

Local Planning Agency and Planning Commission

May 15, 2024

6:00 pm

County Administration Building - Jack Durrance Auditorium

12 SE 1 Street, 2nd Floor, Gainesville, FL 32601

Pages

1. **Call to Order**
2. **Approval of the Agenda** 1
3. **Approval of Minutes** 3
4. **Ex Parte Communication/Party Statement/Swearing in**
5. **Z24-000002 Special Exception** 6
Sky Frog Special Exception to allow agricultural services
6. **Planning Commissioner Comments**
7. **Adjournment**

Alachua County
Local Planning Agency & Planning Commission Agenda
Public Hearings

*The Local Planning Agency and Planning Commission will have an in-person meeting on
Wednesday, May 15, 2024 at 6:00 p.m.*

The public may attend in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

No later than 7 calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party. Please send your requests to be considered a party to <https://growth-management.alachuacounty.us/PublicComment>. All comments and party evidence should be submitted at <https://growth-management.alachuacounty.us/PublicComment>

The Planning Commission shall consider written requests for party status at the outset of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony, at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 5 calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 (TDD) or 711 Florida Relay Service. Printed materials are available in alternate format upon request.

I. APPROVAL OF THE AGENDA

All persons wishing to participate and speak on an issue at the public meeting have the right, through the Chair, to ask questions of staff or other speakers, to seek clarification of comments made by staff or other speakers, and to respond to the comments or presentations of staff or other speakers. All persons who present written materials to Commissioners for consideration must ensure that a copy of those materials is provided to the Clerk for inclusion in the Board's record of proceedings and official minutes

II. APPROVAL OF MINUTES FOR January 17, 2024 MEETING

III. EX-PARTE COMMUNICATION/ PARTY STATUS STATEMENT/SWEARING IN

IV. Z24-000002 (Sky Frog Special Exception)

A request A request by Danika Olivero of CHW, Inc., agent, for William and Marcia Brant, owners, for a special exception to allow agricultural services (tree- trimming /horticultural business) on parcel 07411-003-001. The parcel is in the Agricultural zoning district and has a future land use designation of Rural/Agriculture (1 dwelling unit/5 acres). The parcel is approximately 5.07 acres and has an address of 6115 SW 137th Ave.

Alachua County
Local Planning Agency & Planning Commission Agenda
Public Hearings

V. ATTENDANCE REPORT

VI. PLANNING COMMISSIONERS' COMMENTS

General information: All interested persons are invited to attend and be heard. Persons wishing to comment on the above scheduled items may file written comments with the Director of the Department of Growth Management, Office of Planning and Development prior to the scheduled hearings. All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purposes, 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.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at (352) 374-5275 (voice) or (352) 374-5284 (TDD). Staff Reports on zoning items are generally available on Friday of the week preceding the Planning Commission meeting. For further information, please contact the Office of Planning and Development, of the Department of Growth Management, 10 SW 2nd Avenue, 3rd Floor, Gainesville, Florida 32601, (352) 374-5249.

Alachua County Local Planning Agency/ Planning Commission Meeting Minutes: January 17, 2024

The Alachua County Planning Commission held a public meeting on January 17, 2024, at 6:00 p.m. The meeting was held **in person**.

COMMISSIONERS PRESENT:

Ishmael Rentz, Chair
Kristen Young, Vice-Chair
Kay Abbitt
James Ingle
Melissa Norman
Barry Rutenberg
Jancie Vinson
Raymond Walsh

STAFF PRESENT:

Jeff Hays, Director, Growth Management Department
Chris Dawson, Principal Planner, Development Services, Growth Management
Mehdi Benkhatar, Planner, Development Services, Growth Management
Corbin Hanson, Sr. Assistant County Attorney, County Attorney Office
Patricia McAllister, Clerk, Development Services, Growth Management

Meeting Called to Order:

Meeting called to order by Chair Rentz at 6:00 p.m.

1. APPROVAL OF AGENDA:

Motion was made by *Commissioner Ingle* to **approve** the agenda.

Motion was **seconded** by *Commissioner Vinson*.

Action: The **agenda** was **approved** with a vote of **7-0**.

2. APPROVAL OF MINUTES: December 13, 2023

Motion was made by *Commissioner Ingle* to approve the minutes from the December 13, 2023 meeting.

Motion was **seconded** by *Commissioner Walsh*.

Action: The **minutes** for December 13, 2023, Local Planning Agency and Planning Commission meeting were **approved** with a vote of **7-0**.

3. EX PARTE COMMUNICATION/PARTY STATEMENT/SWEARING IN

Corbin Hanson questioned if there was any Ex Parte Communications. None disclosed. *Corbin Hanson* read the party statement into the record and stated are no party requests for tonight's meeting.

Patricia McAllister, clerk, sworn in staff, applicants, and public speakers for tonight's meeting.

Commissioner Young arrived at 6:03 pm

4. **QUASI-JUDICIAL ITEM: Z22-000008 (Special Use Permit for a Childcare Center as an Accessory Use for Place of Worship)**

A request by Willie L. Jones, Sr. and Sharon Jones, agents, for First Assembly Faith Fellowship, Inc., owner, for a special exception to allow a childcare center as an accessory use for a place of worship on approx. 4.7 acres in the 'R-1c' (single-family residential, 1-4 dwelling units/acre) zoning district with a Low Density Residential (1 to 4 dwelling units/acre) land use designation on parcel 16134-053-000 located at 2303 SE 27th St

Staff Presentation:

Mehdi Benkhatar presented this application. Staff recommend approval of this special exception with bases and conditions as noted in the staff report.

Questions for staff:

Commissioner Walsh questioned why the hours of operation are limited.

Commissioner Vinson also questioned the limit on hours of operation and asked the applicant if these hours are set or if they need to be amended to accommodate the childcare.

Commissioner Rentz asked if this daycare already exists or if this is a new childcare within the church.

Commissioner Rutenberg asked if these hours of operation can be amended and if this would create problems for the neighbors with sound

Commissioner Young questioned if the hours of operation could be amended for the start time as well as extending the end time.

Applicant: Sharon Jones, agent and wife of the pastor of First Assembly Faith Fellowship, Inc., stated the current hours of operation are in compliance with this request for the special exception. Ms. Jones stated this is a new childcare center and is not currently in operation.

Staff Response:

Mehdi Benkhatar stated the hours of operation that staff recommends are the default hours of operation that are listed in the Unified Land Development Code for childcare centers (from 7am to 6 pm).

Mehdi Benkhatar stated this would be an accessory use to the church with two new buildings and this childcare is not allowed without a special exception.

Chris Dawson stated the hours of operation can be amended and this is the time to make suggestions for the hours to be changed.

Motion was made by *Commissioner Vinson* to **approve** this application **with the bases and conditions as noted in the staff report and modifying the hours of operation from 6 am to 8 pm.**

Motion was **seconded** *Commissioner Walsh*.

Public Comments: None

Action: Z22-000008 was **approved** **be with the bases and conditions as noted** in the staff report and modifying the hours of operation from 6 am to 8 pm with a vote of **8-0** (unanimous vote)

4. ELECTION OF OFFICERS

Commissioner Young nominated Commissioner Rentz to continue as Chair.

Commissioner Ingle nominated Commissioner Young to continue as Vice-Chair.

With no other nominations for either Chair or Vice-Chair,

Motion was made by *Commissioner Rutenberg* to **approve** the nominations for Chair and Vice-Chair.

Motion was **seconded** by *Commissioner Vinson*.

Action: By unanimous vote, Chair Rentz and Vice-Chair Young are elected and will remain Chair and Vice-Chair.

5. ATTENDANCE REPORT: Distributed in packets. No attendance issues.

7. PLANNING COMMISSIONERS' COMMENTS:

Commissioner Ingle mentioned that he appreciated Commissioner Walsh for bringing up how important childcare is today with lots of single parents trying to raise their children alone.

Meeting adjourned at 6:22 p.m.



Alachua County
Department of Growth Management
10 SW 2nd Ave., Gainesville, FL 32601
Tel. 352.374.5249, Fax. 352.338.3224
<http://growth-management.alachuacounty.us>

Submit Application to:
Development Services Division

ZONING APPLICATION

For Rezoning (except Planned Developments) and Special Use Permits and Special Exceptions (including Minor SUP's and SE's).

GENERAL INFORMATION (BY APPLICANT/ AGENT)

Applicant/Agent: CHW Contact Person: Danika Oliverio
Address: 11801 Research Drive, Alachua, FL 32615 Phone: (352) 331 - 1976
Email address: danikao@chw-inc.com

SUBJECT PROPERTY DESCRIPTION


Property Owner: William Brant & Marcia Brant Property Address: 6115 SW 137th Avenue
City: Archer State: FL Zip: 32618 Phone: () -
Tax Parcel #: 07411 - 003 - 001 Section: 21 Township: 11 Range: 19 Grant:
Total Acreage: ± 5.07 Zoning: Agriculture Land Use: Rural/Agriculture

TYPE OF REQUEST

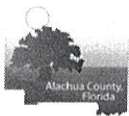
- | | | |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | Rezoning | From: _____ To: _____ |
| <input type="checkbox"/> | Special Use Permit | For: _____ |
| <input type="checkbox"/> | Minor Special Use Permit | For: _____ |
| <input checked="" type="checkbox"/> | Special Exception | For: <u>Agricultural Services (Tree Care Business)</u> |
| <input type="checkbox"/> | Minor Special Exception | For: _____ |

CERTIFICATION

I, the undersigned applicant, hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief. I hereby grant the appropriate County personnel permission to enter the subject property during reasonable hours so that they may investigate and review this zoning request.

Signature of Applicant/Agent:  Date: 3/11/2024

Applications shall be submitted no later than 4:00 PM on the submittal deadline date



PROPERTY OWNERS' AFFIDAVIT

William E. Brant and Marcia E. Brant

Owner

Application No.

N/A

Additional Owners

CHW Professional Consultants

Appointed Agent(s)

07411-003-001

21

11

19

Parcel Number(s)

Section

Township

Range

Special Exception and Development Plan and Authorization to apply for and obtain permits from Alachua County, St. Johns River Water Management District, Clay Electric, Florida Dept of Transportation, and Florida Dept of Environmental Protection.

Type of Request

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the Alachua County Board of County Commissioners;
3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
4. That this affidavit has been executed to induce the Alachua County Board of County Commissioners to consider and act on the subject request;
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

W E Brant

Owner (signature)

Marcia E Brant

Owner (signature)

Owner (signature)

STATE OF FLORIDA
 COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME

THIS 15th DAY OF February, 2024

BY William E. Brant and Marcia E. Brant

WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED AS IDENTIFICATION

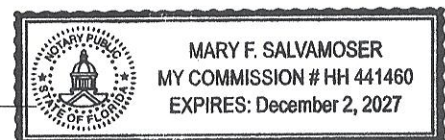
(TYPE OF IDENTIFICATION)

(SEAL ABOVE)

Mary F. Salvamoser
Mary F. Salvamoser

Notary Public, Commission No. HH441460

(Name of Notary typed, printed, or stamped)





Alachua County
Department of Growth Management
10 SW 2nd Avenue, Gainesville, FL 32601
Telephone (352) 374-5249
[Alachua County Growth Management Website](http://www.alachua.org/growthmanagement)

Submit Affidavit to:
Development Services Division
[Development Review Email](mailto:DevelopmentReview@alachua.org)

POSTED NOTICE AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: SkyFrog SE

OWNER(s): William Brant & Marcia Brant

APPOINTED AGENT: CHW, LLC

PARCEL NUMBER(s): 07411-003-001

APPROXIMATE PROJECT ADDRESS: 6115 SW 137th Ave. Archer, FL 32618

I, the property owner or designated agent representative of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this affidavit serve as posting of the "Notice of Development Application Sign(s) which describes the nature of the development request, the name of the project, and the telephone numbers where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet for properties within the Urban Cluster and maximum intervals of 1,320 feet for properties outside of the Urban Cluster, and set back no more than five (5) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
3. It is also agreed that the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application
4. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

Kim Baxter
Signature

Agent or Owner

Kim Baxter
Printed Name

Agent or Owner

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ online notarization, this

21st Day of march, 2024, by Kim Baxter who is

☒ personally known or ☐ has provided satisfactory identification

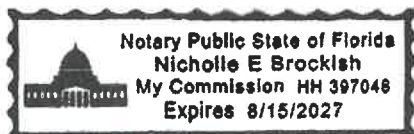
STATE OF FLORIDA

COUNTY OF Alachua

Nicholle Brockish
Signature of Notary Public

Nicholle Brockish Printed Name of Notary Public

HH 397048 Notary Commission Number



3,198.30
27.00

Prepared by and return to:

Jonathan M. Turner, Esq.,
Scruggs, Carmichael & Wershow, P.A.
2234 NW 40th Terrace
Gainesville, Florida 32605
JMT 2023-00056

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3468759 3 PG(S)
January 23, 2023 04:47:11 PM
Book 5065 Page 1860
J. K. JESS IRBY, ESQ., Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$3,198.30


Alachua County Parcel Number 07411-003-001

#456,857.42

Special Warranty Deed

This Special Warranty Deed made this **20th** day of **January, 2023** by

Rat's Lair Properties, LLC, a Florida limited liability company,
whose address is 25275 NW 8th Place, Suite 50, Newberry, FL 32669, Grantor, and

William E. Brant and Marcia E. Brant, husband and wife,
whose address is 5000 SW 25th Blvd., #3123, Gainesville, FL 32608, Grantee

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, subject to the reservation of the Grantor's rights enumerated below, the following described land, situate, lying and being in **Alachua County, Florida**, to-wit:

SEE EXHIBIT "A", LEGAL DESCRIPTION, ATTACHED HERETO
AND INCORPORATED HEREIN.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO taxes for 2023 and subsequent years; and encumbrances, covenants, conditions, restrictions, easements, reservations and limitations of record.

TO HAVE AND TO HOLD, the above granted and described property, and each and every part and parcel thereof, unto the Grantee and to Grantee's heirs, legal representatives, successors and assigns, forever in fee simple absolute.

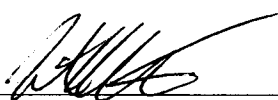
AND the said Grantor does herein and hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

This deed is an absolute conveyance, the Grantor having sold said land to the Grantee for fair consideration. Such consideration, in addition to that above-recited, includes the Grantee's release of Grantor from any and all liability on that certain Promissory Note dated October 1, 2019 for \$500,000.00 having a current outstanding balance of \$456,857.46, and that Mortgage and Security Agreement dated October 1, 2019, recorded at O.R. Book 4724, Page 870, and re-recorded at O.R. Book 4725, Page 1493 of the Public Records of Alachua County, Florida. Grantor acknowledges that Grantee's release herein applies only to Grantor's and any co-borrower's obligations and liabilities to Grantee within the above-referenced Promissory Note and Mortgage and Security Agreement and does not release or modify other obligations or liabilities Grantor may have to Grantee.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

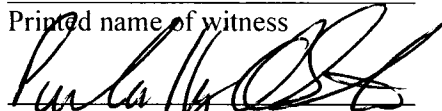
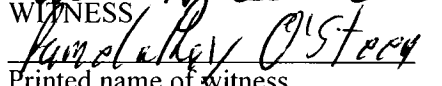
Signed, sealed and delivered in our presence as witnesses:

Rat's Lair Properties, LLC,
a Florida limited liability company


WITNESS
JONATHAN M. TURNER


Michael S. Layman, Manager

Printed name of witness


WITNESS

Printed name of witness

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by (☒) physical presence or () online notarization this 20th day of January, 2023 by **Michael S. Layman, Manager of Rat's Lair Properties, LLC, a Florida limited liability company**, who (☒) is personally known to me or () who has produced _____ as identification.

(NOTARY SEAL)


Notary Public State of Florida
My Commission Expires:

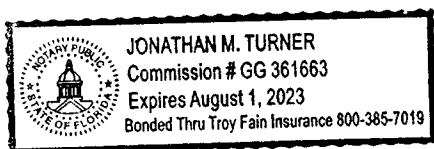


EXHIBIT "A"**Legal Description**

A PARCEL OF LAND SITUATED IN SECTION 21, TOWNSHIP 11 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°06'35" WEST, ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 40.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 346-A; THENCE RUN NORTH 89°42'23" WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 21, AND ALONG THE SOUTH RIGHT OF WAY LINE, A DISTANCE OF 668.47 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN SOUTH 00°59'35" WEST ALONG THE EAST LINE OF O.R. BOOK 752, PAGE 145, A DISTANCE OF 470.37 FEET; THENCE RUN SOUTH 10°33'51" WEST ALONG THE WEST LINE OF O.R. BOOK 478, PAGE 339, A DISTANCE OF 388.12 FEET; THENCE RUN NORTH 89°42'23" WEST ALONG THE SOUTH LINE OF O.R. BOOK 1373, PAGE 846 AND PARALLEL TO THE SAID NORTH LINE OF SECTION 21, A DISTANCE OF 200.28 FEET; THENCE RUN NORTH 00°17'37" EAST, A DISTANCE OF 852.23 FEET TO THE INTERSECTION WITH THE SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 346-A; THENCE RUN SOUTH 89°42'23" EAST, PARALLEL TO THE SAID NORTH LINE OF SECTION 21, A DISTANCE OF 275.23 FEET TO THE POINT OF BEGINNING.

