



May 22, 2025

Levy County Board of County Commissioners
320 Mongo Street
Bronson, FL 32621

RE: *Levy Borrow Pit – Special Exception Application*
 Kimley-Horn Project No. 242202000

Dear Board of County Commissioners:

Please find enclosed for review the Special Exception Application for the above-described property located in Levy County, Florida to be utilized for non-blasting major mining operations where earth (sand & clayey sands) will be excavated or removed from or deposited. Major Mining Operations are currently listed as a Special Exception Use within Land Use/Zoning District F/RR, A/RR, & RR.

The subject property consists of one 99± acre parcel (Levy County Parcel ID: 0322100200) abutting NE State Road 24 approximately 1.5± miles from the county line of Levy County and Alachua County. The current Land Use and Zoning of the subject property are A/RR (Agriculture/Rural Residential) and has historically been vacant land. It is proposed to permit the subject property as the Levy Borrow Pit to be able to excavate the sand from the subject property to be utilized for construction activities throughout Levy and other counties. The proposed number of daily trips to/from the subject property is 52 (48 one-way truck trips and 4 one-way passenger vehicle trips); refer to the Traffic Impact Analysis submitted with the application package.

The subject property is currently surrounded by one residential property to the West of unknown size ("No Data Found" per Levy County Property Appraiser) and is Zoned A/RR; a 329.6± acre parcel of land, which is mostly wooded vacant land except for a small portion currently being used for mining activities, is located to the East of the subject property and Zoned A/RR; 4 1.25± acre residential parcels currently Zoned A/RR and one 80± acre parcel with one residential dwelling and multiple accessory buildings currently Zoned A/RR South of the subject property; one 3.3± or 1.9± acre residential parcels currently Zoned A/RR occupied by single family residences abutting the subject property to the North; and seven parcels with areas varying from 3.6± to 10.8± acres of land currently Zoned A/RR occupied by single family residences to the North of the subject property on the North side of NE State Road 24.

The main Ingress/Egress to the subject property will be provided by an improved driveway connection NE State Road 24 located approximately in the middle of the subject property's road frontage. NE State Road 24 currently has capacity and is structurally stable so as to handle the increased traffic from the proposed project. A Traffic Impact Analysis has been provided as part of the application package demonstrating the impacts of the subject project. The proposed hours of operation of the sand mine will be 7:00 AM to 5:00 PM Monday through Friday. All excavation on the subject property will be removed mechanically with no blasting proposed. No backfilling of the site is proposed, and remediation shall per FDEP requirements explained further in the Mining Impact Assessment Report. The exposure area of the mine shall be no more than 20 acres at a time. The lifespan of the mine is anticipated to be between 20 and 30 years depending on mining intensity and available minable resources.

The major mining operations proposed for the subject property will be compatible with the adjoining properties by complying with all requirements and standards for approval set forth in Chapter 50, Article XIII, Division 3, and Subdivision VI, Levy County Code and the location, proposed ingress/egress, and design of the proposed Levy Borrow Pit will meet the following minimum and specific criteria, standards, conditions, and requirements for special exceptions for major mining operations as listed in Section 50-759, Parts (2) & (3):

Minimum Criteria, Standards, and Conditions:

- (1) The proposed mining operation complies with all required regulations and standards of this chapter, as applicable, including provisions of Chapter 50, Article XIII, Division 3, and all applicable regulations;
- (2) The proposed mining operation will be serviced by State Road 24 which has been determined by a traffic study and traffic impact analysis to have adequate capacity to accommodate the increased traffic volume and load impacts and will not adversely impact any surrounding uses;
- (3) The proposed mining operation will incorporate a 150-foot setback when abutting existing residential uses and a 100-foot setback when abutting any other use to the subject property where 50 feet of the setback will be improved with a vegetative buffer and/or a 7 foot high earthen berm as shown in the attached plans to provide the required screening and buffering from uses and structures of adjacent and nearby properties;
- (4) The proposed mining operation is consistent with the Comprehensive Plan, as this type of operation is currently listed as a special exception use within the Land Use/Zoning District "A/RR;"
- (5) The proposed mining operation will not adversely impact springs, rivers, tributaries, or water quality as the proposed mining operation is located more than 9.3± miles from Blue Grotto Springs, 8.7± miles from Devils Den Prehistoric Springs, 8.0± miles from Blue Springs Park, 22.5± miles from Fanning Springs, 24.1± miles from Manatee Springs, and 22.6± miles from the Suwannee River. In addition, the proposed mining operation is located more than 75 feet from any private water wells and more than 1000 feet from any public supply wells;
- (6) The proposed mining operation will not result in noise, odor, dust, vibration, off-site glare, substantial traffic or degradation of road infrastructure that will adversely impact surrounding development or cause hazardous traffic conditions due to the proposed screening/buffering to be provided around the entire perimeter of the mining operation to protect Agriculture/Rural Residential (A/RR) lots located to the North/South/West of the subject property;
- (7) The proposed mining operation will not adversely impact recreational enjoyment of State, Federal, or County Parks by the public as the subject property is not located near any State or Federal Lands accessible by the Public and more than 4± miles from County Parks accessible by the public;
- (8) The proposed mining operation will not cause an adverse environmental impact to any dumpsites, landfills, effluent ponds, or public supply wellheads as there are currently no dumpsites, landfills, effluent ponds, or public supply wellheads located within a 1000 foot radius of the subject property;
- (9) The proposed mining operation is not located in a prohibited area and meets all requirements regarding buffering, access, application, impact assessment, documentation, setback slope, reclamation requirements, and any other requirements, all as contained in the section;

