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## PRESENTATION TO LEVY COUNTY PLANNING COMMISSION

Petition Special Exception 24-01

11986 NE State Road 24, Archer, Florida 32618

Parcel ID 0322100200



### Commissioners

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

December 16, 2025

## Reports and Permits Submitted and Reviewed by Staff

Mining Impact Assessment Report Which Included:

- ACCI Best Management Practices For Project Spills
- Potentiometric Surface Exhibit
- ¼ Mile Buffer Compatibility Parcels
- Southwest Florida Water Management District – Environmental Resource Permit
- Florida Department Of Transportation – Access Connection Permit
- Florida Department Of Transportation – Drainage Connection Permit
- Biological And Environmental Site Assessment
- Geotechnical Site Evaluation
- Surrounding Sand Mine Map

Also Submitted:

Civil Plans

Traffic Study

Site Photos

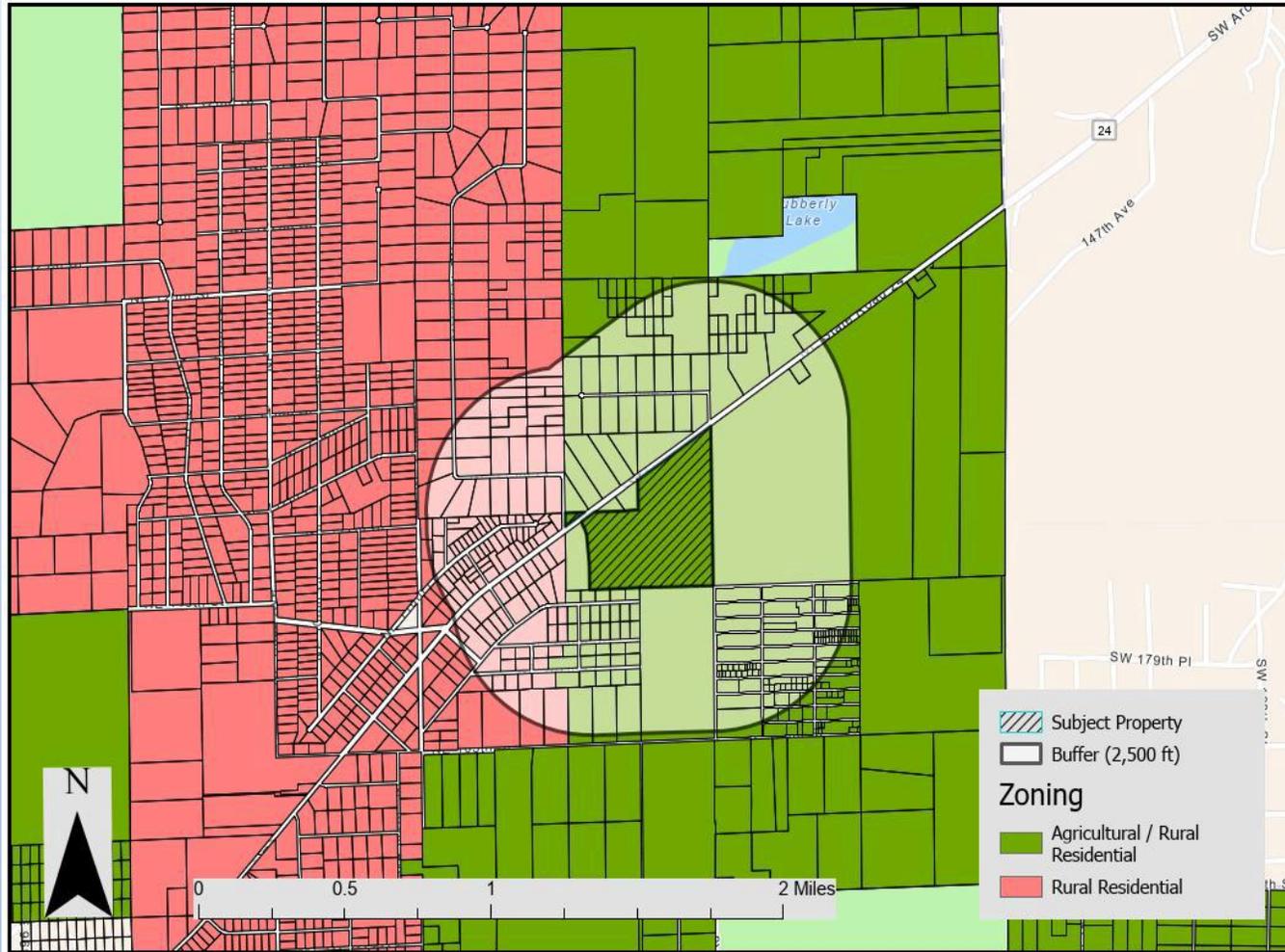
Site Reclamation Plan

Drainage Report

Site Survey