Alachua County Parcel Number 07411-003-001

Detailed Directions to Site

From: Alachua County Growth Management
10 SW 2nd Ave, Gainesville, FL 32601

- ↑ Head south on S Main St toward SE 2nd Ave
0.4 mi
- ⤿ At the traffic circle, take the 2nd exit and stay on S Main St
0.3 mi
- ⤿ At the traffic circle, continue straight to stay on S Main St
1.6 mi
- ➡ Turn right onto SW Williston Rd
8.5 mi
- ➡ Turn right onto SW 137 Ave/SW 137th Ave
0.2 mi
- ⬅ Turn left

📍 Destination will be on the right
446 ft

6115 SW 137th Ave
Archer, FL 32618

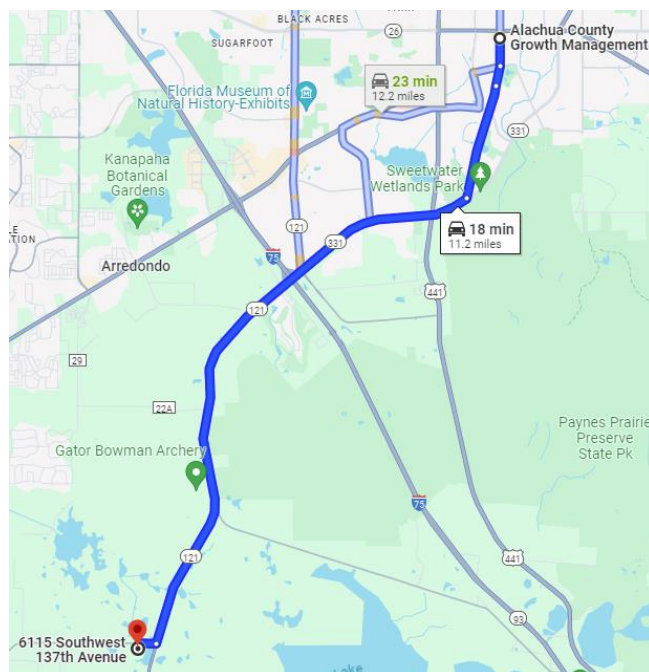


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Alachua County Parcel Number 07411-003-001

Sign Up for Property Watch

Parcel Summary

Parcel ID	07411-003-001	No Image Available
Prop ID	70596	
Location Address	6115 SW 137TH AVE ARCHER, FL 32618	
Neighborhood/Area	216200.50	
Subdivision		
Legal Description	COM 40 FT S & 668.47 FT W OF NE COR SEC POB S 459.60 FT S 10 DEG W 398.95 FT W 201.45 FT N 852.18 FT TO S R/W S- 346-A E ALONG SAID R/W 272.44 FT TO POB OR 4724/868 (Note: *The Description above is not to be used on legal documents.)	
Property Use Code	STORE/OFF/RES (01200)	
Sec/Twp/Rng	21-11-19	
Tax Area	ST. JOHN'S (0200)	
Acres	5	
Homesteaded	False	

[View Map](#)

Millage Rate Value

Millage Rate: 19.3156

Owner Information

BRANT WILLIAM E & MARCIA E
5000 SW 25TH BLVD #2123
GAINESVILLE, FL 32608

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$292,961	\$236,344	\$197,726	\$203,878	\$210,052
Land Value	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$372,961	\$316,344	\$277,726	\$283,878	\$290,052
Assessed Value	\$321,127	\$291,934	\$277,726	\$283,878	\$290,052
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$321,127	\$291,934	\$277,726	\$283,878	\$290,052
Maximum Save Our Homes Portability	\$51,834	\$24,410	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0115	SFR ACREAGE	5.00	217800	0	0	A

Building Information

Type	SINGLE FAMILY	Heat	ELECTRIC
Total Area	2,232	HC&V	FORCED AIR
Heated Area	1,940	HVAC	CENTRAL
Exterior Walls	AVERAGE	Bathrooms	2.0-Baths
Interior Walls	DRYWALL	Bedrooms	3 BEDROOMS
Roofing	ASPHALT	Total Rooms	
Roof Type	GABLE/HIP	Stories	1.0

Frame		Actual Year Built	1990
Floor Cover	CARPET; HARDWOOD	Effective Year Built	1990
Type	WAREHOUSE STORAGE	Heat	NONE
Total Area	1,792	HC&V	NONE
Heated Area	1,792	HVAC	NONE
Exterior Walls	CONCRETE BLOCK	Bathrooms	
Interior Walls	NONE	Bedrooms	
Roofing	MINIMUM	Total Rooms	1-Rooms
Roof Type	GABLE/HIP	Stories	1.0
Frame	MASONRY	Actual Year Built	1991
Floor Cover	FIN CONCRETE	Effective Year Built	1991
Type	WAREHOUSE STORAGE	Heat	ELECTRIC
Total Area	3,276	HC&V	FORCED AIR
Heated Area	2,764	HVAC	CENTRAL
Exterior Walls	CONCRETE BLOCK	Bathrooms	
Interior Walls	NONE	Bedrooms	
Roofing	MINIMUM	Total Rooms	2-Rooms
Roof Type	GABLE/HIP	Stories	1.0
Frame	MASONRY	Actual Year Built	1990
Floor Cover	FIN CONCRETE	Effective Year Built	1990
Type	WAREHOUSE STORAGE	Heat	NONE
Total Area	4,840	HC&V	NONE
Heated Area	3,072	HVAC	NONE
Exterior Walls	CONCRETE BLOCK	Bathrooms	
Interior Walls	MINIMUM/MASON	Bedrooms	
Roofing	ASPHALT	Total Rooms	1-Rooms
Roof Type	GABLE/HIP	Stories	1.0
Frame	MASONRY	Actual Year Built	1998
Floor Cover	FIN CONCRETE	Effective Year Built	1998
Type	WAREHOUSE STORAGE	Heat	ELECTRIC
Total Area	1,184	HC&V	CONVECTION
Heated Area	1,184	HVAC	NONE
Exterior Walls	PRE-FINISH METL	Bathrooms	
Interior Walls	MINIMUM/MASON	Bedrooms	
Roofing	MODULAR METAL	Total Rooms	1-Rooms
Roof Type	FLAT	Stories	1.0
Frame	N/A	Actual Year Built	2001
Floor Cover	CORK TILE	Effective Year Built	2001
Type	SOH MISC	Heat	
Total Area	2,001	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1990

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,940	3	0100	SINGLE FAMILY
FOP	FINISHED OPEN PORCH	196	3	0100	SINGLE FAMILY
FOP	FINISHED OPEN PORCH	96	3	0100	SINGLE FAMILY
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,792	2	8400	WAREHOUSE STORAGE
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	2,764	2	8400	WAREHOUSE STORAGE
OHA	1.5 WITH ATTIC	512	2	8400	WAREHOUSE STORAGE
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	3,072	2	8400	WAREHOUSE STORAGE
FSP	FIN SCREENED PORCH	1,768	2	8400	WAREHOUSE STORAGE

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,184	2	8400	WAREHOUSE STORAGE

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3200	A/C 1	2		C6	COMM
3541	CANOPY 1	252		C6	COMM
3800	DRIVE/WALK	48		C1	COMM
3800	DRIVE/WALK	1,026		C1	COMM
5000	SEPTIC TANK	1		C1	COMM
5021	SHED 1	560		C2	COMM
5022	SHED 2	110		C2	COMM
5480	WOOD STOVE	2		C6	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/20/2023	\$456,900	SD	5065	1860	Unqualified (U)	Improved	RAT'S LAIR PROPERTIES LLC	BRANT WILLIAM E & MARCIA E	Link (Clerk)
10/1/2019	\$500,000	WD	4724	868	Unqualified (U)	Improved	BRANT MARCIA, BRANT W E	RAT'S LAIR PROPERTIES LLC	Link (Clerk)
11/2/1989	\$27,500	WD	1752	2584	Qualified (Q)	Vacant		BRANT MARCIA, BRANT W E	Link (Clerk)
3/1/1982	\$25,000	WD	1403	432	Qualified (Q)	Vacant		* UNASSIGNED	Link (Clerk)

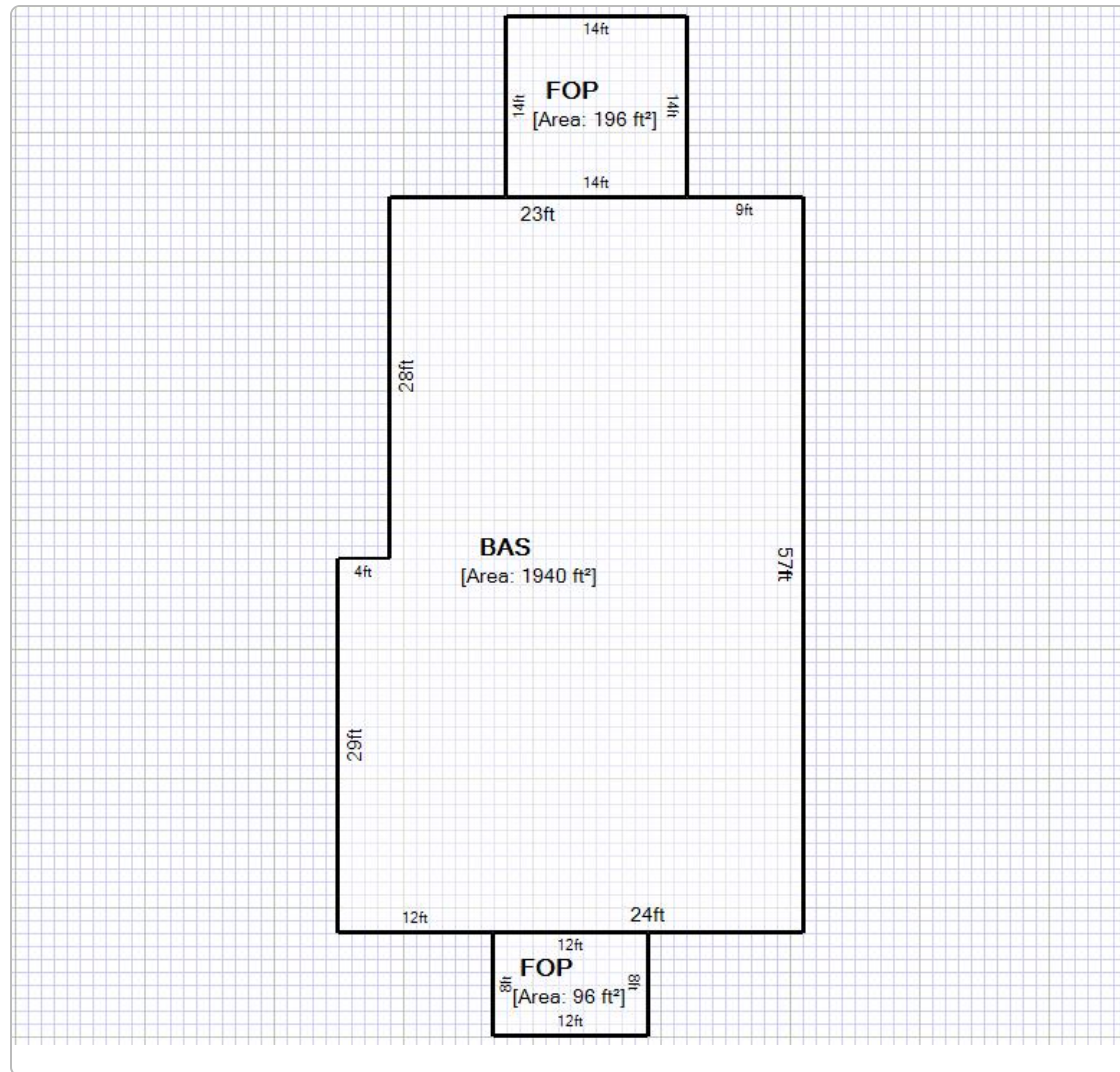
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

