



Land Development Code Text Amendment Checklist

Incomplete application packets will not be accepted.

TO BE SUPPLIED AT THE TIME OF SUBMISSION:

12 paper application packets and 1 electronic version containing the following, to the Levy County Planning and Zoning Department at, 320 Mongo Street, Bronson, Florida, for processing.

- ☐ **This Checklist:** Please ensure checklist is complete and all items are in the specified order.
- ☐ **Land Development Code Amendment application**
- ☐ **Agent Authorization**
- ☐ **Proposed revised Land Development Code language (in required strike through/italicized format)**
- ☐ **All required data/analysis as indicated on the Pre-Application Meeting form (if applicable)**
- ☐ **Written Statement:** At a minimum, the written statement must include the information below. Applications that fail to address each item below will not be processed.
 1. The reason why said regulation(s) should be amended, supplemented, or deleted;
 2. Any public purpose that the amendment would serve;
 3. How the proposed modification is applicable County-wide in lieu of addressing a singular parcel or incident.
 4. How the proposed amendment is consistent with the intent and purpose of the Levy County Comprehensive Plan. This shall include reference to specific goals, objectives, and policies of the Comprehensive Plan.
 5. Statistics, studies, background data, and/or analysis in support of the modification as well as how the proposed regulation will be enforced by Levy County.



Levy County Board of County Commission
Planning and Zoning Department
320 Mongo Street, Bronson, Florida, 32621
Office: 352.486.5203

Land Development Code Text Amendment Application

Petition Number: _____ Amendment Fee Paid: _____
Submittal Date: _____ Acceptance Date: _____

Applicant Information

Applicant(s)/Agent(s) Name eda consultants, inc.
Address 720 SW 2nd Avenue, Suite 300, South Tower, Gainesville, FL 32601
Phone 352-373-3541 Email ssutton@edafl.com

Owner Information

Owner(s) Name Archer Road Real Estate LLC (Parcel 0321902000)
Address 12890 NE State Road 24, Archer, FL 32618
Phone 352-495-9948 Email jim@watsoncll.com

Request

Land Development Code Section(s) proposed to be amended:

Subdivision V. - Conditional Uses, Addition of Sec. 50-735

Application revised on July 31, 2026 - Text amendment related to Sec. 50-1 (Definitions),
Sec. 50-700 (Use Table), Sec. 50-762 (Uses by Special Exception)

OWNER VERIFICATION

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

Owner(s) Signature

Jim R. Watson

Owner(s) Signature

Date

03/05/26

Date



Levy County Board of County Commission
Planning and Zoning Department
320 Mongo Street, Bronson, Florida, 32621
Office: 352.486.5203

STATE OF FLORIDA COUNTY OF Levy the foregoing instrument was
acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5th day of
March, 2020. Individual identified by: ☒ Personal Knowledge ☐ Satisfactory

Evidence: Type: DL's

Jasmine Lillie
Signature of Notary Public - State of Florida

Stamp:



JASMINE LILLIE
Notary Public
State of Florida
Comm# HH638802
Expires 4/13/2029

CERTIFICATION

The undersigned has read and understands the application, and has received, read, and understands the Instructions & Submission requirements. It is agreed and understood that the undersigned will be held responsible for the accuracy of the application and information submitted. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) provided is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners and their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Lan R. H. G. A.

Owner/Agent Signature

03/05/20

Date

STATE OF FLORIDA COUNTY OF Levy the foregoing instrument was
acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5th day of
March, 2020. Individual identified by: ☒ Personal Knowledge ☐ Satisfactory

Evidence: Type: DL's

Jasmine Lillie
Signature of Notary Public - State of Florida

Stamp:



JASMINE LILLIE
Notary Public
State of Florida
Comm# HH638802
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PROPOSED TEXT AMENDMENT LANGUAGE

ARTICLE I. – IN GENERAL

Section 50-1. – Definitions

Yard trash and domestic organic waste recycling facility means a Type II biosolids treatment facility receiving Class B biosolids for processing into Class AA biosolids, as classified by 40 CFR Part 503.

Section 50-700. – Generally; use table

Use (reference to code section that contains SE or CU requirements)	F/RR	A/RR	RR	R- 1	R- 2	RR- 3C	C- 1	C- 2	C- 3	C- 4	I	RMU	PF	REC	NR- CON
	In this table, P=Permitted Use; CU=Conditional Use; and SE=Use by Special Exception														
Agriculture															
Yard trash and domestic organic waste recycling facility (50-762)		SE													

Subdivision VI. – Uses by Special Exception

Sec. 50-762. Yard trash and domestic organic waste recycling facility.