- (10) The proposed mining operation has applied for an Environmental Resource Permit from the Southwest Florida Water Management District (SWFWMD) and the required "Notice of intent to Mine or Mining Other Resources" from the Florida Department of Environmental Protection (FDEP);
- (11) The proposed mining operation will neither be detrimental to the area residents and businesses, nor to the public health, safety, welfare of the community as a whole due to the subject property's location and proposed screening/buffering being provided from neighboring properties;

(d) Specific Criteria, Standards, Conditions and Requirements for Special Exceptions for Major

A. Prohibited Areas for Major Mining Operations

- 1) The proposed mining operation is located more than 500 feet from any abandoned dumpsites, landfills, or effluent ponds as identified by the FDEP. The proposed mining operation will not be performing any blasting as part of the operation;
- 2) The proposed mining operation is located more than 1000 feet from any public water wellheads of 100,000 GPD or greater (4± miles from the Town of Bronson Water Treatment Facility);
- 3) The proposed mining operation is located 24.1± miles from Manatee Springs and 22.5± miles from the Fanning Springs State Park Boundaries;
- 4) The proposed mining operation is located 22.5± miles from known streams, conduits, lineaments, fractures, or matrix flow paths with the potential to impact Manatee Springs or Fanning Springs, more than 75 feet from any private supply wells, and more than 1000 feet from any public supply wells which may directly or indirectly result in the occurrence of one or more of the following:
 - a. The deterioration of water quality of adjacent private or public supply wells, or reduction of their water level.
 - b. The deterioration of water quality of flow of Manatee Springs or Farming Springs.
- 5) The proposed mining operation is located more than 300 feet from lots of sizes of five acres or less zoned RR, R-1, R-2, RR3-C or RMU;

B. Buffering Standards

- 1) Length: The proposed mining operation will incorporate a buffer along the entire perimeter of the subject property (9,240± linear feet) as required by code.
- 2) Depth: The proposed mining operation will provide a minimum of 100 feet depth buffer setback measured perpendicularly from the subject property's property boundary. The buffer will increase to 150 feet when abutting parcel with residential uses, exceeding code requirements.
- 3) Opacity: Existing vegetation will be used where it meets the required opacity standard. Where the existing vegetation does not meet this requirement, it will be enhanced by a providing a vegetative buffer. The enhanced buffer construction will be completed to provide the required opacity prior to mining activity within 500 feet of the area not meeting the required opacity.

- 4) Makeup: The proposed buffer will consist of a vegetated screen and/or a berm to obtain opacity.
 - a. With the proposed earthen berm, the outer 50 feet of the buffer will consist of a vegetated buffer.
 - b. Existing trees located within the vegetative screen will remain in place.
 - c. Where sufficient vegetation does not exist, the proposed vegetative screen will be planted with sand pine trees native to the area and compatible with the area soils.
- 5) Berms
 - a. The proposed earthen berm will run parallel to, and no closer than 50 feet from the property line.
 - b. The proposed earthen berm will be constructed to a height of seven feet above natural surface of the ground to shield mining activity from the property lines so that it cannot be viewed through the buffer from adjoining properties when viewed from the property line. The proposed earthen berm will undulate along the perimeter of the subject property while still providing the shielding from view of the adjoining properties from the property line.
 - c. The proposed earthen berm will be stabilized with the planting of a vegetation cover and slopes will not exceed 1:3 (vertical to horizontal).

C. Access Requirements

- 1) The proposed mining operation is located within an area that has direct ingress/egress access to a major collector road (SR 24) to the north of the subject property.
- 2) The proposed access and truck routes to and from the site do not traverse through platted recorded and unrecorded residential subdivisions.
- 3) Hauling Requirements: The traffic study prepared by Kimley-Horn & Associates, Inc. supports that the proposed mining operation will neither damage public nor private property due to the hauling of material and that hazardous traffic conditions will not be created. Hauling trucks utilizing public roads will be covered in a manner so as to prevent spillage, consistent with the Florida Department of Highway Safety and Motor Vehicles Standards and all hauling vehicles shall display the hauling company (or truck owner's name if privately owned) on the sides of the vehicle;

D. Setback Requirements

- 1) The proposed mining operation is located more than 100 feet from any road right-of-way boundary;
- 2) The proposed mining operation excavation activities will occur at least 100 feet from any adjoining undeveloped lot or parcel and 150 feet from any residentially developed lot or parcel boundary;

E. Reclamation Plan

- 1) The owner of the proposed mining operation has applied for the required "Notice of Intent to Mine or Mining Other Resources" from FDEP.

F. Mining Impact Assessment Report

- 1) **Compatibility:** The proposed mining operation will not perform any blasting to remove sand/clay materials.
- 2) **Transportation System:** The traffic study prepared by Kimley-Horn & Associates, Inc. supports that the proposed mining operation will neither damage public nor private property due to the hauling of material and that hazardous traffic conditions will not be created. Hauling trucks utilizing public roads will be covered in a manner so as to prevent spillage, consistent with the Florida Department of Highway Safety and Motor Vehicles Standards and all hauling vehicles shall display the hauling company (or truck owner's name if privately owned) on the sides of the vehicle;
- 3) **Water Plumbing Activities:** The proposed mining operation will be utilizing water pumping facilities and water trucks to provide dust control activities within the mining areas and access roads.
- 4) **Reclamation Activities:** The proposed mining operation will perform reclamation activities as required by FDEP.

If you have any questions or require any additional information, please feel free to contact our office.

Sincerely,

KIMLEY-HORN



Jose A. Lopez Jr., P.E.
Project Manager

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Attachments:

Cc: File

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