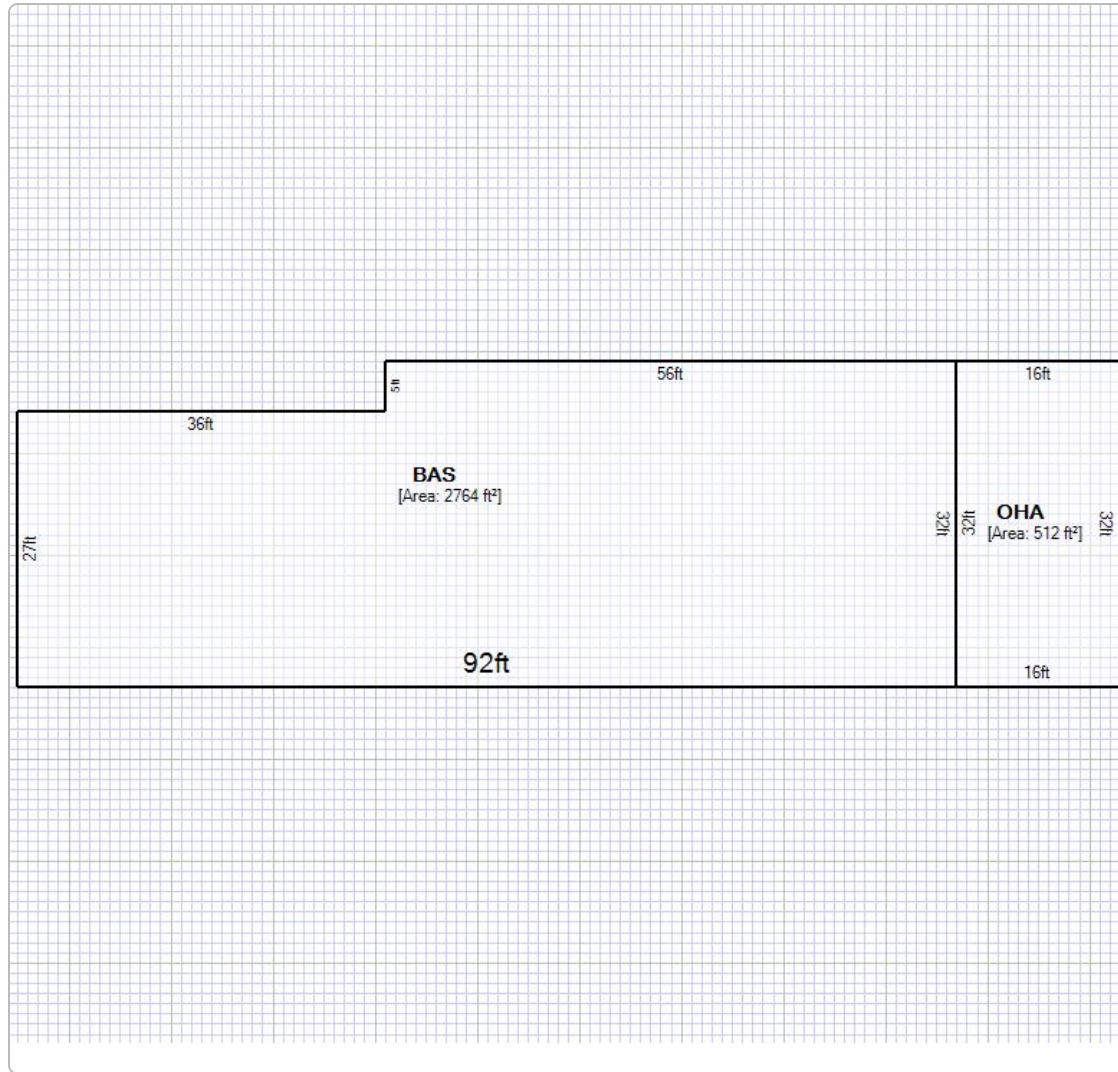
Permits

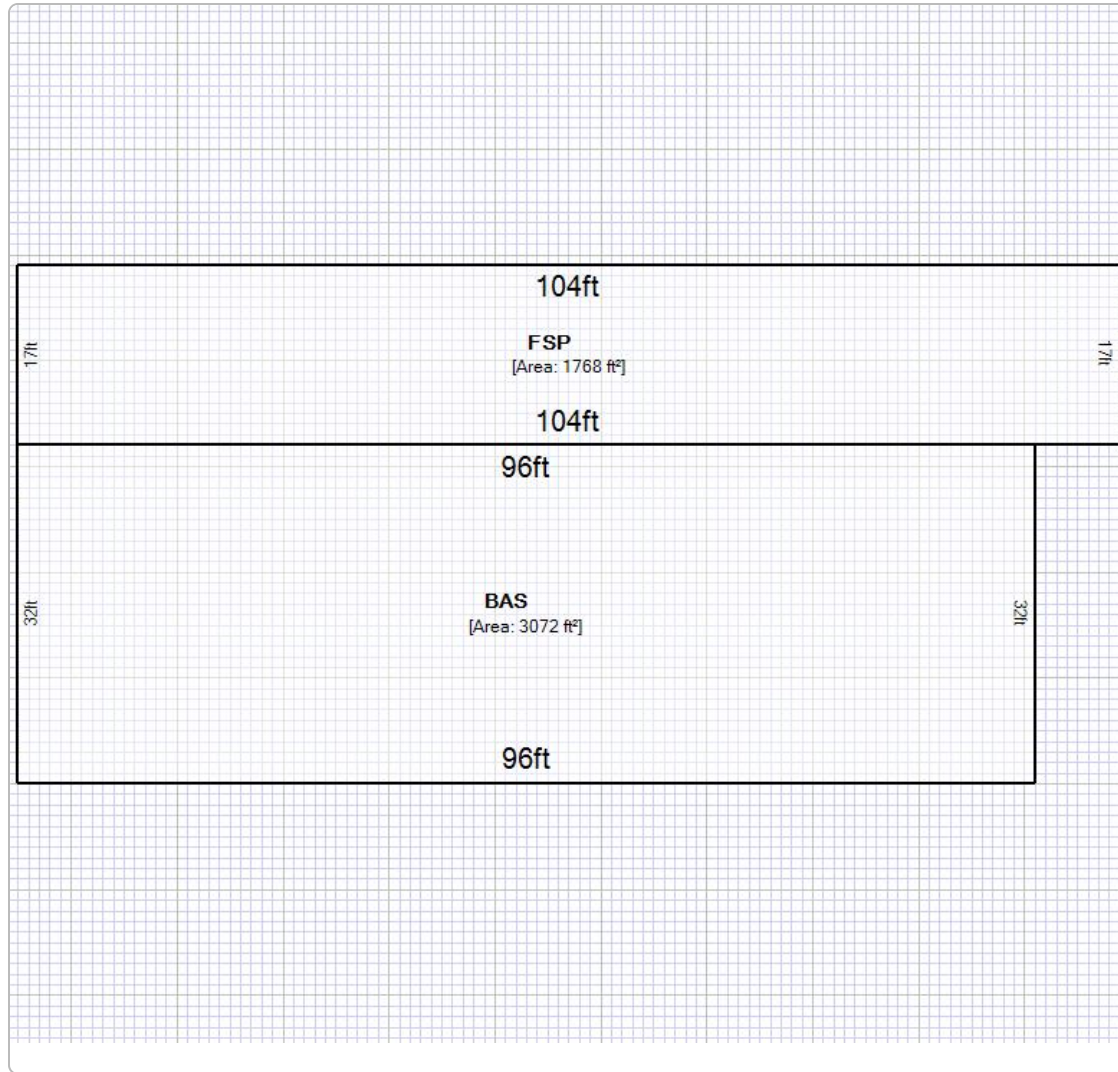
Permit Number	Type	Primary	Active	Issue Date	Value
2015060210	ROOFING	Yes	No	6/11/2015	\$30,000
2001040097	OTHER NONRESIDENTIAL BLD.	Yes	No	5/1/2001	\$15,631
2001020027	OTHER NONRESIDENTIAL BLD.	Yes	No	2/21/2001	\$31,555
99010230	OTHER NONRESIDENTIAL BLD.	Yes	No	2/16/1999	\$10,650
98010011	OTHER NONRESIDENTIAL BLD.	Yes	No	1/21/1998	\$30,720
96050030	OTHER NONRESIDENTIAL BLD.	Yes	No	5/29/1996	\$6,000
000079699	SERVICE UPGRADE	Yes	No	6/3/1994	\$1,000

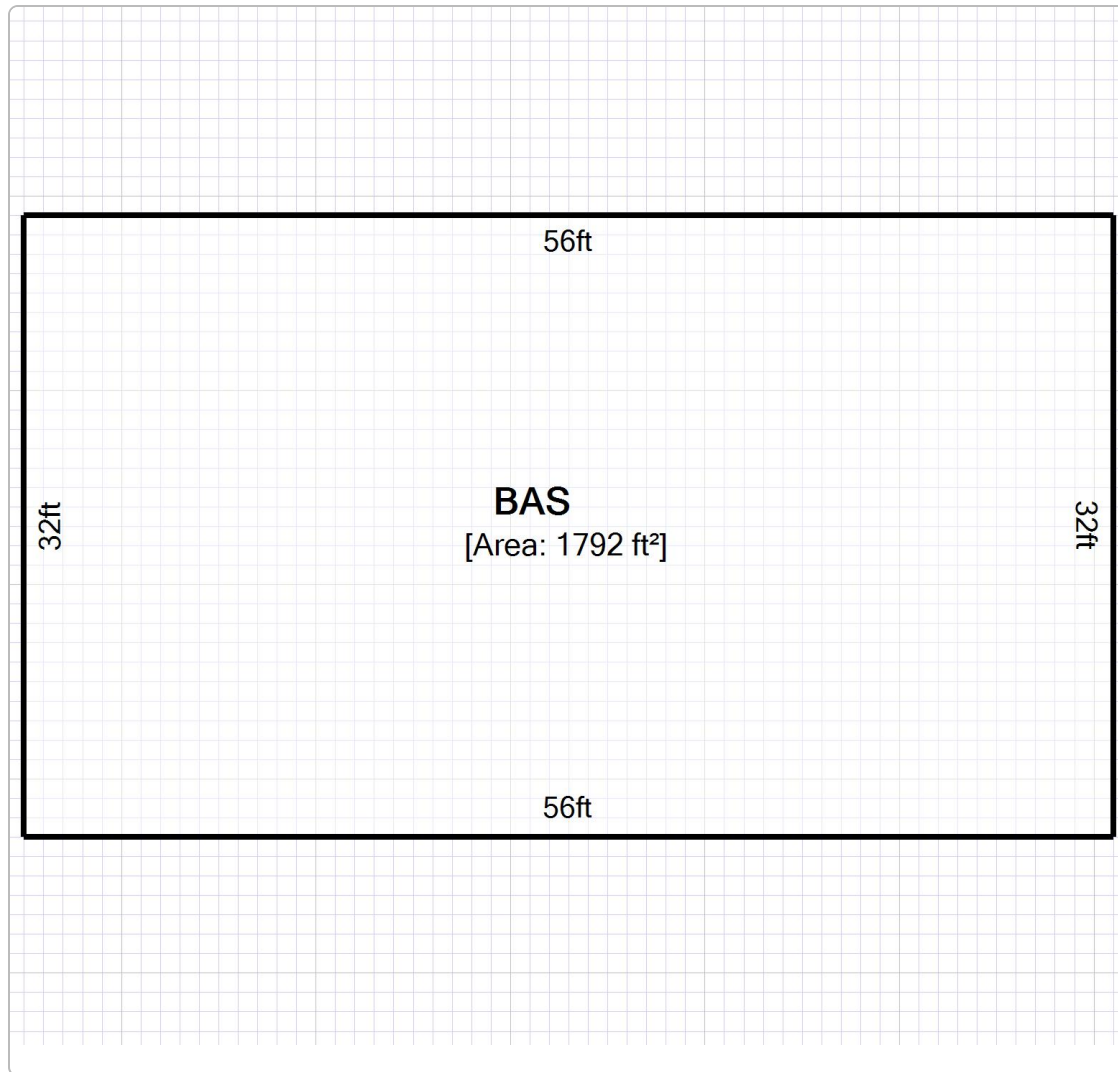
Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

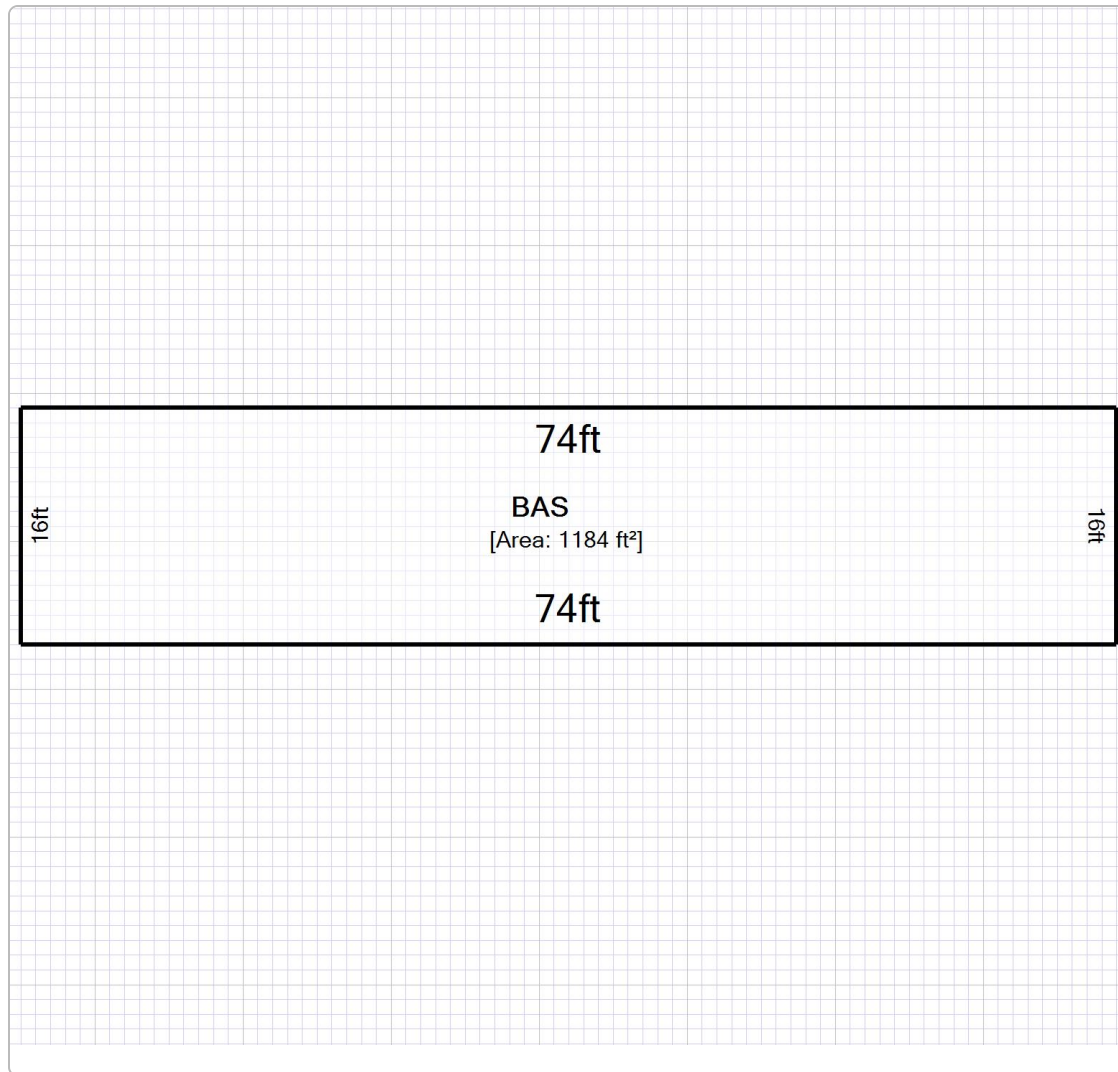
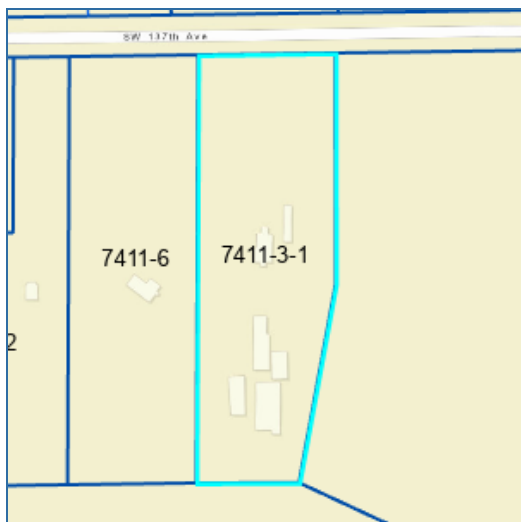
Sketches









**Map****Photos**



No data available for the following modules: Extra Features.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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[Last Data Upload: 2/14/2024, 3:00:36 AM](#)

[Contact Us](#)

Developed by




[Search](#) > Account Summary

Real Estate Account #07411 003 001

Owner:
BRANT WILLIAM E & MARCIA E


Situs:
6115 SW 137TH AVE
ARCHER 32618

[Parcel details](#)
[Property Appraiser](#)




[Get bills by email](#)

Amount Due






















BILL	AMOUNT DUE
2023 Annual Bill	\$7,237.49
<div>Add To Cart</div>	
	 Print (PDF)



 [Apply for the 2024 installment payment plan](#)

Account History

BILL	AMOUNT DUE
2023 Annual Bill ⓘ	\$7,237.49  Print (PDF)
2022 Annual Bill ⓘ	\$0.00  Print (PDF)
2021 Annual Bill ⓘ	\$0.00  Print (PDF)
2020 ⓘ	
2020 Annual Bill	\$0.00  Print (PDF)
Certificate #1981	
Paid \$7,290.19	
2019 ⓘ	
2019 Installment Bill #3 ⓘ	\$0.00  Print (PDF)
2019 Installment Bill #4 ⓘ	\$0.00  Print (PDF)
Refund	
2019 Installment Bill #2 ⓘ	\$0.00
Total Amount Due	\$7,237.49

BILL	AMOUNT DUE
	 Print (PDF)
2019 Installment Bill #1 ⓘ	\$0.00
	 Print (PDF)
	Paid \$6,657.18
2018 ⓘ	
2018 Installment Bill #4 ⓘ	\$0.00
	 Print (PDF)
2018 Installment Bill #3 ⓘ	\$0.00
	 Print (PDF)
2018 Installment Bill #2 ⓘ	\$0.00
	 Print (PDF)
2018 Installment Bill #1 ⓘ	\$0.00
	 Print (PDF)
	Paid \$6,673.86
2017 ⓘ	
2017 Installment Bill #4 ⓘ	\$0.00
	 Print (PDF)
2017 Installment Bill #3 ⓘ	\$0.00
	 Print (PDF)
2017 Installment Bill #2 ⓘ	\$0.00
	 Print (PDF)
2017 Installment Bill #1 ⓘ	\$0.00
	 Print (PDF)
	Paid \$5,165.70
2016 ⓘ	
2016 Installment Bill #4 ⓘ	\$0.00
	 Print (PDF)
2016 Installment Bill #3 ⓘ	\$0.00
	 Print (PDF)
2016 Installment Bill #2 ⓘ	\$0.00
	 Print (PDF)
2016 Installment Bill #1 ⓘ	\$0.00
	 Print (PDF)
	Paid \$5,128.38
2015 ⓘ	
2015 Installment Bill #4 ⓘ	\$0.00
	 Print (PDF)
2015 Installment Bill #3 ⓘ	\$0.00
	 Print (PDF)
2015 Installment Bill #2 ⓘ	\$0.00
	 Print (PDF)
2015 Installment Bill #1 ⓘ	\$0.00
	 Print (PDF)
	Paid \$5,216.31
2014 ⓘ	
2014 Installment Bill #4 ⓘ	\$0.00
	 Print (PDF)
2014 Installment Bill #3 ⓘ	\$0.00
	 Print (PDF)
2014 Installment Bill #2 ⓘ	\$0.00
	 Print (PDF)
2014 Installment Bill #1 ⓘ	\$0.00
	 Print (PDF)
Total Amount Due	\$7,237.49

BILL	AMOUNT DUE
	Paid \$5,284.37
2013 ⓘ	
2013 Installment Bill #4 ⓘ	\$0.00  Print (PDF)
2013 Installment Bill #3 ⓘ	\$0.00  Print (PDF)
2013 Installment Bill #2 ⓘ	\$0.00  Print (PDF)
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2012 ⓘ	
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2012 Installment Bill #3 ⓘ	\$0.00  Print (PDF)
2012 Installment Bill #2 ⓘ	\$0.00  Print (PDF)
2012 Installment Bill #1 ⓘ	\$0.00  Print (PDF)
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2011 ⓘ	
2011 Installment Bill #4 ⓘ	\$0.00  Print (PDF)
2011 Installment Bill #3 ⓘ	\$0.00  Print (PDF)
2011 Installment Bill #2 ⓘ	\$0.00  Print (PDF)
2011 Installment Bill #1 ⓘ	\$0.00  Print (PDF)
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2010 ⓘ	
2010 Installment Bill #4 ⓘ	\$0.00  Print (PDF)
2010 Installment Bill #3 ⓘ	\$0.00  Print (PDF)
2010 Installment Bill #2 ⓘ	\$0.00  Print (PDF)
2010 Installment Bill #1 ⓘ	\$0.00  Print (PDF)
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2009 ⓘ	
2009 Installment Bill #4 ⓘ	\$0.00  Print (PDF)
2009 Installment Bill #3 ⓘ	\$0.00  Print (PDF)
2009 Installment Bill #2 ⓘ	\$0.00  Print (PDF)
2009 Installment Bill #1 ⓘ	\$0.00  Print (PDF)
	Paid \$5,399.96
2008 Annual Bill ⓘ	\$0.00  Print (PDF)
Total Amount Due	\$7,237.49

BILL	AMOUNT DUE
2007 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2006 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2005 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2004 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2003 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2002 Annual Bill ⓘ	\$0.00
	 Print (PDF)
Total Amount Due	\$7,237.49

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.

Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.