- (1) **The parcel is located in an agricultural zoning district.**
- (2) **The minimum parcel size is 50 acres.**
- (3) **The use is prohibited on any parcel within 1/2 mile of an existing platted residential subdivision.**
- (4) **The facility must obtain the following state regulatory approvals:**
 - (a) **an FDEP (Florida Department of Environmental Protection) Yard Trash Recycling Registration where the yard trash is to be processed and used as the amendment/bulking agent in the recycling process; and**
 - (b) **an FDEP technical permit which authorizes the mixing of the processed yard trash with domestic organic waste using a windrow method to yield a final product used as fertilizer and soil amendment.**
- (5) **Any component of this use that is not regulated by state agencies may be regulated by conditions and limitations imposed in the special exception based on the activities of that particular operation.**

LAND DEVELOPMENT CODE (LDC) TEXT AMENDMENT BACKGROUND

This text amendment, which is privately initiated and prepared by eda consultants, inc., was prompted by a recommendation from County staff.

The applicant operates an existing yard trash and organic waste recycling operation, which is fully permitted and authorized by the Florida Department of Environmental Protection (FDEP). The original facility has been operating pursuant to an approved Conditional Use Permit since 2009, which authorizes the recycling of yard waste and wood demolition debris. Since issuance of the original Conditional Use Permit, the site operations have diversified to add an additional feedstock to the yard waste recycling efforts, a change authorized in the FDEP approvals for the facility. However, the new feedstock is not expressly set forth in the existing Conditional Use Permit and does not neatly fit into any category within the County's Land Development Code. Based on input from Levy County staff, it has been recommended that this particular use is most appropriate as a Special Exception and the applicable review and approval criteria.

Accordingly, the proposed Land Development Code amendment would create a regulatory framework for both the applicant's facility and other similar facilities within the County to operate as a permitted Special Exception use with narrow, rigorous standards to ensure compatibility.

The text amendment would further the materials recycling efforts of the County, which, in turn, conserves public landfill space and yields a useful fertilizer product for agricultural uses in the County, all in the public interest.

The proposed text amendment is consistent with and furthers applicable policies found in the Levy County Comprehensive Plan, as outlined in the 'Application Criteria' section of this report.

Examples include consistency with:

- Conservation Policy 3.9 by "promot(ing) the restoration and future use of mined or excavated lands through land development reclamation standards";
- Infrastructure Element – Solid Waste Sub-Element Policies 1.1 & 1.6 by "investigat(ing) and develop(ing) methods to reduce waste volume and accommodat(ing) changes in disposal technologies";
- Economic Element Objective 4 by "encourag(ing) the development of business and industry that enhances and preserves ... environmental resources in Levy County"; and
- Future Land Use Policy 1.2 by "provid(ing) for areas ... used for accessory and supportive uses to the agricultural industry."

The County would enforce this Special Exception use by the issuance of site-specific permits, including pertinent conditions, that meet the rigorous, specific requirements of the Special Exception contemplated by the proposed Text Amendment.

PROPOSED LDC TEXT AMENDMENT SUMMARY

Subdivision VI. Uses by Special Exception are uses that are allowed by special exception (on a site specific basis) as identified in the zoning district use table, are subject to specific review criteria, limitations and process outlined in the Land Development Code, 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.

The proposed text amendment provides specific standards for the zoning district, parcel size, and additional regulatory requirements for the proposed use and providing a framework for assessing a Special Exception application.

PROPOSED TEXT AMENDMENTS TO LAND DEVELOPMENT CODE

The proposed text amendment is provided below to allow an additional Special Exception use:

ARTICLE I. – IN GENERAL

Section 50-1. – Definitions

Yard trash and domestic organic waste recycling facility means a Type II biosolids treatment facility receiving Class B biosolids for processing into Class AA biosolids, as classified by 40 CFR Part 503.

Section 50-700. – Generally; use table

Use (reference to code section that contains SE or CU requirements)	F/RR	A/RR	RR	R-1	R-2	RR-3C	C-1	C-2	C-3	C-4	I	RMU	PF	REC	NR-CON
	In this table, P=Permitted Use; CU=Conditional Use; and SE=Use by Special Exception														
Agriculture															
<u>Yard trash and domestic organic waste recycling facility (50-762)</u>		SE													

Subdivision VI. – Uses by Special Exception

Sec. 50-762. Yard trash and domestic organic waste recycling facility.