Tree Mitigation Plan

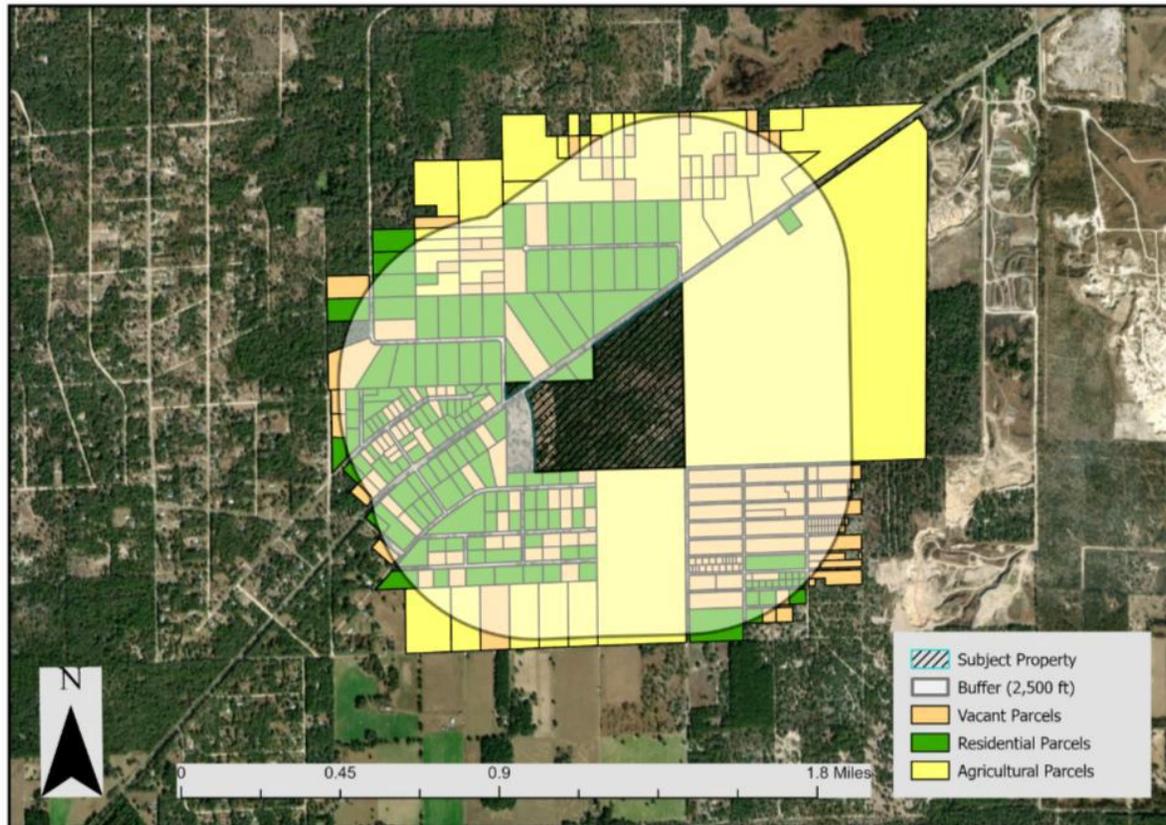
### Subject Property Zoning Map



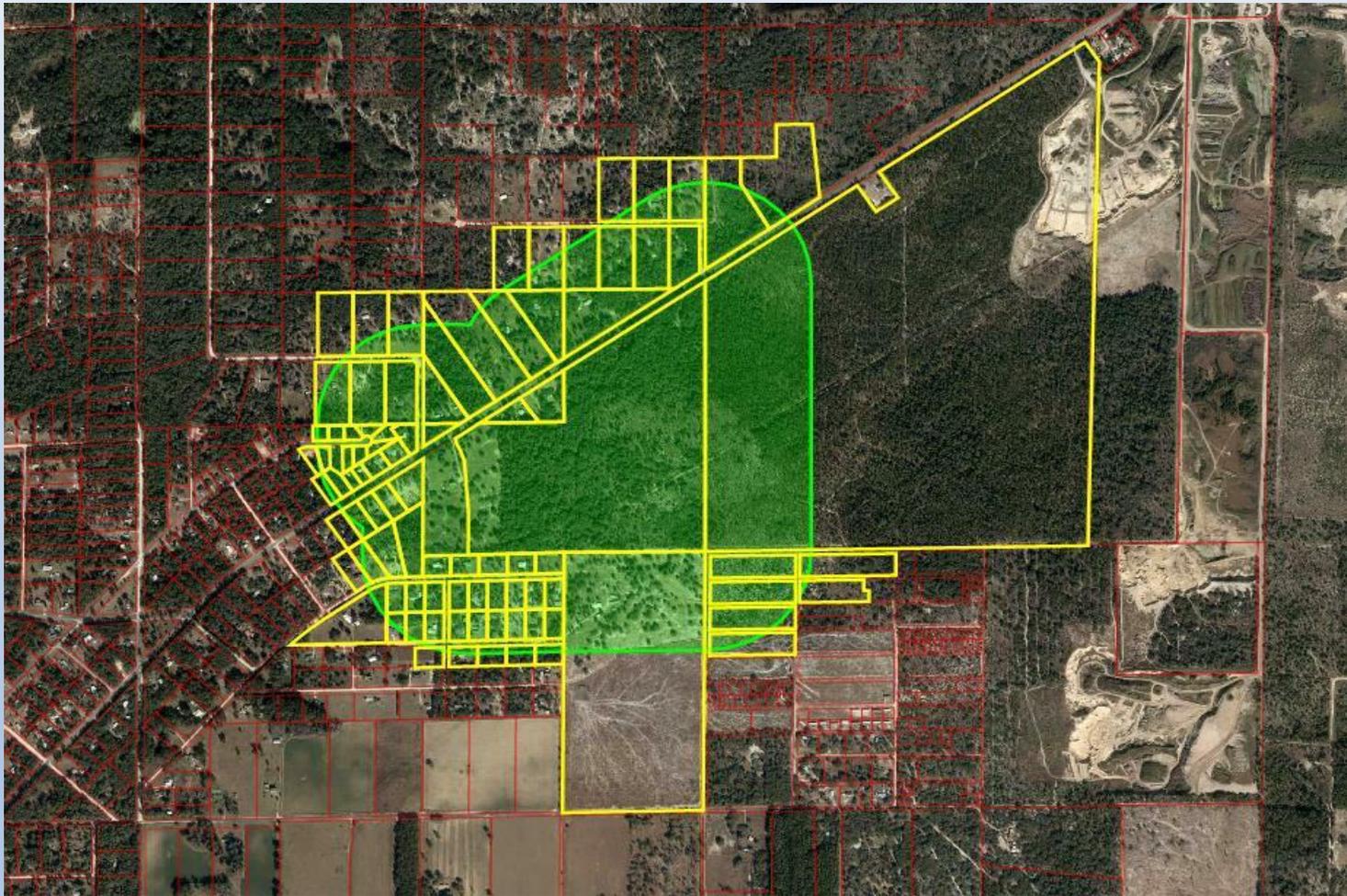
## Surrounding Area Zoning

Direction	Current Use	Future Land Use Category	Zoning District
<b>Subject</b>	Vacant	Agriculture/Rural Residential	A/RR
<b>North</b>	Residential	Agriculture/Rural Residential	A/RR
<b>South</b>	Residential	Agriculture/Rural Residential	A/RR
<b>West</b>	Residential	Rural Residential	RR
<b>East</b>	Vacant/Mining	Agriculture/Rural Residential	A/RR