SIGN-IN SHEET

SkyFrog Tree Service Neighborhood Meeting

23-0622



Event: Neighborhood Meeting
Date/Time: March 11, 2024 @ 6:00 PM
Place: Zoom
Re: Special Exception

	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Lane Tolbert		
2	Bill Brant		
3	Marsha Brant		
4			
5			
6			
7			
8			
9			
10			
11			
12			



SKYFROG TREE SERVICE

Special Exception – Justification Report March 12, 2024

Prepared for:
Alachua County Department of Growth Management

Prepared on behalf of:
SkyFrog Tree Service LLC

Prepared by:
CHW

PN# 23-0622

N:\2023\23-0622\Departments\02_Planning\Reports\Special Exception\RPT 240307 SkyFrog SE Justification - FINAL DRAFT.docx

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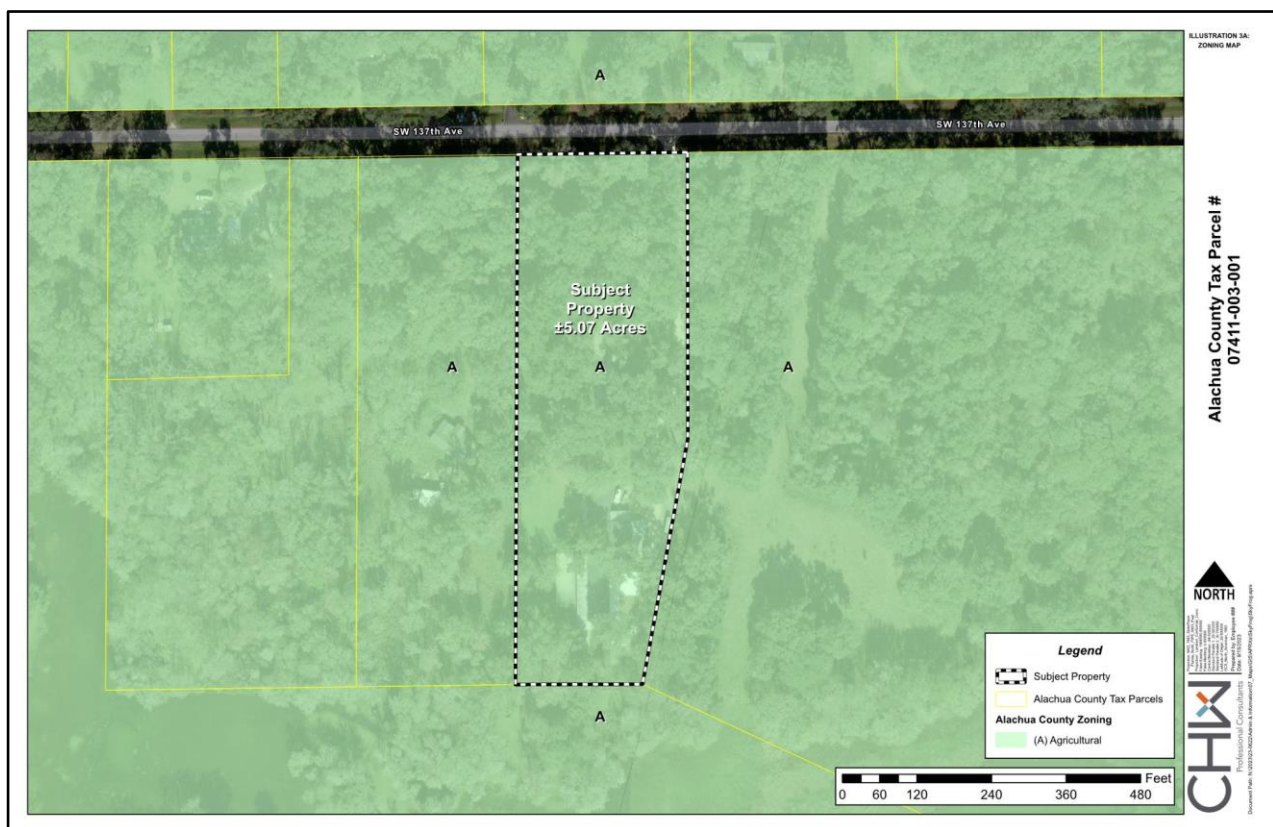
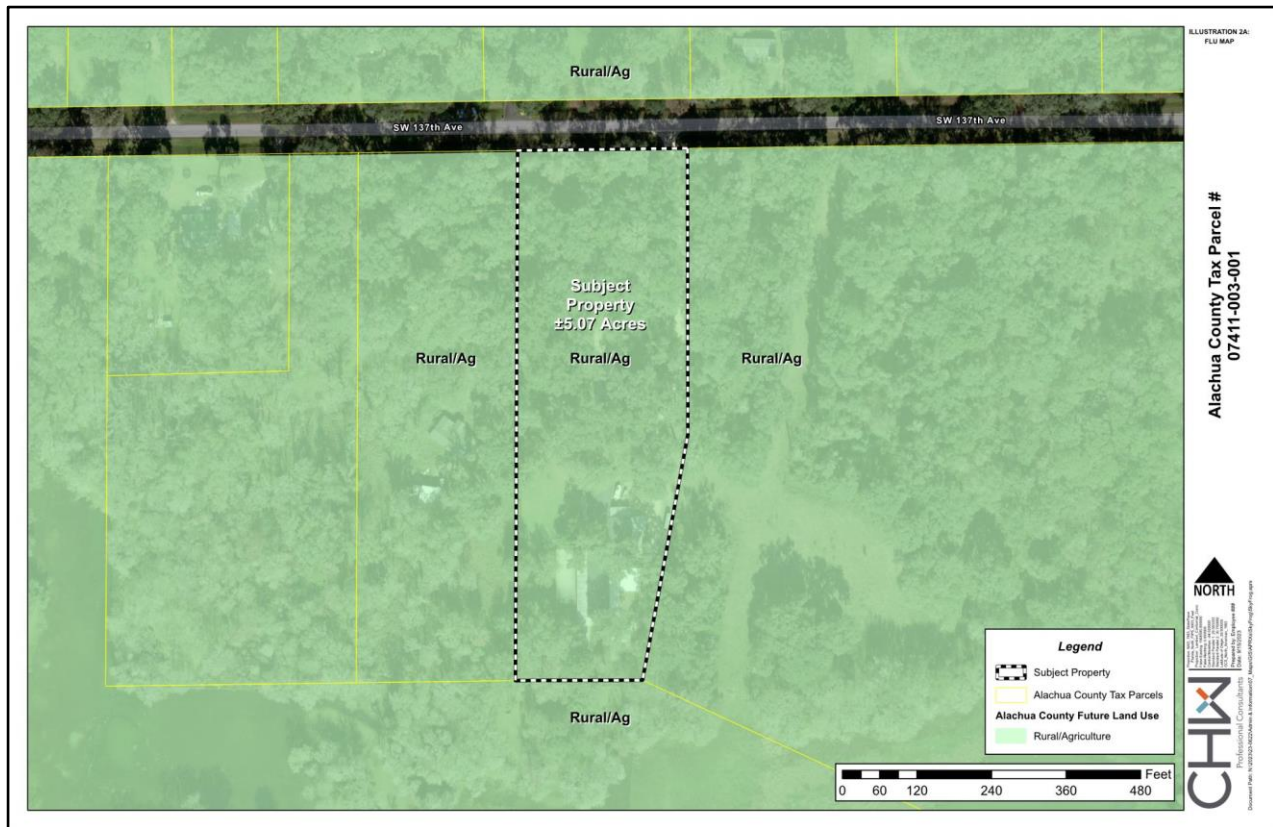
Figure 1: Aerial Map.....2

Figure 2: Future Land Use Map3

Figure 3: Existing Zoning Map3

Executive Summary

<p><u>Jurisdiction:</u> Unincorporated Alachua County, FL</p>	<p><u>Intent of Application:</u> Allow Agricultural Services for a Tree Care Business</p>
<p><u>Physical Address/Location:</u> 6115 SW 137th Avenue, Archer, FL 32618</p>	
<p><u>Parcel Number:</u> 07411-003-001</p>	<p><u>Acres:</u> ±5.07 acres (Source: CHW Survey)</p>
<p><u>Existing Future Land Use Classification:</u> Rural/Agriculture Areas identified for Rural/Agriculture on the Future Land Use Map are for agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities, composting, limited agricultural processing and wood product processing and wood manufacturing as provided in Policy 6.1.8, and agricultural products distribution. Rural residential uses, home-based businesses, rural event centers, heritage tourism and ecotourism activities, resource-based recreation and outdoor activity-based recreation are also allowed. Other uses involving animals not normally associated with agricultural activities, which would be suitable in the Rural/Agricultural areas, such as animal sanctuaries, kennels, and commercial animal raising, may be approved by the County Commission.</p>	
<p><u>Existing Zoning District:</u> Agricultural (A) The agricultural district (A) implements the rural/agriculture designation on the future land use map, and the policies of the comprehensive plan to allow rural and agricultural areas to be developed in a manner consistent with the retention of agriculture, open space, and rural character; preservation of environmentally sensitive areas; and the efficient use of public services and facilities. <i>Alachua County Growth Management has determined the proposed Tree Care Business to be an Agricultural Service. Agricultural Services are permitted by special exception in the Agricultural zoning district.</i></p>	
<p><u>Overlay Districts:</u> Outside of the Urban Cluster</p>	
<p><u>Chapter 410 – Definitions</u> “Agricultural Services”: Service industries supporting agricultural production and processing, including, but not limited to, landscape materials and service, tree-trimming and horticultural services, irrigation services, veterinary and other animal services; soil preparation services, crop services, farm labor and management services; well-drilling services, and related retail sales for permitted agricultural services only.</p>	



Consistency with Comprehensive Plan

This section identifies specific Alachua County Comprehensive Plan Goals, Objectives, and Policies and explains how this Special Exception application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in **bold font**.

FUTURE LAND USE ELEMENT

6.0 RURAL AND AGRICULTURAL POLICIES

OBJECTIVE 6.1 - GENERAL

Rural and agricultural areas shall be protected in a manner consistent with the retention of agriculture, open space, and rural character, and the preservation of environmentally sensitive areas, and efficient use of public services and facilities.

The use of an Agricultural Service (Tree Care Business) site is compatible with the character of the area, and is consistent with and furthers the Rural/Agricultural Goals, Objectives, and Policies in the Comprehensive Plan. The proposed Agricultural Service use will maintain consistency with all buffering, open space, and other requirements in the ULDC for Agricultural Services within Rural/Agricultural land use and zoning.

Policy 6.1.8 The land development regulations shall include thresholds that address the size, intensity and impacts of off-site agricultural product packaging and processing facilities and wood product processing and wood manufacturing facilities, below which such uses may be appropriately located in areas identified as Rural/Agriculture. Uses exceeding the established thresholds shall either be allowed in areas identified as Industrial on the Future Land Use Map or processed as a materials oriented industrial use in the Rural/Agriculture area subject to a Comprehensive Plan Amendment in accordance with Policy 4.1.1, Section 4.0, Industrial, of the Future Land Use Element. The land development regulations shall provide standards for wood product processing and wood manufacturing facilities that may be allowed in Rural/Agriculture areas subject to Board of County Commissioners approval in order to ensure compatibility with surrounding uses and minimize or eliminate impacts to natural resources. Standards shall address at a minimum hours of operation, buffering and screening, hazardous materials and wood waste management, setbacks, ingress and egress, parking, sales, product storage and display, and shall require the use of best management practices to minimize or eliminate impacts to natural resources and surrounding properties such as use of reclaimed wood products, reuse of scrap materials and recycling of wood product on-site and noise, odor and air pollution controls.

The proposed Tree Care Business use will NOT be processing wood or chipping mulch on-site. All mulch created on the job site is either left on the job site or delivered to a local mulch receiving company.

OBJECTIVE 6.2 - RURAL/AGRICULTURE

Areas identified for Rural/Agriculture on the Future Land Use Map are for agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities, composting, limited agricultural processing and wood product processing and wood manufacturing as provided in Policy 6.1.8 above, and agricultural products distribution. Rural residential uses, home-based businesses, rural event centers, heritage tourism and ecotourism activities, resource-based recreation and outdoor activity-based recreation are also allowed. Other uses involving animals not normally associated with agricultural activities, which would be suitable in the Rural/Agricultural areas, such as animal sanctuaries, kennels, and commercial animal raising, may be approved by the County Commission. New residential uses at a maximum density of one dwelling unit per five acres shall be permitted subject to the

restrictions in Policy 6.2.7, except that the total allowable dwelling units may be increased pursuant to the Planned Development-Transfer of Development Rights program in accordance with 6.2.5.1 or the incentive bonuses for clustering of rural residential subdivisions in accordance with Policies 6.2.9 - 6.2.14.

This policy supports the proposed Agricultural Service (Tree Care Business) in the Rural/Agricultural future land use as an ancillary commercial use that serves and economically supports agricultural activities with the provision of tree pruning/removal/preservation services.

The proposed Agricultural Service (Tree Care Business) will replace the former “exotic reptile farm” that occupied the site for many years. The proposed Tree Service company provides pruning, tree and stump removal, deadwood removal, as well as storm clean-up services. In addition, the company provides tree health services, such as tree preservation and restoration. When trees have structural defects or damage, on-staff certified arborists recommend stabilizing treatments to aid in safety and preservation of tree health. Other services include lighting protection and root excavation.

7.0 IMPLEMENTATION

Policy 7.1.17 The land development regulations shall provide for evaluation of certain uses through processes by which special exceptions, special use permits, and temporary use permits may be granted. These certain uses include uses with intensities or characteristics that may create an adverse impact on surrounding neighborhoods or institutions which are evaluated on a case-by-case basis to ensure that the size, extent and character of that use is compatible with the surrounding uses. The regulations to implement this policy shall identify the general category of uses that will be subject to this process and the specific factors which will be utilized to evaluate whether or not a special exception, special use permit or temporary use permit should be granted.

The Use Table in Article II of the ULDC shows that Agricultural Services are permitted in Rural/Agriculture land use and zoning by Special Exception. Criteria for Approval of a Special Exception are detailed in Sec. 402.113 of the ULDC. Justification for these criteria is described in the latter half of this report.

TRANSPORTATION MOBILITY ELEMENT

OBJECTIVE 1.2 - Rural Transportation Mobility Districts

To protect and support agricultural activities, preserve the character of rural communities and encourage development in areas where infrastructure can be provided in a financially feasible manner, the unincorporated area outside the Urban Cluster as identified in the Comprehensive Plan shall be established as Rural Transportation Mobility Districts. Developments within Rural Transportation Mobility Districts are required to mitigate impacts to roadways within the Rural and Urban Transportation Mobility Districts as established in the adopted Mobility Fee.

The proposed Agricultural Service is located in the Southwest Rural Transportation Mobility District (District 2) and will pay the required mobility fee at time of development plan review.

SOLID WASTE ELEMENT

Policy 1.1.2 Any project proposed for development in the unincorporated area of Alachua County that produces solid waste must obtain a Certificate of Level of Service Compliance (CLSC) from the County as a precondition of any Final Development Order issued by the County.

The following standards must be met to satisfy the concurrency requirement and to receive a CLSC:

- (a) The necessary facilities and services are in place at the time a development permit is issued; or
- (b) A development permit is issued subject to the condition that the necessary facilities will be in place when the impacts of development occur; or
- (c) The necessary facilities are under construction at the time a development permit is issued and will be in place when the impacts of development occur; or
- (d) The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Policy 1.1.2. An enforceable development agreement may include, but is not limited to: (1) development agreements pursuant to Section 163.3220, Florida Statutes, or (2) an agreement or development order issued pursuant to Chapter 380, Florida Statutes. Any such agreement must guarantee that the necessary facilities and services will be in place when the impacts of development occur.

The proposed Agricultural Service (Tree Care Business) will produce limited “clean debris,” which will be removed by a contracted trash pickup service. Proposed dumpster location is shown on the site plan.

CONSERVATION AND OPEN SPACE ELEMENT

OBJECTIVE 4.7 - WETLAND ECOSYSTEMS

Wetland acreage and function shall be protected.

Policy 4.7.1 Wetlands of all sizes shall be regulated without exception.

Policy 4.7.2 - Alachua County shall utilize the uniform statewide methodology adopted by the Florida Department of Environmental Protection and Water Management Districts to delineate wetlands, as outlined in Rule 62-340, Florida Administrative Code, as the rule exists on January 1, 2001. The County shall not be limited by the threshold or connection requirements utilized by these agencies for purposes other than delineation.

Policy 4.7.3 - Wetland ecosystems shall be protected by buffer widths established in Policy 3.6.8.

Policy 4.7.4 - Development activity shall not be authorized in wetlands or wetland buffers except when all of the following conditions are met:

- (a) The applicant has taken every reasonable step to avoid adverse impact to the wetland and buffer; and
- (b) The applicant has taken every reasonable step to minimize adverse impact to the wetland and buffer; and
- (c) The applicant has provided appropriate mitigation for adverse impact to the wetland and buffer; and
- (d) The applicant shows that one of the following circumstances applies:
 - (1) Minimal impact activity; or
 - (2) Overriding public interest; or
 - (3) All economically beneficial or productive use of the property is otherwise precluded.

The development impact area shall not exceed the rate of one-half (½) acre per ten acres of conservation area, including the footprint of principal and accessory structures and parking, allowing for reasonable access. Notwithstanding the above, mitigated impact may be allowed to any isolated poor quality wetland that is less than 0.25 acre in size, provided the total impact area is not greater than or equal to 0.25 acre per development. Poor quality shall be defined in the land development regulations based on factors relative to ecological value.

CHW Ecological Services has prepared a Natural Resources Assessment, which is submitted with this Special Exception application. No wetlands were observed on the Project site. Offsite wetlands are located immediately to the south with buffers extending on to the property. There is no development activity proposed for the Agricultural Service (Tree Care Business) use within the 75' wetland buffer at the southern side of the site. The existing buildings were permitted as agricultural shop buildings and will continue to support Agricultural Service use. The entire Project is in FEMA Zone AE – 1% annual chance flood hazard with base flood elevations.

OBJECTIVE 4.8 - FLOOD PLAINS AND FLOODWAYS

Protect and maintain the natural functions of floodplains, floodways, and all other natural areas having hydrological characteristics of the one hundred (100)-year flood elevation. Natural functions include water purification, flood hazard mitigation, water supply, and wildlife habitat and connectivity.