- (1) The parcel is located in an agricultural zoning district.
- (2) The minimum parcel size is 50 acres.
- (3) The use is prohibited on any parcel within 1/2 mile of an existing platted residential subdivision.
- (4) The facility must obtain the following state regulatory approvals:
 - (a) an FDEP (Florida Department of Environmental Protection) Yard Trash Recycling Registration where the yard trash is to be processed and used as the amendment/bulking agent in the recycling process; and
 - (b) an FDEP technical permit which authorizes the mixing of the processed yard trash with domestic organic waste using a windrow method to yield a final product used as fertilizer and soil amendment.
- (5) Any component of this use that is not regulated by state agencies may be regulated by conditions and limitations imposed in the special exception based on the activities of that particular operation.

APPLICATION CRITERIA

1. The reason why said regulation(s) should be amended, supplemented, or deleted;

RESPONSE: This use is not expressly included in the Land Development Code as a permitted use. The proposed text amendment will create a process to allow the proposed activity as a Special Exception use.

2. Any public purpose that the amendment would serve;

RESPONSE: The text amendment would further the materials recycling efforts of the County, which, in turn, conserves public landfill space and yields a useful fertilizer product for agricultural uses in the County, all in the public interest.

3. How the proposed modification is applicable County-wide in lieu of addressing a singular parcel or incident.

RESPONSE: This use is not expressly included in the Land Development Code as a permitted use. The proposed text amendment will create a process to allow the proposed activity as a Special Exception use throughout the County in settings that can meet the proposed use-specific standards.

4. How the proposed amendment is consistent with the intent and purpose of the Levy County Comprehensive Plan. This shall include reference to specific goals, objectives, and policies of the Comprehensive Plan.

RESPONSE: The proposed LDC text amendment is consistent with the following Comprehensive Plan Objectives and Policies:

Conservation Element Policy 3.9 *Promote the restoration and future use of mined or excavated lands through land development regulation reclamation standards.*

RESPONSE: This proposed text amendment is consistent with Conservation Policy 3.9 of the County's Comprehensive Plan by "promot(ing) the restoration and future use of mined or excavated lands through land development reclamation standards." The continued use of this former excavated site furthers the goal of returning such lands to useful purposes consistent with the reclamation intent of Conservation Element Policy 3.9.

Infrastructure Element – Solid Waste Sub-Element Policy 1.1. *The County will continue to investigate and develop feasible methods to improve disposal services and prevent deficiencies.*

These methods will include, but are not limited to:

c. Increase the landfill capacity by reducing waste volume.

RESPONSE: The proposed recycling use associated with the text amendment will support this Policy by reducing overall waste volume that is deposited into local landfills.

Infrastructure Element – Solid Waste Sub-Element Policy 1.6 *The County will monitor and adjust solid and hazardous waste management operations to:*

a. Accommodate changes in disposal technologies.

RESPONSE: The proposed recycling use associated with the text amendment will support this Policy by allowing the opportunity (via site-specific Special Exception approval) to utilize various technologies associated with recycling and waste disposal.

Economic Element Objective 4 Protection of Rural and Environmental Quality

Encourage the development of business and industry that enhances and preserves the rural quality of life, cultural, historical and environmental resources in Levy County.

RESPONSE: The proposed text amendment will permit a Special Exception use that both contributes to the local agricultural economy and is non-intensive and with the use specific

standards proposed, therefore, will be compatible with the overall quality of life, cultural, historical and environmental resources in the County.

Future Land Use Policy 1.2 Land use categories on the Future Land Use Map shall be defined as follows:

Agricultural/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.

RESPONSE: The proposed text amendment is consistent with Policy 1.2 as it would provide a Special Exception use that would further the materials recycling efforts of the County, which, in turn, yields a useful fertilizer product for agricultural uses in the County, all in the public interest.

5. Statistics, studies, background data, and/or analysis in support of the modification as well as how the proposed regulation will be enforced by Levy County.

RESPONSE: The use allowed by the proposed regulation requires permitting by the Florida Department of Environmental Protection to ensure consistency with state statutes and technical regulations. The use will require a Special Exception application to be approved by Levy County to verify a proposed site meets all relevant criteria of the proposed Sec. 50-762.