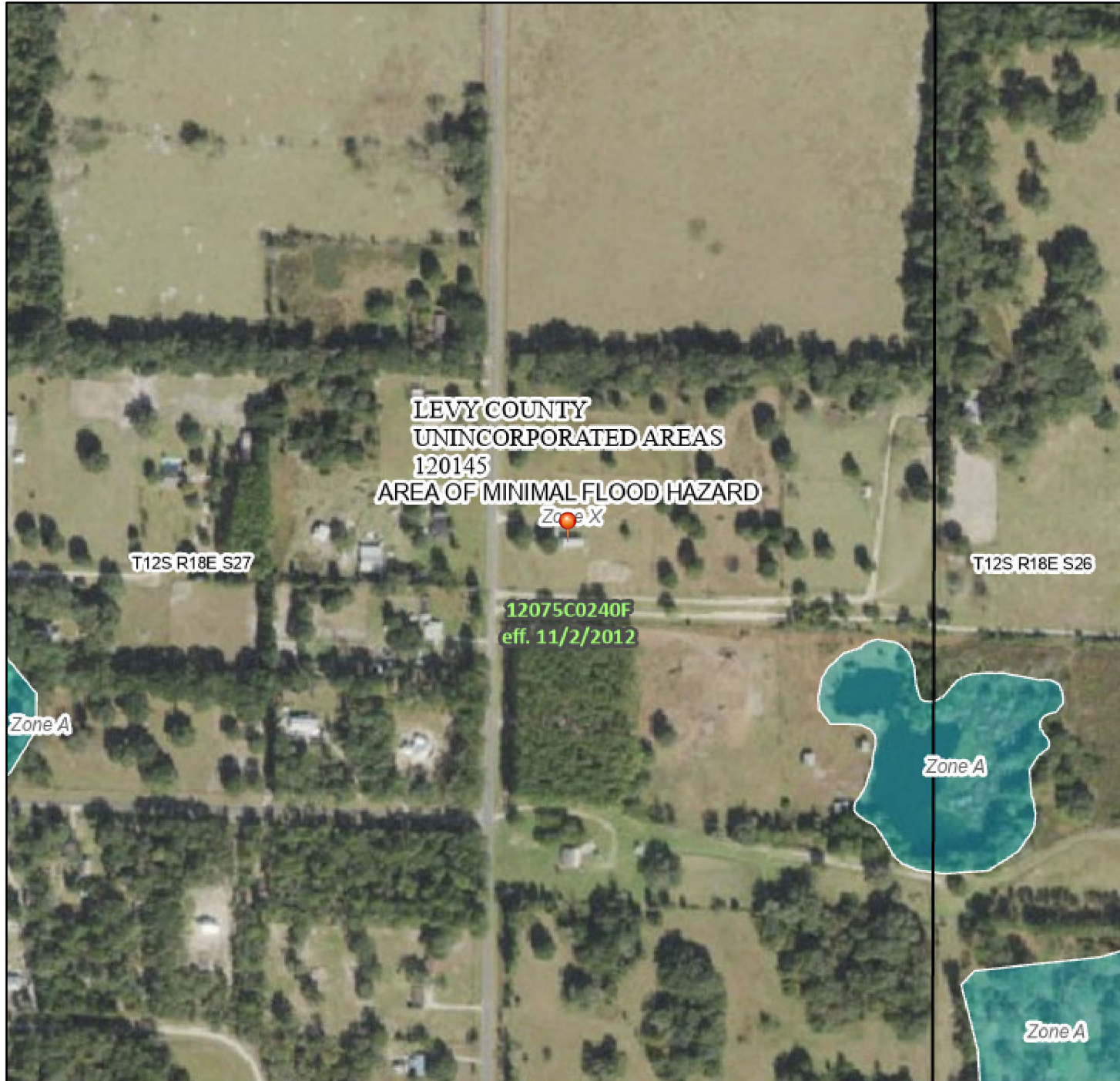
Agricultural / Rural Residential



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
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		8 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
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.