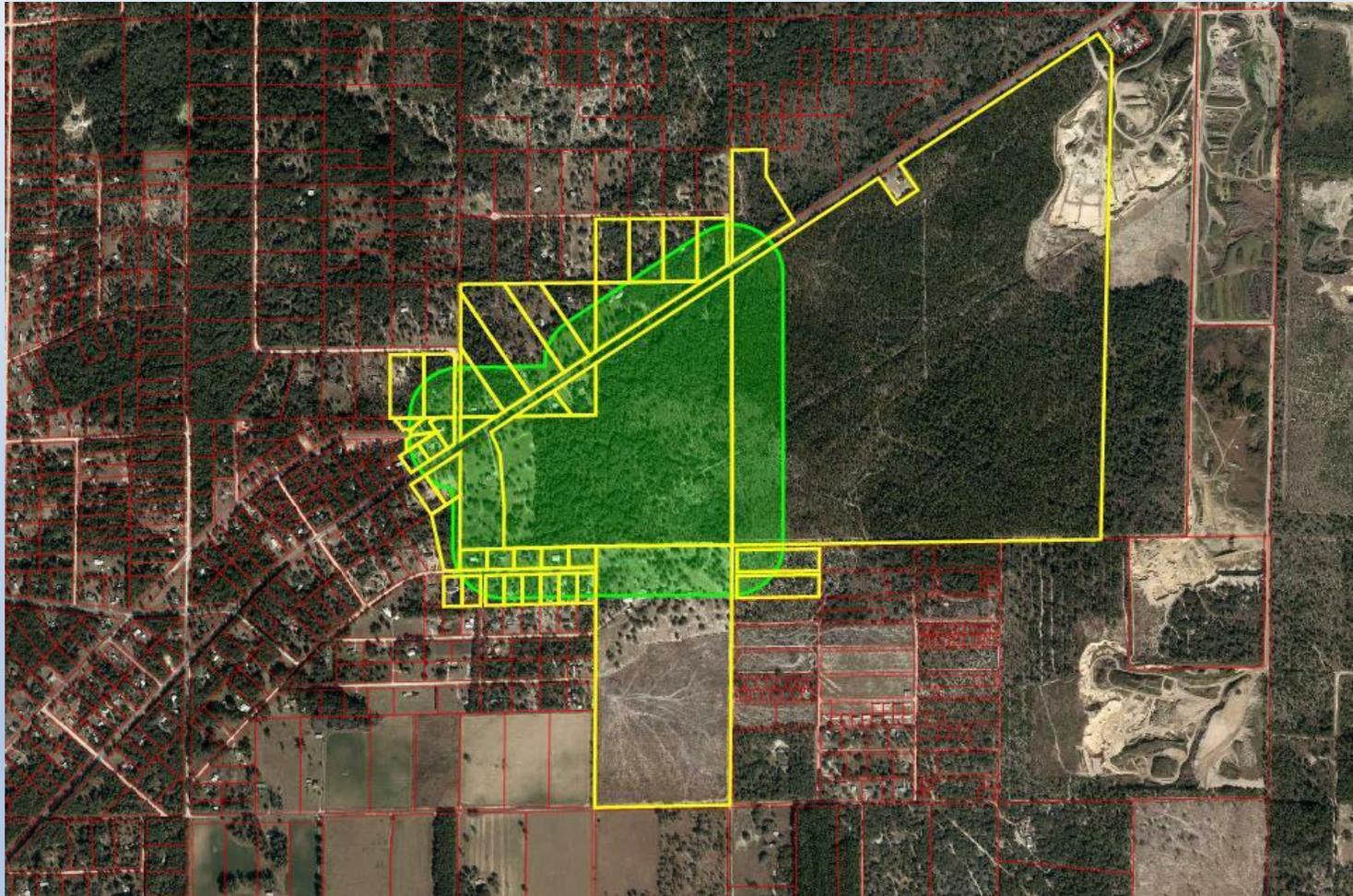
### Subject Property Uses Within Buffer Map