Policy 4.8.3 Development regulations shall provide specific standards for development activities (including permitted land uses and development limitations) in areas of special flood hazard. These standards shall:

- (a) At a minimum, be consistent with General Objective 3 of the Stormwater Element, the Alachua County Flood Hazard Area Ordinance, Surface Waters and Wetlands Ordinance, Hazardous Materials Management Code, and other County regulations.
- (b) Recognize that, in some instances, the character of the area of special flood hazard is inappropriate for alteration due to the existence of other natural resource constraints.
- (c) Include a review process allowing for:
 - (1) Evaluation of sites for compliance with this policy; and
 - (2) The implementing of regulations on a case-by-case basis.

CHW Ecological Services has prepared a Natural Resources Assessment, which is submitted with this application for Special Exception. The entire Project is in FEMA Zone AE – 1% annual chance flood hazard with base flood elevations. The Project lies within an area of Alachua County that is not within a Stream-to-Sink Basin. The Project is not located on or adjacent to any Outstanding Florida Waters (OFW).

No federally or state protected species have been documented on the Project Site. No listed species were observed on the Project Site during the October 2023 listed species survey. No existing communities are rare or unique for the region on the Project site. The Project is not within an Alachua County Strategic Ecosystem.

5.0 HUMAN-RELATED RESOURCES

OBJECTIVE 5.4 - VEGETATION MANAGEMENT

Require and encourage public and private land clearing and landscaping practices that conserve, appropriately use, and protect native vegetation, including forests.

Policy 5.4.1 Landscaping shall be compatible with the natural environment. Existing on-site vegetation shall be incorporated into landscape plans to the maximum extent practicable, according to the following priorities:

- (a) First, keep and enhance existing native vegetation onsite and intact as elements of the landscape design.
- (b) If priority #1 is not practicable, onsite native species shall be transplanted to another location onsite.
- (c) If priority #2 is not practicable, plant native species to simulate lost native habitat.

(d) If priority #3 is not practicable, then the new landscape design shall incorporate the use of plants that have similar texture, form, water requirements, and growth habits as the surrounding native vegetation.

The proposed Agricultural Services (Tree Service) use is uniquely qualified and committed to maintaining and enhancing the health of the trees and landscaping on-site. There are no large regulated trees proposed for removal as part of this Special Exception application. All trees 60" DBH or larger will be preserved and maintained. The proposed parking area for employees and vehicle staging area will be grass or lime rock with the exception of a concrete/paved ADA space near the northernmost building, adjacent to an ADA ramp.

Consistency with Alachua County ULDC

This section identifies specific Alachua County Unified Land Development Code (ULDC) regulations and explains how this Special Exception application is consistent with each. The regulations are provided in normal font, and the consistency statements are provided in **bold font**.

Sec. 402.107. - Pre-application conference.

Prior to the submittal of an application for a special exception, the applicant shall request and participate in a pre-application conference with the department.

A pre-application meeting for this project was held on January 24, 2024.

Sec. 402.108. - Neighborhood workshop.

An applicant shall hold a neighborhood workshop prior to submittal of a special exception application in accordance with Article V, Neighborhood Workshops, of this chapter, except for minor amendments to existing special exceptions.

An in-person neighborhood workshop for this project was held at the proposed Tree Service site on February 29, 2024. Notices for this meeting were sent to residents well beyond the required 1,500 ft distance from the project boundaries. A second virtual neighborhood workshop was held on March 11, 2024. The virtual workshop was held in accordance with Article V of the Unified Land Development Code. A copy of the presentation, meeting minutes, and a list of attendees is provided as part of this application package.

Sec. 402.109. - Application requirements.

An application for a special exception shall be submitted in accordance with Article II, Common Development Application Elements, of this chapter. Applications for preliminary development plan approval may be processed concurrently with applications for Special Exceptions. Applications submitted concurrently may have additional requirements for submittal.

This application is being submitted in accordance with Article II, Common Development Application Elements, of the Unified Land Development Code.

Sec. 402.113. – Criteria for Approval.

The Board of County Commissioners shall, as part of a decision to approve an application for special exception, make a finding that an application complies with both the general criteria and the review factors listed below.

- a) The proposed use is consistent with the comprehensive plan and ULDC;

As demonstrated in this Special Exception application report, the proposed Agricultural Service (Tree Service) use is consistent with and furthers the Goals, Objectives, and Policies of the applicable portions of the Comprehensive Plan and ULDC. The proposed use is consistent with the underlying Rural Agriculture future land use designation and Agriculture zoning district.

- b) The proposed use is compatible with the existing land use pattern and future uses designated by the comprehensive plan;

The proposed use of Agricultural Service (Tree Care Business), is compatible with the existing Rural/Agriculture Future Land Use Classification designated by the Comprehensive Plan, as it provides services for tree pruning, tree removal, storm cleanup, and tree health and preservation.

- c) The proposed use shall not adversely affect the health, safety, and welfare of the public; and

This application demonstrates that the granting of the Special Exception is in the public interest and will not adversely affect the health, safety, and welfare of the public.

The site will be used for occasional light office work, weekday/workday tree crew/staff parking, and overnight equipment and vehicle staging. Up to 25 employees will use the site.

The existing buildings will be re-used with no need for additional improvements or tree removal on the site. The site will provide a grass/lime rock parking area for employees to park before they join the crew for off-site work each day. An area near the existing shop buildings on the southern area of the site will be designated for the staging of equipment and vehicles.

The site is well screened with fences and existing vegetation buffering the entire project site. Buffers are 10' width as shown on the Master Site Plan. The west buffer includes an opaque fence and existing landscape. The south and east buffers include wire fencing and existing dense landscape material. The northern buffer along NW 137th Avenue, has a 3 board fence and a dense existing landscape area that extends 250 feet deep onto the property.

Refer to proposed Site Plan for more details.

- d) Satisfactory provisions and arrangements have been made concerning the following matters, where applicable:
- 1) Ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;

Ingress and egress to the property will be via SW 137th Avenue, using the existing compacted lime rock driveway.

- 2) Off-street parking and loading areas where required, with particular attention to item (1) above;

Off-street parking will be provided in the form of limited grass/lime rock vehicular parking areas. The vehicle staging area will provide space for up to 15 vehicles.

- 3) The noise, glare or odor effects of the special exception on surrounding properties;

Minimal noise, no glare, and no odor effects are expected of the use proposed.

- 4) Refuse and service areas, with particular reference to location, screening and items (1) and (2);

The Agricultural Services (Tree Service) use generates limited amounts of waste/refuse. Proposed dumpster location is shown on the Site Plan.

- 5) Utilities, with reference to location and availability;

There is existing electric, well, and septic on-site which are sufficient to accommodate the proposed use. Electric, septic drain fields, and well location are shown on the site plan.

- 6) Screening and buffering with reference to type, dimensions and character;

The site is well screened with fences and existing vegetation buffering the entire project site. Buffers are 10' width as shown on the Master Site Plan. The west buffer includes an opaque fence and existing landscape. The south and east buffers include wire fencing and existing dense landscape material. The northern buffer along NW 137th Avenue, has a 3 board fence and a dense existing landscape area that extends 250 feet deep onto the property.

- 7) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;

The property will not be open to the public; therefore only one wayfinding sign will be placed at the entrance to the driveway for mail/deliveries. There will be minimal safety lighting for the driveway.

- 8) Required yards and other greenspace;

The proposed grass/lime rock employee parking area is 250 feet away from NW 137th Avenue. The southern area of the site will maintain the 75' wetland buffer from off-site wetlands.

- 9) General compatibility with surrounding properties; and

As demonstrated throughout this report, the proposed Special Exception application is compatible with the properties surrounding the subject property, all of which share the Rural/Agriculture Future Land Use classification and Agricultural zoning district. The proposed use is compatible with the existing land use pattern and future land uses designated by the Comprehensive Plan. Approval of the Special Exception will allow this Agricultural Service (Tree Care Business) use to continue to provide services in Alachua County and surrounding areas.

- 10) Any special requirements set forth in this ULDC for the particular use involved.

The ULDC does not include any special requirements/use specific standards for Agricultural Service uses.

Sec. 403.03. - Rural/agricultural district descriptions.

(a) *Agricultural (A) district.* The agricultural district (A) implements the rural/agriculture designation on the future land use map, and the policies of the comprehensive plan to allow rural and agricultural areas to be developed in a manner consistent with the retention of agriculture, open space, and rural character; preservation of environmentally sensitive areas; and the efficient use of public services and facilities. Permitted uses are found on the Use Table in Article II of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of section 404.08 for similar uses is prohibited.

The proposed use will be Agricultural Services, which is allowed by Special Exception in Agricultural land use and zoning.

Article II. Use Table

Use Category	Specific Uses	A
Key: P = Permitted Use L = Limited Use SE = Special Exception		
SU = Special Use A = Accessory Use NA = Not Applicable		

Agriculture	Agricultural Services	SE
-------------	-----------------------	----

Agricultural Services are permitted by Special Exception in the Agricultural (A) Zoning District.

Sec. 407.52. - Minimum open space requirement.

At least 10 percent of the area of any development shall be designated as Open Space and delineated on development plans and plats except as provided for in (a) and (b) below. Multiphase developments shall designate the required Open Space for all phases as part of the first Final Development Plan or through a separate instrument acceptable to the County Attorney that details timing of improvements and management of the Open Space. No provision of this Article shall be interpreted to reduce the protection of Conservation Areas or Significant Habitats as provided for in Chapter 406.

- a) Rural/Agriculture Clustered Subdivisions, as addressed in section 407.77 of this Chapter, shall include Open Space on at least 50 percent of a development and shall meet all provisions of that section.
- b) Nonresidential developments, Family Homestead Subdivisions as addressed in section 407.75, and Rural Agricultural Subdivisions with Unpaved Roads as addressed in section 407.76 shall not be required to include Open Space beyond the Conservation Management Areas identified in section 407.54(a). Nonresidential developments not required to include Open Space shall still provide pedestrian and bicycle connections to adjacent Open Space, parks and bicycle and pedestrian facilities where practicable.

No open space is required for this use by the ULDC. However, the proposed use (Tree Care Business) will meet and exceed the 10% Open Space requirement for the 5.07 acre site. Refer to the Site Plan for areas of preserved tree canopy coverage.

Sec. 407.56. - Open space uses.

- a) Open Space shall either be left in a natural condition or provide accessible spaces such as community gardens, community fields, greens or pocket parks.

Open Space on the project will be left in natural condition. The 75' wetland buffer area will also be left undisturbed by development activity. If invasive or exotic plant species are determined to be present, these will be removed as required.

- b) Open Space shall be primarily pervious except for limited impervious surfaces associated with bicycle/pedestrian paths and unconditioned structures that augment the Open Space such as gazebos and picnic pavilions. Impervious surfaces associated with hardscaped Civic Space are an allowable Open Space use within a TND or TOD approved per Article VII of this Chapter.

The Open Space onsite will remain in natural condition. If invasive or exotic plant species are determined to be present, these will be removed as required. The proposed parking area for employees will be a grass/lime rock area near the home/office building.

- c) Open Space shall not include stormwater retention or detention areas constructed per Article IX of this Chapter. The integration of Low Impact Design (LID) best management practices to manage stormwater runoff shall not eliminate an otherwise qualifying Open Space within a TND or TOD approved per Article VII of this Chapter.

The existing shop buildings will support this Agricultural Service use as-is and no impervious development will be added to the site. Additional Stormwater Management Facilities are not needed for this site.

- d) Open Space shall not include spoil piles or berms.

There are no spoil piles or berms onsite.

Concurrency Statements

Roadways/Transportation

The proposed development will generate 77 average daily trips. A traffic study will not be required.

Trip Generation - Specialty Trade Contractor									
Land Use	ITE LU Code	Variable Employees	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Specialty Trade Contractor	180	25.000	77	15	11	4	16	5	11

(Trip generation is based on the ITE Trip Generation, 11th Edition)

Potable Water/Sanitary Sewer/Solid Waste

There is existing well and septic on site sufficient to accommodate the proposed use. No new facilities will be constructed as part of this plan. The existing facilities will be utilized; therefore no additional impacts will occur to public utilities. The Agricultural Service (Tree Care Business) use generates limited amounts of waste/refuse. The proposed dumpster location is shown on the Site Plan.

Conclusion

Given the facts presented in this application, the applicant requests that the County Commission grant a Special Exception approval for the proposed Agricultural Service (Tree Care Business) use on the subject property. “**Agricultural Services**” is defined as, “Service industries supporting agricultural production and processing, including, but not limited to, landscape materials and service, **tree-trimming and horticultural services**, irrigation services, veterinary and other animal services; soil preparation services, crop services, farm labor and management services; well-drilling services, and related retail sales for permitted agricultural services only.”

This application demonstrates that the granting of the Special Exception is in the public interest and will not adversely affect the health, safety, and welfare of the public. The existing shop buildings will support this Agricultural Service use “as-is,” and no impervious development will be added to the site. The site is well screened with fences and existing vegetation buffering the entire project site. No open space is required for this use by the ULDC; however, the proposed Tree Care Business will meet and exceed the 10% Open Space requirement for the ± 5.07 acre site.

As demonstrated throughout this report, the proposed Special Exception application is compatible with the properties surrounding the subject property, all of which share the Rural/Agriculture Future Land Use classification and Agricultural zoning district.

BOUNDARY AND TOPOGRAPHIC SURVEY
LOCATED IN SECTION 21, TOWNSHIP 11 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA

DESCRIPTION: (AS DESCRIBED IN ORB 5065, PAGE 1860, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA)

A PARCEL OF LAND SITUATED IN SECTION 21, TOWNSHIP 11 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21 FOR A POINT OF REFERENCE: THENCE RUN SOUTH 00°06'35" WEST, ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 40.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 346-A; THENCE RUN NORTH 89°42'23" WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 21, AND ALONG THE SOUTH RIGHT OF WAY LINE, A DISTANCE OF 688.47 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN SOUTH 00°59'35" WEST ALONG THE EAST LINE OF O.R. BOOK 752, PAGE 145, A DISTANCE OF 470.37 FEET; THENCE RUN SOUTH 10°33'51" WEST ALONG THE WEST LINE OF O.R. BOOK 478, PAGE 339, A DISTANCE OF 388.12 FEET; THENCE RUN NORTH 89°42'23" WEST ALONG THE SOUTH LINE OF O.R. BOOK 1373, PAGE 846 AND PARALLEL TO THE SAID NORTH LINE OF SECTION 21, A DISTANCE OF 200.28 FEET; THENCE RUN NORTH 00°17'3" EAST, A DISTANCE OF 852.23 FEET TO THE INTERSECTION WITH THE SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 346-A; THENCE RUN SOUTH 89°42'23" EAST, PARALLEL TO THE SAID NORTH LINE OF SECTION 21, A DISTANCE OF 275.23 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF N. 89°49'23" W. ALONG THE NORTH LINE OF SECTION 21, AS PER LEGAL DESCRIPTION DESCRIBED IN OFFICIAL RECORDS BOOK 5065, PAGE 1860, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
- VERTICAL DATUM BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, WITH ELEVATIONS REFERRED TO FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK, POINT NAME 2622005BM4, WITH A PUBLISHED ELEVATION OF 62.12 FEET (NGVD 88)
- ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* AND Z-* LAYERS IN THE SUPPLIED DIGITAL FILE.
- ADDRESS FOR SUBJECT PROPERTY IS 6115 SW 137TH AVENUE, ALACHUA, FL.

LEGEND:

(C) = CALCULATED DATA
(D) = DATA BASED ON DEED OF RECORD
(M) = DATA BASED ON FIELD MEASUREMENTS
F.I.R.M. = FLOOD INSURANCE RATE MAP
F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
R.S. = RAILROAD SPIKE (NO IDENTIFICATION)
● = FOUND NAIL (MARKED AS NOTED)
○ = FOUND 1/2" IRON PIPE (MARKED AS NOTED)
⊙ = FOUND 5/8" STEEL REBAR & CAP (MARKED AS NOTED)
PG. = PAGE
INV = INVERT
ID = IDENTIFICATION
RW = RIGHT OF WAY
PVC = POLYVINYL CHLORIDE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
WELL = WELL
MAILBOX = MAILBOX
GAS VALVE = GAS VALVE
GUY ANCHOR = GUY ANCHOR
UTILITY POLE = UTILITY POLE
SATELLITE DISH = SATELLITE DISH
ELECTRIC METER = ELECTRIC METER
WOODEN POWER POLE = WOODEN POWER POLE
AIR CONDITIONER = AIR CONDITIONER
TELEPHONE PEDESTAL = TELEPHONE PEDESTAL
SANITARY SEWER CLEANOUT = SANITARY SEWER CLEANOUT

BRICK SURFACE
ASPHALT SURFACE
CONCRETE SURFACE
GRAVEL SURFACE
DIRT SURFACE

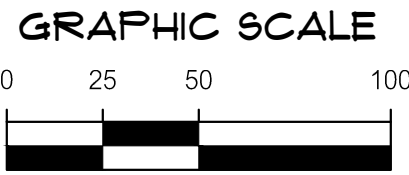
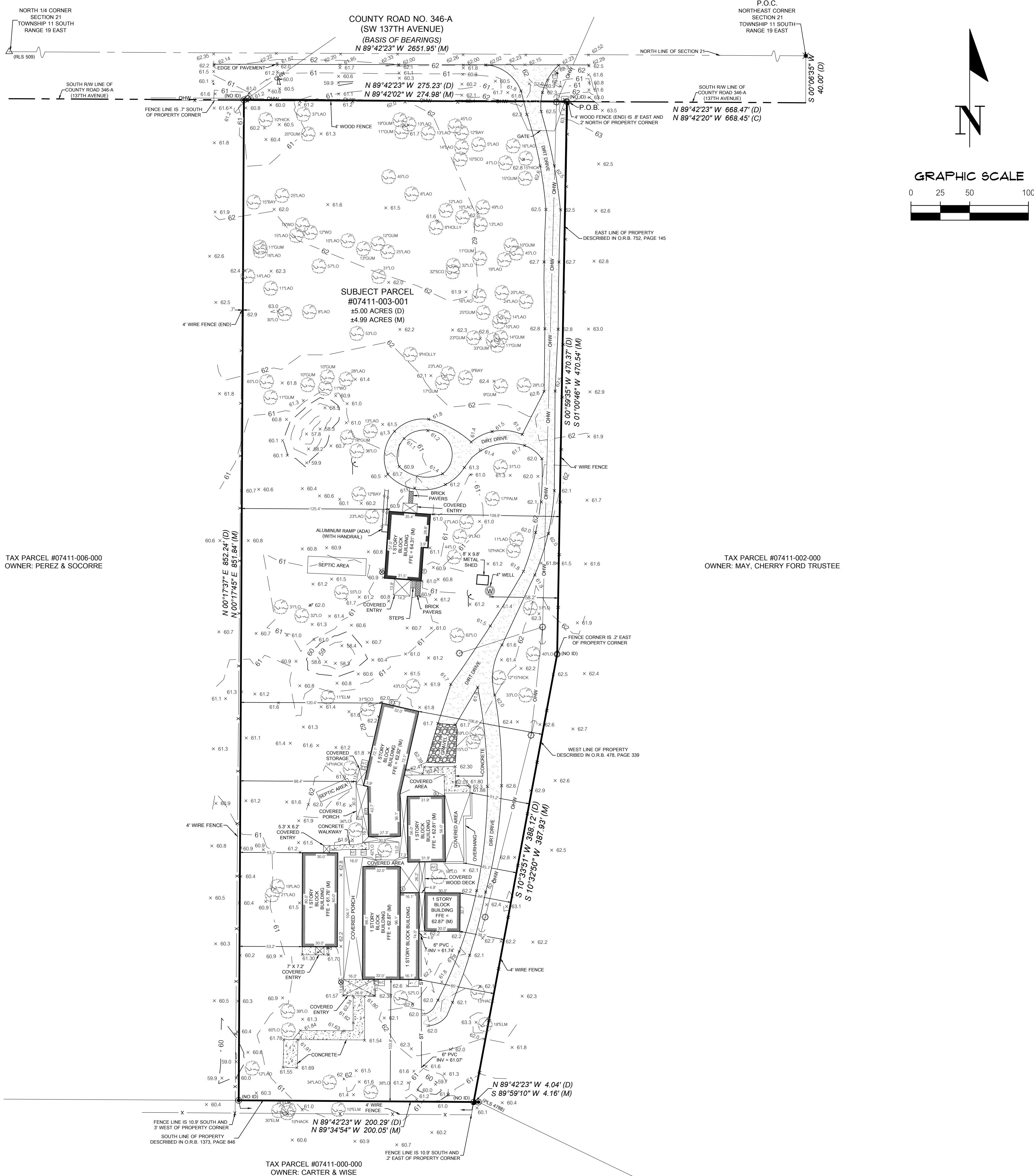
METAL HAND RAIL
OVERHEAD WIRE
STORM SEWER LINE
FENCE (SIZE AND TYPE AS NOTED)
SPOT ELEVATION (PERVIOUS SURFACE)
SPOT ELEVATION (IMPERVIOUS SURFACE)
CONTOUR LINE

TREES:

● = TREE (SIZE AND TYPE AS NOTED)
BAY = BAYWOOD
HICK = HICKORY
ELM = WINGED ELM
GUM = SWEETGUM
HACK = HACKBERRY
LO = LIVE OAK
WO = WATER OAK
LAO = LAUREL OAK
SCO = SWAMP CHESTNUT OAK

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "AE" (ELEVATION 64.00 FEET) AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C 0445 D, EFFECTIVE DATE: JUNE 16, 2006.



11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-50715

CHW
Professional Consultants

SCALE: 1" = 50'
THIS SHEET IS A PART OF A SET OF PLANS. THE SCALE OF THIS SHEET SHALL BE AS SHOWN ON THE ORIGINAL DRAWING. THE SCALE OF ANY OTHER SHEET SHALL BE AS SHOWN ON THAT SHEET.

SEACOAST NATIONAL BANK
SCREVEN COUNTY TITLE INSURANCE COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SCREVEN COUNTY TITLE INSURANCE COMPANY
SCREVEN COUNTY TITLE INSURANCE COMPANY

CERTIFIED TO:
SURVEY DATE: 11/13/2023
REVISION DATE: N/A
PROJECT NUMBER: 22-0622.01
FIELD BOOK & PAGE: 693/3

CLINTON N. RICKNER
Professional Surveyor & Mapper (No. License No. 7409)

This map prepared by:
CERTIFICATE OF AUTHORIZATION NO. LB 5075
CLINTON N. RICKNER
DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

**ALACHUA COUNTY PARCEL ID
07411-003-001
NATURAL RESOURCE ASSESSMENT**

October 2023

Prepared for:

SkyFrog Tree Service, LLC
1600 Gulf Boulevard 917
Clearwater, FL 33767
(716) 289-6686

Prepared by:

CHW Ecological Services Group
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976

ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:

Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.
Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

- | | | |
|---|---|--|
| Yes <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | Surface Waters (ponds, lakes, streams, springs, etc.) |
| Yes <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | Wetlands |
| Yes <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> | Surface Water or Wetland Buffers (Wetlands are located offsite) |
| Yes <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> | Floodplains (100-year) (Within FEMA flood zone AE) |
| Yes <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc) |
| Yes <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> | Strategic Ecosystems (within or adjacent to mapped areas) (Adjacent but separated by roads/development) |
| Yes <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | Significant Habitat (biologically diverse natural areas) |
| Yes <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC) (No listed species were observed on the Project) |
| Yes <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | Recreation/Conservation/Preservation Lands |
| Yes <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | Significant Geological Features (caves, springs, sinkholes, etc.) |
| Yes <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> | High Aquifer Recharge Areas (In "Vulnerable" area) |
| Yes <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | Wellfield Protection Areas |
| Yes <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | Wells |
| Yes <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | Soils (No hydric soils) |
| Yes <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | Mineral Resource Areas (Within "Undifferentiated" defined resources) |
| Yes <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | Topography/Steep Slopes |
| Yes <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | Historical and Paleontological Resources |
| Yes <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | Hazardous Materials Storage Facilities |
| Yes <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | Contamination (soil, surface water, ground water) |

SIGNED: _____ PROJECT # _____ DATE: _____

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1.0 INTRODUCTION

The following information regarding natural and historic resource conditions and environmental considerations has been prepared for Alachua County Parcel ID 07411-003-001 (Project) (Exhibit 1). This assessment has been prepared to address specific requirements of the Alachua County Unified Land Development Code (ULDC) Section 406.04.

The Project totals approximately 5 acres and is located in Section 21, Township 11 South, Range 19 East, Alachua County (Exhibit 2). The Project contains forested uplands, an inactive commercial operation, and a single-family residence. The surrounding land uses include single-family residences to the north and east; forested/cleared lands to the west; and marshlands to the south.

Onsite Project habitat mapping and threatened and endangered species surveys were conducted by CHW in October 2023. This National Resources Assessment was prepared by ecologists Andy Woodruff and Ethan Vroonland. Resumes of these individuals are included in Section 6.0 below.

2.0 CURRENT and HISTORIC SITE CONDITIONS

A 2022 aerial photograph showing the Project boundary is provided as Exhibit 1. Historical aeriels show that much of the southern portion of the Project had been cleared sometime between 1956 and 1979 and has since partially revegetated (Exhibit 3). Furthermore, a single-family home and several buildings were built in around the 1990's and still exist currently within the southern portion of the Project. No historic features exist onsite as identified by the State Historic Preservation Office (SHPO) Master File (Exhibit 4). Wildlife habitat value is generally fair as one-third of the Project area remains undeveloped with mature canopy and its location in the landscape has been relatively minimally developed with close proximity to conservation and preservations easements and three Alachua County Strategic Ecosystems; including Kanapaha Prairie and Paynes Prairie West to the north as well as Barr Hammock – Levy Lake Preserve to the east (Exhibit 5 & 6). There are no known St. John's River Water Management District (SJRWMD) surface water management or water use permits reported for the site.

2.1 Land Use and Land Cover

The vegetation and land use mapping for the Project was conducted using Florida Department of Transportation 2022 color rectified aeriels. Ground truthing to map the vegetative communities was conducted in October 2023 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III (Florida Department of Transportation 1999). AutoCAD 2022 was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map for the Project (Exhibit 7).

Two vegetation community types including land uses (i.e., FLUCFCS code) were identified on the Project. Table 1 summarizes the identified FLUCFCS codes, descriptions, wetland status, and acreages. Photographs of the typical habitats are included in Exhibit 8.

Table 1. Summary of Land Use and Habitat Types on the Project Site

FLUCFCS Code	Description	Wetland Status	Acres ±	% of Project
200	Agriculture	No	3.11	62.3
438	Mixed Hardwoods	No	1.88	37.7
Total			4.99	100%

Agriculture (FLUCFCS Code 200)

This area is the site of an existing residence and an inactive reptile breeding facility with multiple buildings and maintained landscaping. The Canopy of this habitat type contains live oak (*Quercus virginiana*), pignut hickory (*Carya glabra*), cabbage palm (*Sabal palmetto*), laurel oak (*Quercus laurifolia*), Carolina laurelcherry (*Prunus caroliniana*), hackberry (*Celtis occidentalis*), and chestnut oak (*Quercus montana*). The subcanopy includes cabbage palm, American hornbeam (*Carpinus caroliniana*), Carolina laurelcherry, Chinese elm (*Ulmus parvifolia*), Bambusa spp., and yaupon holly (*Ilex vomitoria*). The ground cover includes bahiagrass (*Paspalum notatum*), Spermacoce spp., sensitive brier (*Mimosa quadrivalvis*), Virginia creeper (*Parthenocissus quinquefolia*), American beautyberry (*Callicarpa americana*), beggarticks (*Bidens alba*), Carolina laurelcherry, pokeweed (*Phytolacca americana*), muscadine (*Vitis rotundifolia*), and Richardia spp.

Mixed Hardwoods (FLUCFCS Code 438)

The canopy of this habitat type includes American holly (*Ilex americana*), live oak, water oak (*Quercus nigra*), sweetgum (*Liquidambar styraciflua*), American hornbeam, chestnut oak, and pignut hickory. The subcanopy of this habitat type includes southern magnolia (*Magnolia grandiflora*), Carolina laurelcherry, and American hornbeam. The ground cover of this habitat type includes American beautyberry, beggarticks, muscadine, Cyperus spp., Smilax spp., Carolina laurelcherry, laurel oak, red bay (*Persea borbonia*), American holly, Eastern poison ivy (*Toxicodendron radicans*), pignut hickory, water oak, trumpet vine (*Campsis radicans*), white snakeroot (*Ageratina altissima*), and Echinochloa spp.

2.2 Flood Zones

The entire Project is described by the Federal Emergency Management Agency (FEMA) as Significant Flood Hazard Area (SFHA) Zone AE – 1% annual chance flood hazard with base flood elevations (Exhibit 9).

2.3 High Aquifer Recharge Areas

The Project lies within an area of Alachua County where the Floridan Aquifer is considered “Vulnerable” and is not within a Stream-to-Sink Basin (Exhibit 10).

2.4 Wellfield Protection Areas

The Project does not lie within any wellfield protection zones identified by the Alachua County Murphree Well Field Management Zones Map (Exhibit 11).

2.5 Environmental Hazards Site Assessments

A preliminary review of FDEP data indicates no reported hazardous materials storage facilities or contamination sites are located on the Project (Exhibit 12).

2.6 Mineral Resources

According to Mineral Resources of Alachua County, Florida (Hoenstine, et al. 1990) the Project lies within Undifferentiated Resources (Exhibit 13). The Project has not been reviewed for subsurface mineral rights or resources. Further geotechnical investigation would be required to identify site specific subsurface resources.

2.7 Soils

The Natural Resources Conservation Service (NRCS) soils map describes two soil types as occurring on the Project site (Exhibit 14). Table 2 summarizes the Project's mapped soil units and their hydric ratings.

Table 2. Summary of Soils on the Project Site

Map Unit	Soil Description	Hydric Rating
7	Kanapaha Sand, 0 to 5 percent slopes	No
74	Blichton Sand, 2 to 5 percent slopes	No

2.8 Geological Features and Topography

The Project does not lie within sensitive karst areas as described by Alachua County (Exhibit 15). A geotechnical site exploration of the Project is not within the scope of this assessment.

The observed topography appeared consistent with elevation contours depicted on U.S. Geological Survey Quad map (Exhibit 16).

2.9 Listed Species and their Habitats

A literature review and field survey were conducted to determine if the Project site is being utilized by species identified by the Florida Fish and Wildlife Conservation Commission (FWCC) and the U.S. Fish and Wildlife Service (USFWS) as endangered or threatened, and species that have a state element rank of S1, S2, or S3 by the Florida Natural Areas Inventory (FNAI). In addition, the Project site was surveyed for plant species listed by the Florida Department of Agriculture and Consumer Services (FDACS) and the USFWS as endangered threatened, or commercially exploited.

The FNAI Biodiversity Matrix and the USFWS Information for Planning and Consulting (IPaC) tools were utilized to determine which listed species could Likely or Potentially be found in the vicinity of the Project site, and if any have been Documented or Historically Documented in the vicinity of the Project site (Table 3). The FNAI and IPaC tools do not have species occurrence location information precise enough to determine a species occurrence within one square mile. The occurrence status within individual biodiversity matrix units includes historic occurrence data, predicted ranges, and inferences to occurrence based on other community data such as soil types, topography, and landcover maps that may or may not be representative of actual site conditions. This information is not a substitute for on-site surveys and should not be regarded as a list of species that are expected to be found on the Project site.

Table 3. Summary of Listed Species Potentially Found in FNAI Matrix 26155 and IPaC

Scientific Name	Common Name	FNAI	FWCC	USFWS
Plants				
<i>Agrimonia incisa</i>	Incised groove-bur	S2		ST
<i>Arnoglossum diversifolium</i>	variable-leaved Indian-plantain	S2		ST
<i>Asplenium x curtissii</i>	Curtiss' spleenwort	S1		
<i>Asplenium x heteroresiliens</i>	Morzenti's spleenwort	S1		
<i>Asplenium x plenum</i>	Ruffled spleenwort	S1		
<i>Brickellia cordifolia</i>	Flyr's brickell-bush	S2		SE
<i>Forestiera godfreyi</i>	Godfrey's swampprivet	S2		SE
<i>Litsea aestivalis</i>	Pondspice	S2		SE
<i>Matelea floridana</i>	Florida spiny-pod	S2		SE
<i>Phyllanthus liebmannianus</i> <i>ssp. platylepis</i>	pinewoods dainties	S2		SE
<i>Pycnanthemum floridanum</i>	Florida mountain-mint	S3		ST
<i>Sideroxylon alachuense</i>	Silver buckthorn	S1		SE
<i>Spigelia loganioides</i>	pinkroot	S2		SE
Invertebrates				
<i>Danaus plexippus</i>	Monarch Butterfly	S4	C	-
Amphibian				
<i>Lithobates capito</i>	Gopher frog	S3	-	-
Reptiles				
<i>Crotalus adamanteus</i> *	Eastern diamondback rattlesnake	S3		
<i>Drymarchon couperi</i> ()	Eastern indigo snake	S2?	FT	FT
<i>Gopherus polyphemus</i>	Gopher tortoise	S3		ST
<i>Lampropeltis extenuata</i>	Short-tailed snake	S3		ST
Birds				
<i>Antigone canadensis pratensis</i>	Florida sandhill crane	S2		ST
<i>Athene cunicularia floridana</i>	Florida burrowing owl	S3		ST
<i>Dryobates borealis</i>	Red-cockaded Woodpecker	S2	FE, PT	FE
<i>Falco sparverius paulus</i>	Southeastern American kestrel	S3		ST
<i>Mycteria americana</i> ()	Wood stork	S2	FT	FT
<i>Peucaea aestivalis</i>	Bachman's sparrow	S3		
Mammals				
<i>Corynorhinus rafinesquii</i>	Rafinesque's Big-eared Bat	S1		
<i>Myotis austroriparius</i>	Southeastern myotis	S3		
<i>Neofiber alleni</i>	Round-tailed muskrat	S2		
<i>Sciurus niger niger</i>	Southeastern fox squirrel	S3		

FE = Listed as Endangered at the Federal level by the U. S. Fish and Wildlife Service

FNAI = Florida Natural Areas Inventory

* = There is a documented occurrence in the FNAI database within these Matrix Units

() = FNAI data, the species or community is known to occur in this vicinity, and is considered Likely to occur

FT = Listed as Threatened at the Federal level by the U. S. Fish and Wildlife Service

PT = Proposed for listing as threatened

C = Candidate species for listing

S#? = Tentative rank

S1 = Critically imperiled in Florida because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor

S2 = Imperiled in Florida because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor

S3 = Either very rare and local in Florida (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors
S4 = Apparently secure in Florida (may be rare in parts of range).
SE= Listed as Endangered at the State level by the Florida Fish and Wildlife Conservation Commission
ST = Listed as Threatened at the State level by the Florida Fish and Wildlife Conservation Commission

The Eastern Diamondback Rattlesnake has a state rank of S3 and has been identified by FNAI as Documented within the Biodiversity Matrix 26155.