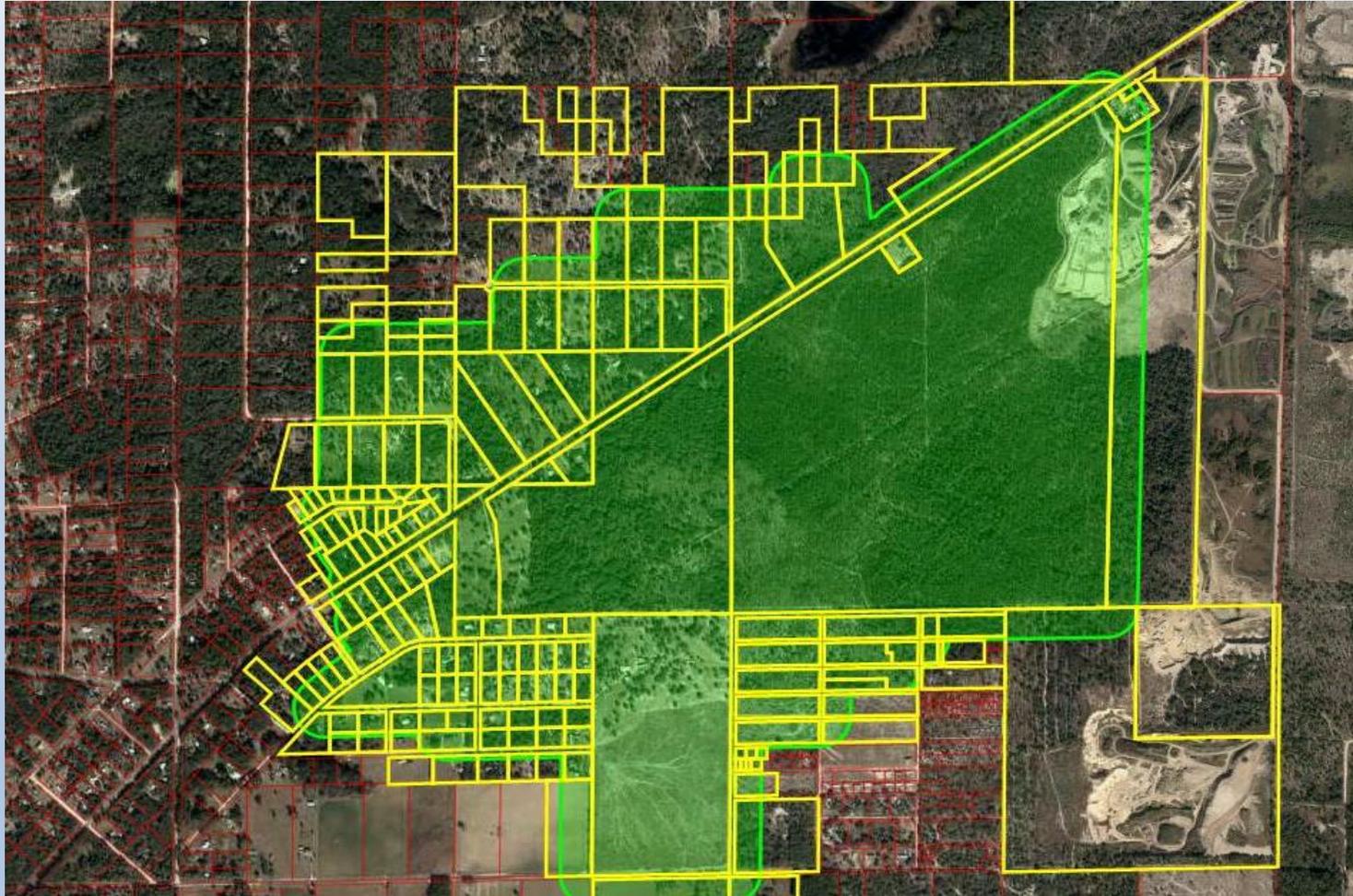
**1000-foot Radius (No Public Water Supply Identified)**