The nearest documented bald eagle (*Haliaeetus leucocephalus*) nest (AL022) location is approximately 1.75 miles northeast of the Project site. The nearest documented wading bird rookery is approximately 3.1 miles southwest of the Project site (Exhibit 17).

A pedestrian transect survey was conducted by CHW ecologists on October 31st, 2023, to identify any listed species that are utilizing the Project site. The survey was conducted by qualified ecologists walking parallel east-west transects spaced approximately 65 feet apart (Exhibit 18). No listed species were observed during the survey.

3.0 QUALIFICATION AND DETERMINATION FOR SIGNIFICANT HABITAT

Unaltered habitat areas onsite may be further required to provide protected habitat corridors to areas of preservation located onsite or offsite. Significant habitat or listed species habitat is identified and delineated by a qualified professional based on consideration and assessment of at least the following factors as outlined in ULDC Sec. 78.12 (b):

(1) Quality of native ecosystem, (2) Overall quality of biological diversity, (3) Wildlife habitat value, (4) Presence of listed or uncommon species, (5) Grouping, contiguity, compactness of native vegetation, (6) Proximity to other natural preserve areas and corridors, and (7) Impact by prohibited and invasive non-native vegetation”.

It is CHW’s professional opinion that habitats on the Project would not qualify as Significant Habitat. The existing communities are not rare or unique for this region nor were any listed species observed onsite. The Project does contain examples of large mature oak, hickory, and other hardwood species. Native ecosystems on the Project have been altered to varying degrees from residential/agricultural uses and general clearing. Habitat alteration and disturbance is greatest in areas mapped as Agriculture (FLUCFCS Code 200).

Habitat fragmentation from residential and roadway development exists around the Project site. The project is not located within any Strategic Ecosystems as defined by Alachua County and proximity to nearby natural preserve areas is separated by roadways/development (Exhibit 6).

The nearest OFW is Payne’s Prairie Preserve State Park located 2.8 miles northeast of the Project (Exhibit 19).

4.0 PROJECT DETAILS

The information in this report regarding natural and historic resource conditions and environmental considerations is irrespective of any future Project plans. Development proposals will be subject to agency verification of site conditions and ULDC regulations and applicable restrictions at the time of application.

5.0 SUMMARY

No wetlands were observed on the Project site. Offsite wetlands are located immediately to the south with buffers extending on to the property. The entire Project is in FEMA Zone AE – 1% annual chance flood hazard with base flood elevations.

No federally or state protected species have been documented on the Project. No listed species were observed on the Project during the October 2023 listed species survey. No existing communities are rare or unique for the region on the Project site. The Project is not within an Alachua County Strategic Ecosystem.

The Project lies within an area of Alachua County where the Floridan Aquifer is considered “Vulnerable” and is not within a Stream-to-Sink Basin.

A preliminary review of FDEP data indicates no reported hazardous materials storage facilities or contamination sites are located on the Project.

No historic features exist onsite as identified by the State Historic Preservation Office (SHPO) Master File.

The Project is not located on or adjacent to any Outstanding Florida Waters (OFW).

6.0 REFERENCES and RESUMES

Florida Department of Agriculture and Consumer Services. 2004. Endangered, Threatened and Commercially Exploited Plants of Florida.

Florida Fish and Wildlife Conservation Commission. 2022. Florida’s Endangered and Threatened Species. Official Lists, Bureau of Non-Game Wildlife, Division of Wildlife.

Florida Land Use Cover and Forms Classification System: Handbook. (1999). Third Edition. Florida Dept. of Transportation, Surveying and Mapping Office, Thematic Mapping Section.

Florida Natural Areas Inventory (FNAI). <https://www.fnai.org/conslands/florida-forever>

Hoenstine, R.W., Yon, J.W., Lane, E., and Spencer, S.M. 1990. Mineral Resources of Alachua County. Map Series MS 131. Florida Geological Survey.

IPaC - Information for Planning and Consultation.

KBN, A Golder Associates Company. 1996. Alachua County Ecological Inventory Project. Prepared for Alachua County Department of Growth Management, Gainesville, Florida.

Runde, D.E., J.A. Gore, J.A. Hovis, M.S. Robson, and P.D. Southall. 1991. Florida Atlas of Breeding Sites for Herons and Their Allies, Update 1986 - 1989. Nongame Wildlife Program Technical Report No. 10. Florida Game and Fresh Water Fish Commission, Tallahassee, Florida. E6-5

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online. Accessed 06/06/2023.

U.S. Fish and Wildlife Service. 2007. National Bald Eagle Management Guidelines.

Resumes

Andy Woodruff

Ethan Vroonland

ANDY WOODRUFF, PWS

Vice President / Senior Ecologist

(386) 518-5176 · andyw@chw-inc.com

ROLE

Mr. Woodruff has a M.S. in Environmental Engineering from the University of Florida and a B.S. in Biology from Emory University. Andy is a Senior Ecologist and Certified Professional Wetland Scientist serving as CHW Vice President of Ecological Services, with considerable experience in wetland and listed species permitting and project management. He and his team work together to provide insight into the complexities of environmental regulations and to offer proactive, responsible solutions. Andy's 30-plus years of experience include state, federal, and local permitting; agency negotiations; environmental impact assessments; ecological assessments; listed species surveys, permitting and relocation; state and federal wetland jurisdictional determinations; wetland mitigation design, permitting, and construction observations; wetland mitigation banking management, design, permitting and construction observations; and environmental project management.

SPECIALIZATIONS

- Large Scale Project Development and Management
- Environmental Regulatory Permitting
- Wetland Delineation
- Ecological Surveys
- Threatened and Endangered Species Surveys
- Landscape Habitat Management
- Expert Witness Testimony
- Agency Negotiations
- Mitigation Banking

PROJECT EXPERIENCE

490± acre Ecological Assessment, Gilchrist County, FL
130± acre Wetland Delineation and Habitat Mapping, Alachua County, FL
Town of Viera DRI, Brevard County, FL
Isles of Collier Preserve, Collier County, FL
Little Pine Island Wetland Mitigation Bank, Lee County, FL
Big Cypress Stewardship District, Collier County, FL
Alico Road Alignment Study, Lee County, FL
Collier's Reserve Gopher Tortoise Relocation, Collier County, FL

EDUCATION

M.S., Environmental Engineering, Aquatic Science, University of Florida, 1993
B.S., Biology, Emory University, Atlanta, Georgia, 1989

PROFESSIONAL LICENSE / CERTIFICATIONS

Certified Professional Wetland Scientist, Society of Wetland Scientists
Certified Wetland Delineator, U.S. Army Corps of Engineers
Certified Prescribed Burn Manager and Prescribed Fire Techniques for Wildlife, Florida Division of Forestry
Certified Natural Areas Management, Natural Areas Training Academy
Qualified Mitigation Supervisor, Florida Department of Environmental Protection

ACTIVITIES

Florida Association of Environmental Professionals, Local Board of Directors (1999)
Society of Wetland Scientists
Coastal Conservation Association
U.S. Power Squadron San Carlos Bay, Chairman Environmental Committee (1999)
Calusa Nature Center and Planetarium, Board of Trustees (2007)

ETHAN VROONLAND

Ecologist I

(386) 518-6158 · ethanv@chw-inc.com

ROLE

Mr. Vroonland has a B.S. in Animal Bio-Health Sciences and a Minor in Remote Sensing and Geographic Information Systems from Alabama A&M University. As an Ecologist I Ethan has experience in state, federal, and local permitting; environmental impact assessments; ecological assessments; listed species surveys, permitting and relocation; state and federal wetland jurisdictional determinations/delineations; project development & environment studies (PD&E), and preparation of open space / habitat management plans.

SPECIALIZATIONS

- Ecological Assessments
- Soil and Land Use Maps
- FDEP Surface Water Collection
- Uniform Mitigation Assessment Method (UMAM)
- ArcGIS pro and ArcMap
- Lake and Stream Condition Indexing
- Wildlife Surveys and Reports

EXPERIENCE

Years' Experience: 3

Years with Current Firm: 1

PROJECT EXPERIENCE

Levy County Development Ecological Services, Levy County, FL
IFAS Camp Cherry Lake Environmental Assessment, Madison County, FL
Little Pine Island Wetland Mitigation Bank Ecological Services, Lee County, FL
Tomoka Hills Ecological Services, Alachua, FL
Zolfo Springs Ecological Services, Zolfo Springs, FL
Origis Energy Solar Facility Due Diligence, Miami, FL
North Fort Myers Bat Acoustic Monitoring, Lee County, FL
Depot Avenue Ecological Services, Gainesville, FL
Ford Ecological Services, Gainesville, FL

EDUCATION

B.S. - Animal Bio-Heath Sciences

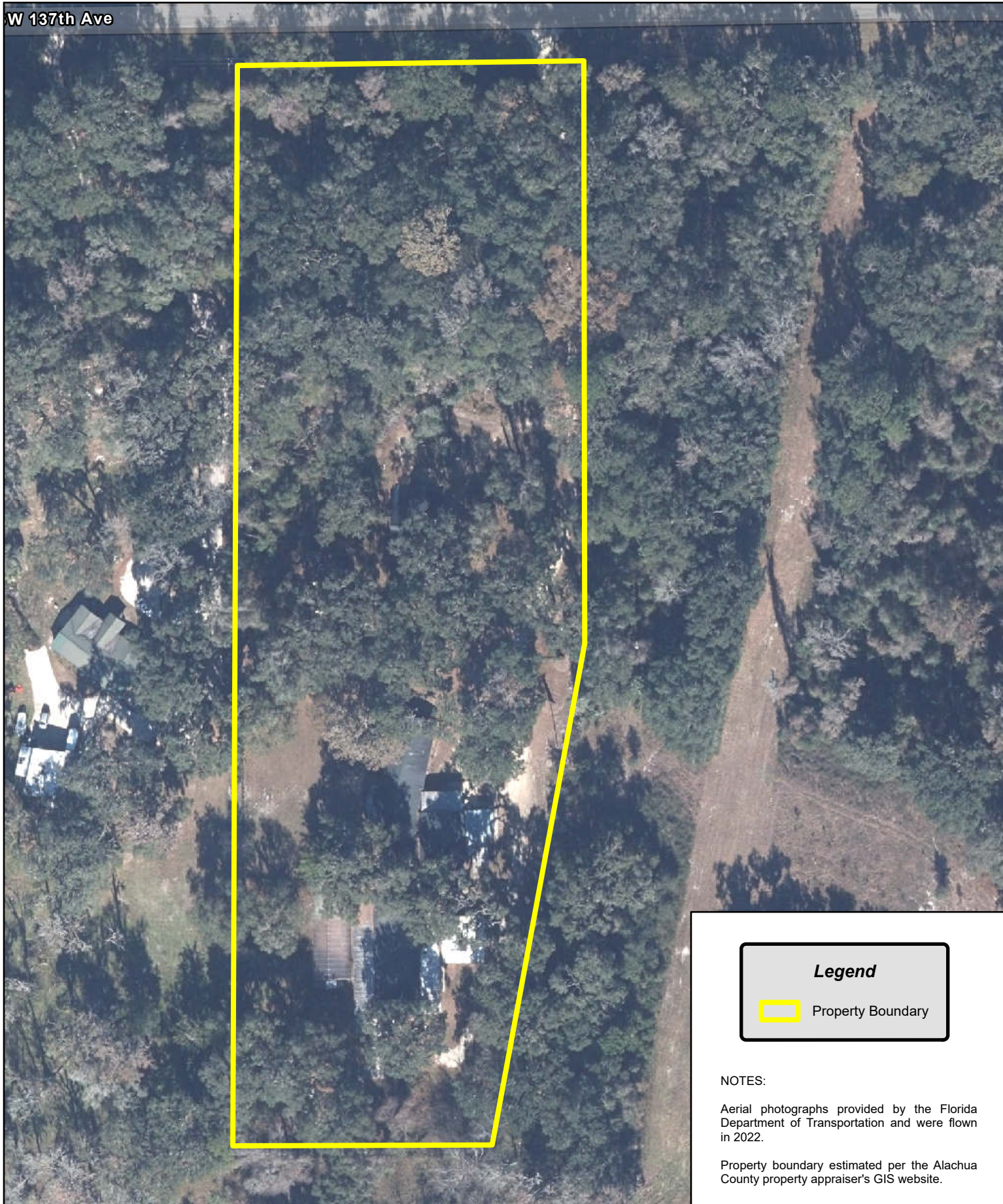
Minor - Remote Sensing and Geographic Information Systems

2021, Alabama A&M University, Huntsville, AL

ACTIVITIES

FDEP Surface Water Collection Certified (2021)

Exhibit 1
Project Boundary Map



Legend



Property Boundary

NOTES:

Aerial photographs provided by the Florida Department of Transportation and were flown in 2022.

Property boundary estimated per the Alachua County property appraiser's GIS website.

Exhibit 2
Project Location Map

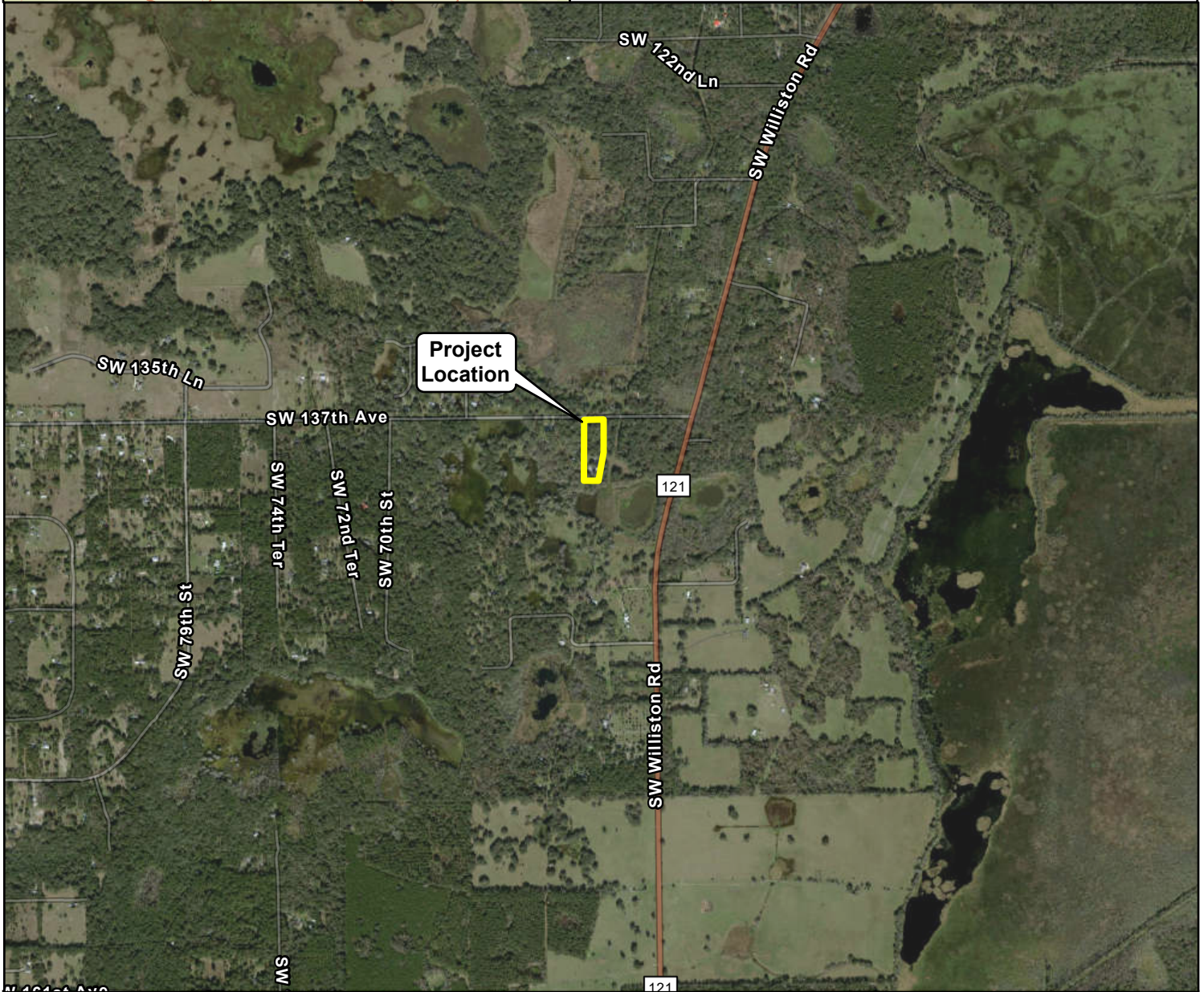
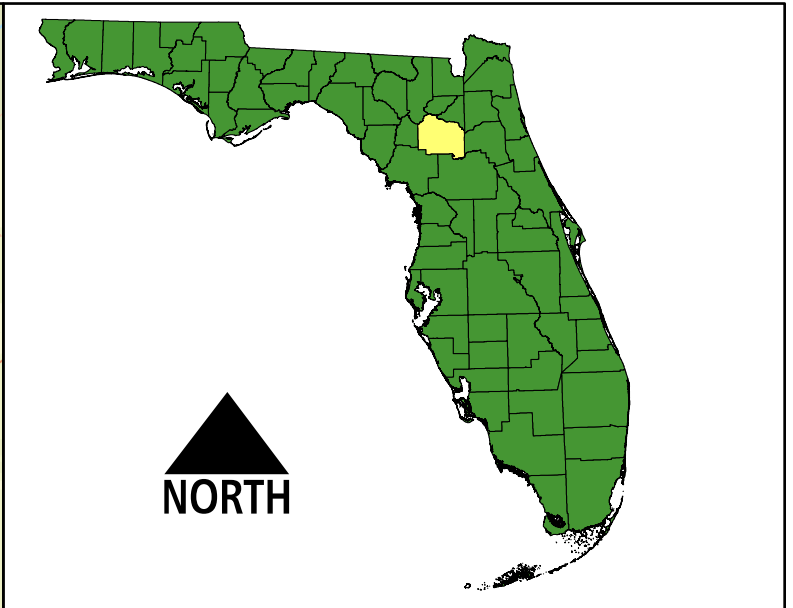
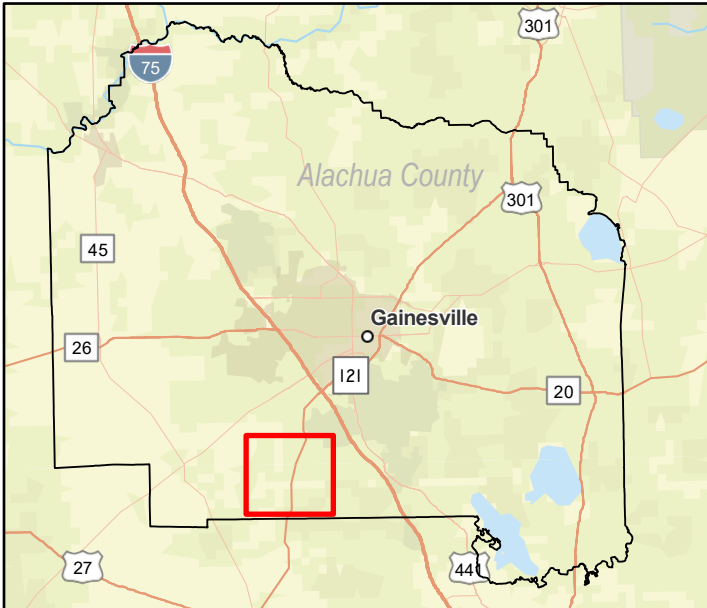