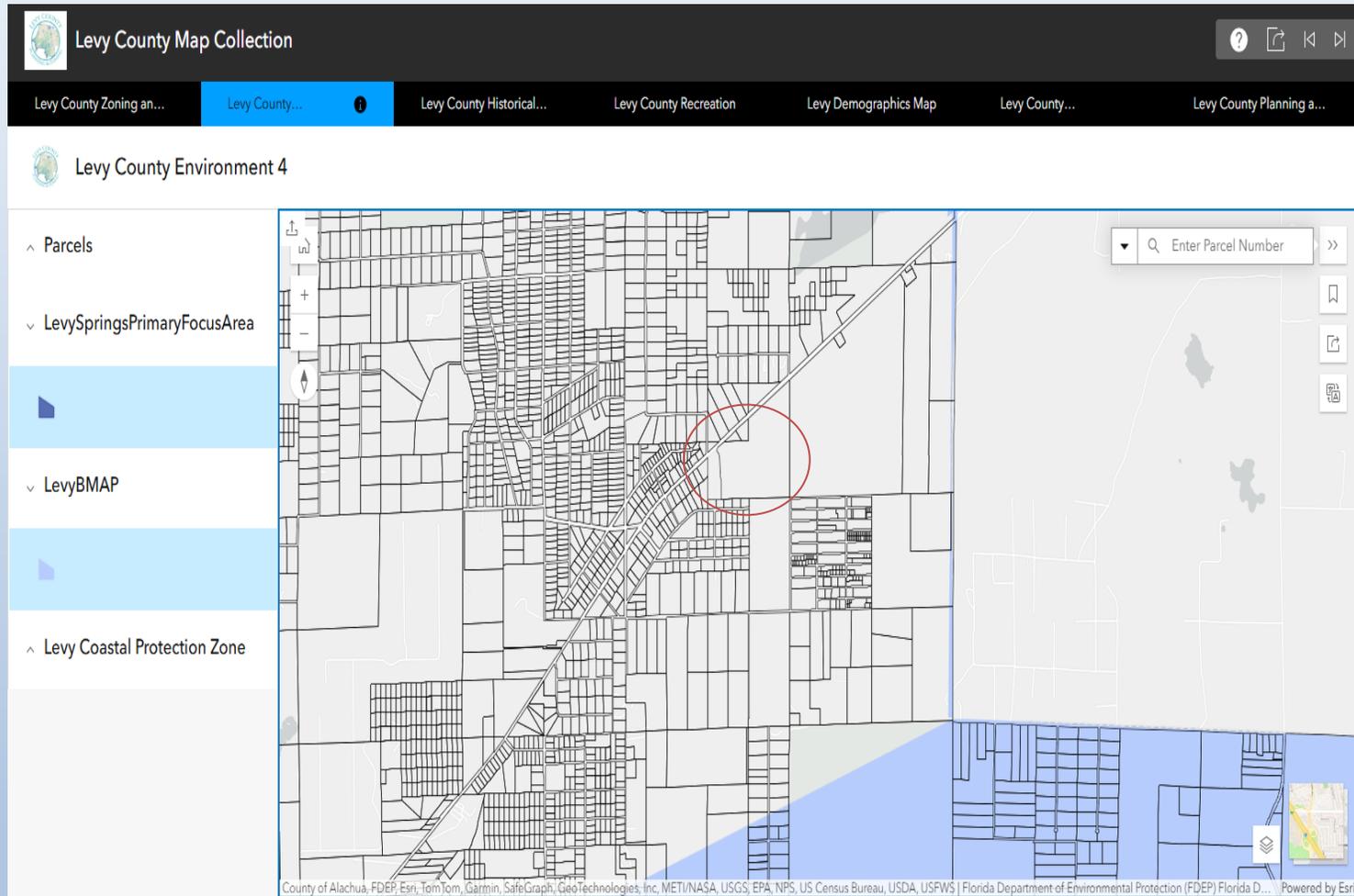
**500-Foot Radius (No Abandoned Dumpsites, Landfills, or Effluent Disposal Areas Identified)**



**300-Foot Radius** (No Lot Five Acres or Less and Zoned RR, R-1, R-2, RR3-C, or RMU Identified)



## Levy County BMAP and Springs Primary Focus Area



The screenshot displays a web-based GIS application titled "Levy County Map Collection". The top navigation bar includes several tabs: "Levy County Zoning an...", "Levy County..." (selected), "Levy County Historical...", "Levy County Recreation", "Levy Demographics Map", "Levy County...", and "Levy County Planning a...". Below the navigation bar, the page title is "Levy County Environment 4".

The left sidebar contains a list of layers:

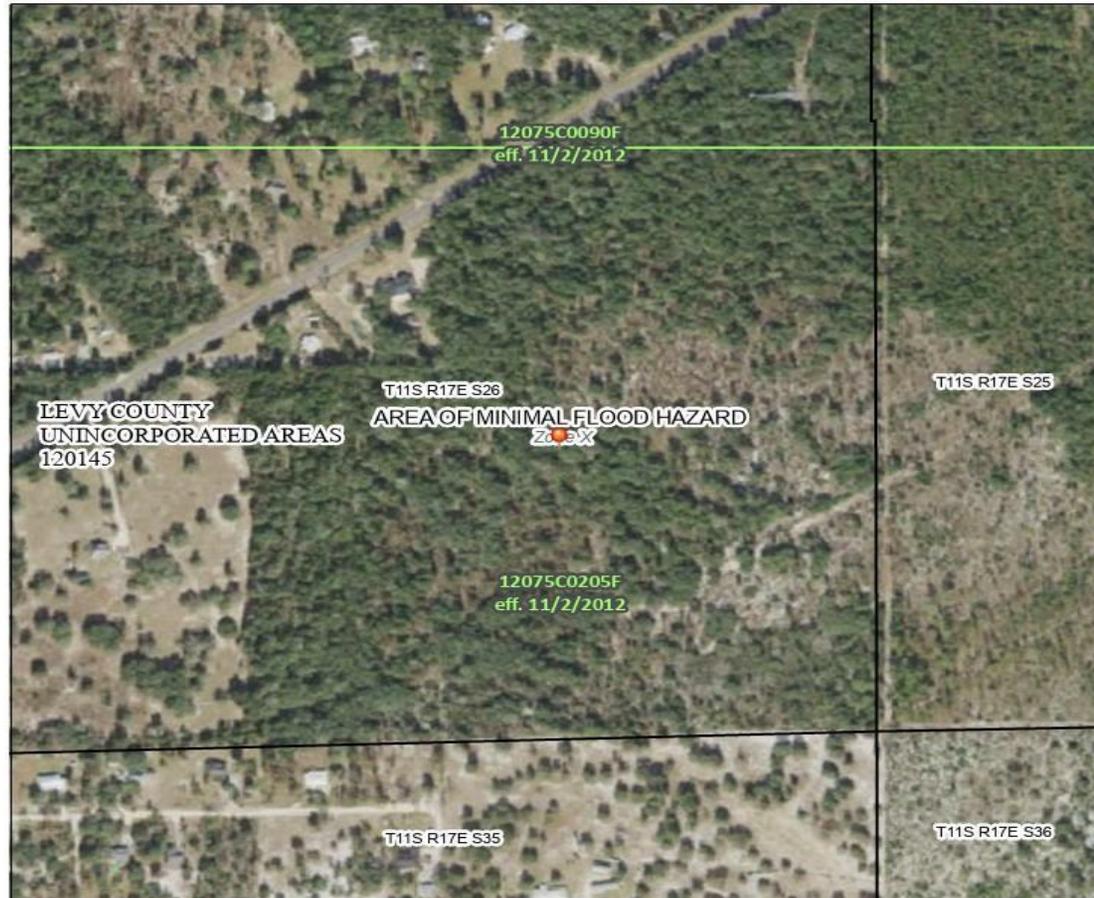
- Parcels
- LevySpringsPrimaryFocusArea
- LevyBMAP
- Levy Coastal Protection Zone

The main map area shows a detailed view of a residential area with a red circle highlighting a specific parcel. The map includes a search bar with the text "Enter Parcel Number" and navigation controls. The bottom of the map area contains a copyright notice: "County of Alachua, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Florida Department of Environmental Protection (FDEP) Florida D... Powered by Esri".

## National Flood Hazard Layer FIRMette



82°34'5.4"W 29°30'5"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

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, A-99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AP</i>
		Regulatory Roadway
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
		Jurisdiction Boundary
		Coastal Transect Baseline Profile Baseline Hydrographic Feature
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 10/14/2025 at 9:40 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 BFM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

## **Land Development Code Consistency**

Chapter 50 of the Land Development Code, Sec. 50-700, permits mining by Special Exception within the A/RR zoning district. Section 50-759 outlines the criteria to be considered by County staff, the Planning Commission, and the Board of County Commissioners when reviewing such Special Exceptions.

## **Minimum Criteria, Standards and Conditions**

**Staff finds that this criterion is not applicable or has been met.**

## **Comprehensive Plan Consistency**

After reviewing the Comprehensive Plan Goals, Objectives and Policies, the proposed site and its use are consistent with the current elements. Elements that support the proposed Special Exception include:

**Future Land Use Element**

**Private Property Rights Element**

**Transportation Circulation Element**

## Staff Findings

Petition SE 24-01 a Special Exception Application for mining is complete and meets the criteria in Sec. 50-759 of the Levy County Land Development Code and the Levy County Comprehensive Plan. Although some activities will need initial oversight by Levy County staff to ensure compliance, overall, requirements have been met with the following exceptions:

- According to the Site Plan submitted, consider additional screening of 11650 FL-24, Archer, FL 32618.
- Submit a cost estimate and timeframe for reclamation or justification for the exclusions as required in Sec. 50-759(4)g.

On November 17, 2025 The Planning Commission recommend approval of the special exception with consideration of the following conditions:

- Recommend onsite well;
- Recommend addressing safety with FDOT including possible acceleration and or deceleration lane;
- Recommend all permits, reports and notifications with SWFWMD are also submitted to the County Engineer.