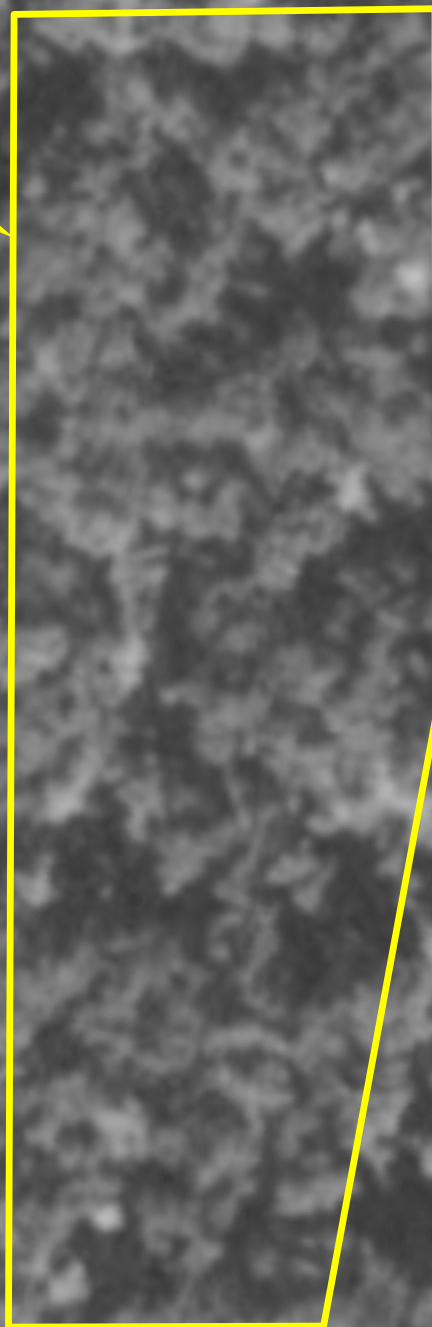
Exhibit 3

Historic Aerials (3)

3A - 1937 Aerial with Boundary

3B - 1956 Aerial with Boundary

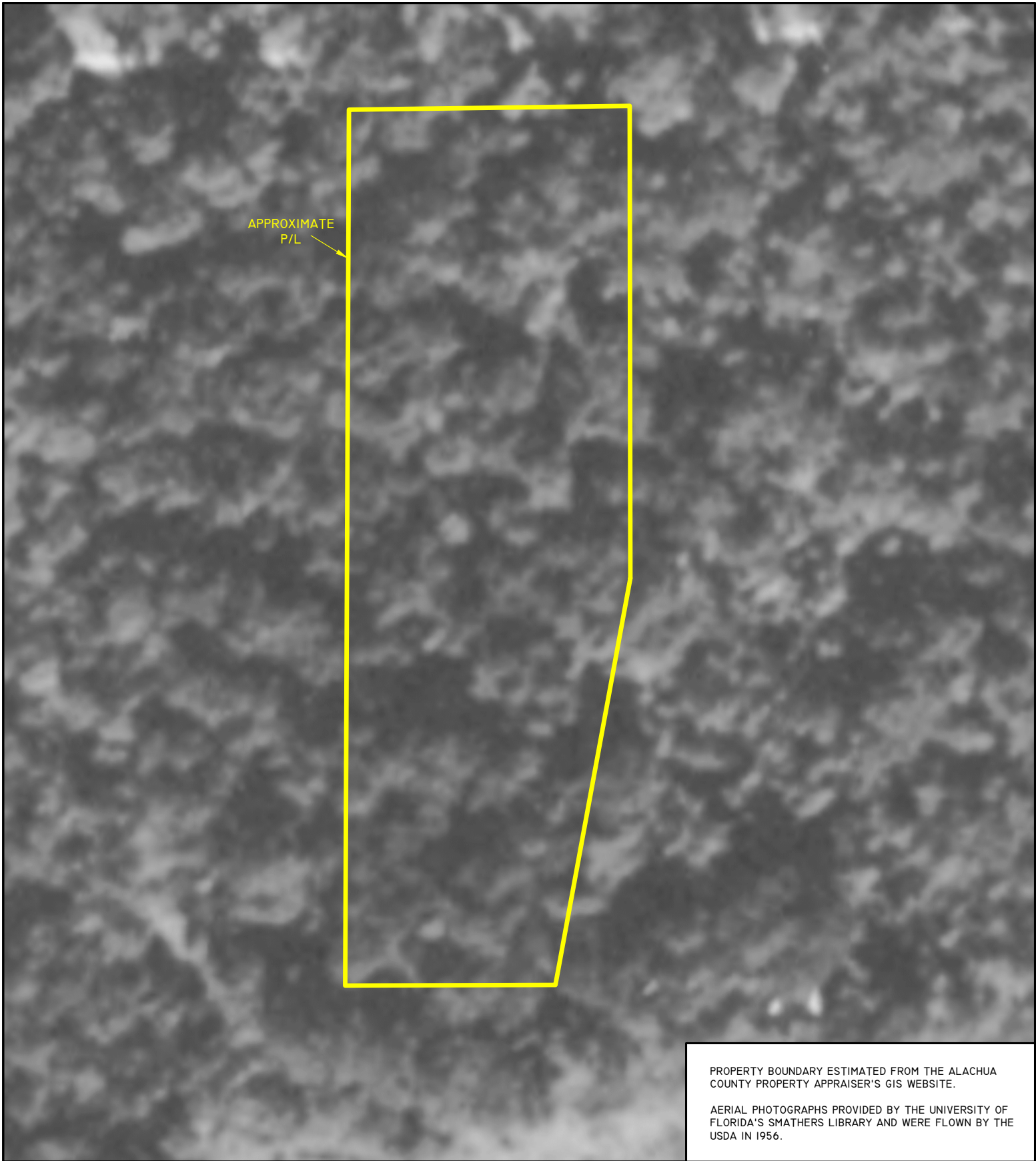
3C - 1979 Aerial with Boundary



AERIAL PHOTOGRAPHS PROVIDED BY THE UNIVERSITY OF FLORIDA'S SMATHERS LIBRARY AND WERE FLOWN BY THE USDA IN 1937.



3A



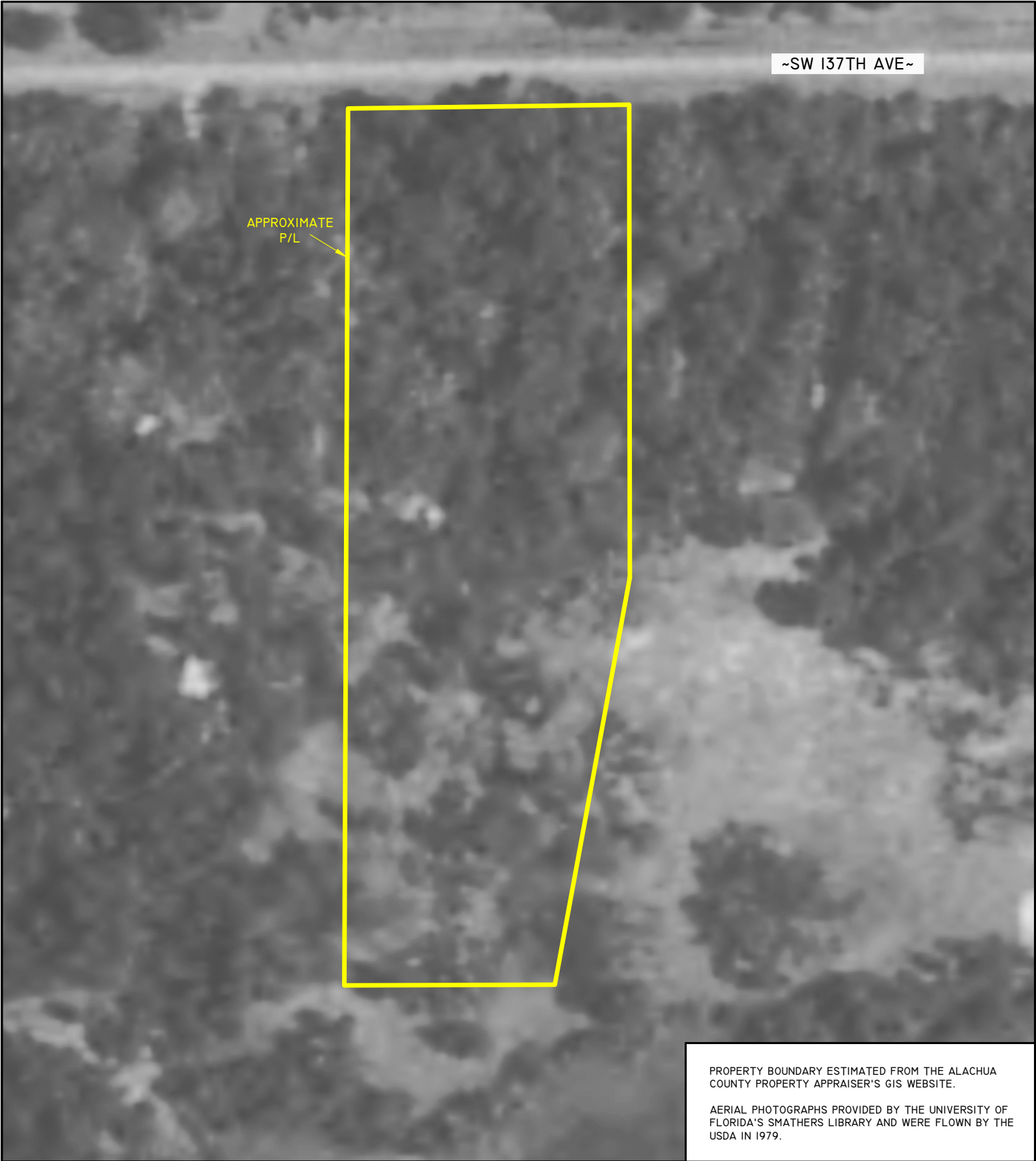
CHW
Professional Consultants
WWW.CHW-INC.COM

N

0 60 120 Feet

**1956 Aerial with Boundary
SkyFrog**

DRAWN BY:	D.B.
DRAWING DATE:	10/30/23
REVISED:	
EXHIBIT NUMBER:	3B



CHW

Professional Consultants

WWW.CHW-INC.COM

N

0 60 120 Feet

1979 Aerial with Boundary

SkyFrog

DRAWN BY:	D.B.
DRAWING DATE:	10/30/23
REVISED:	
EXHIBIT NUMBER:	3C

Exhibit 4
Historic Features Map

Legend



Project Site



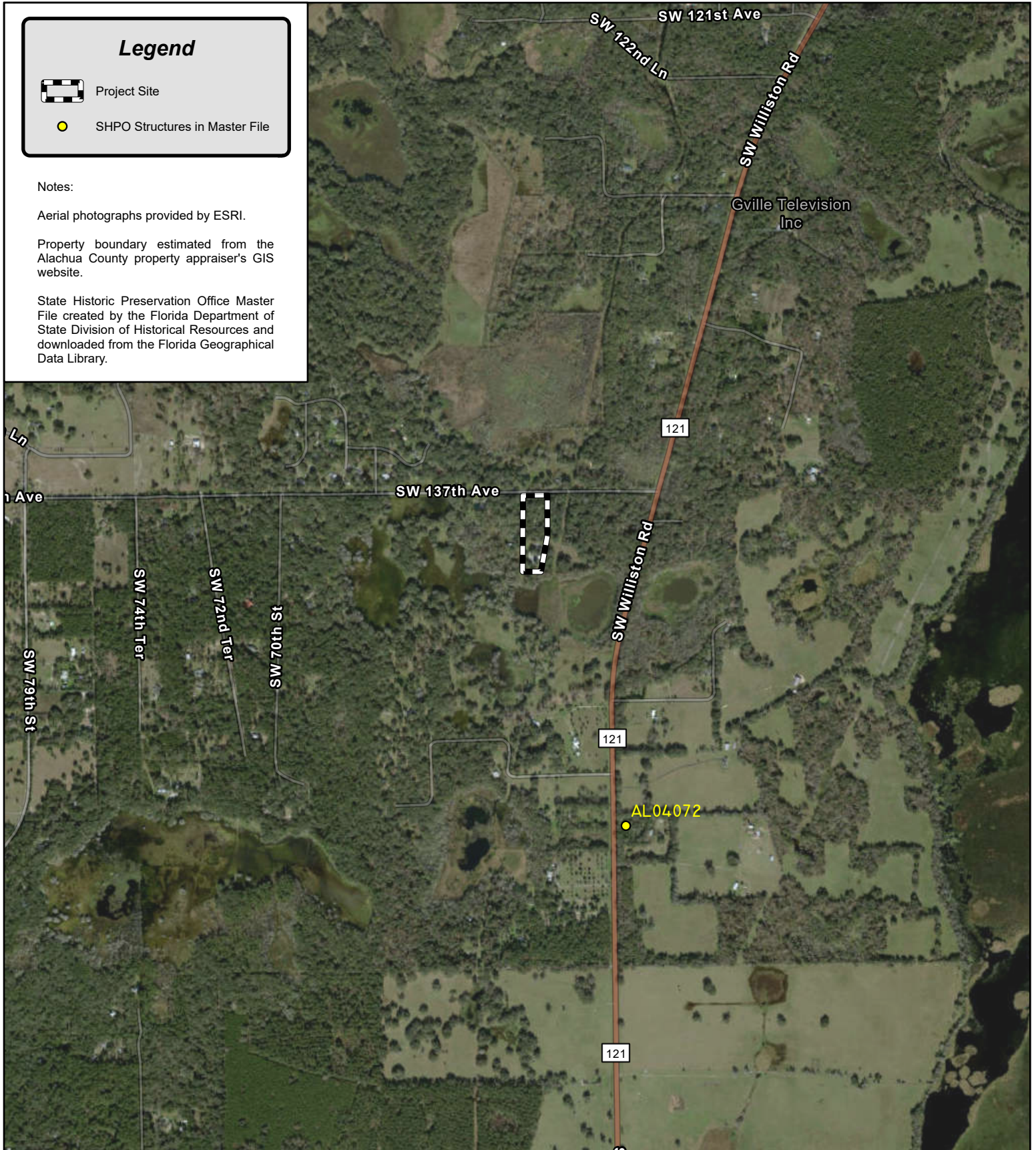
SHPO Structures in Master File

Notes:

Aerial photographs provided by ESRI.

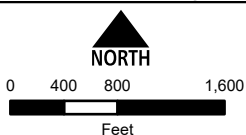
Property boundary estimated from the Alachua County property appraiser's GIS website.

State Historic Preservation Office Master File created by the Florida Department of State Division of Historical Resources and downloaded from the Florida Geographical Data Library.



Florida Master Site File

Site ID	Site Name	Year Blt.	SHPO Evaluation	Style
AL04072	335 SR 121	1935	NOT EVALUATED BY SHPO	FRAME VERNACULAR

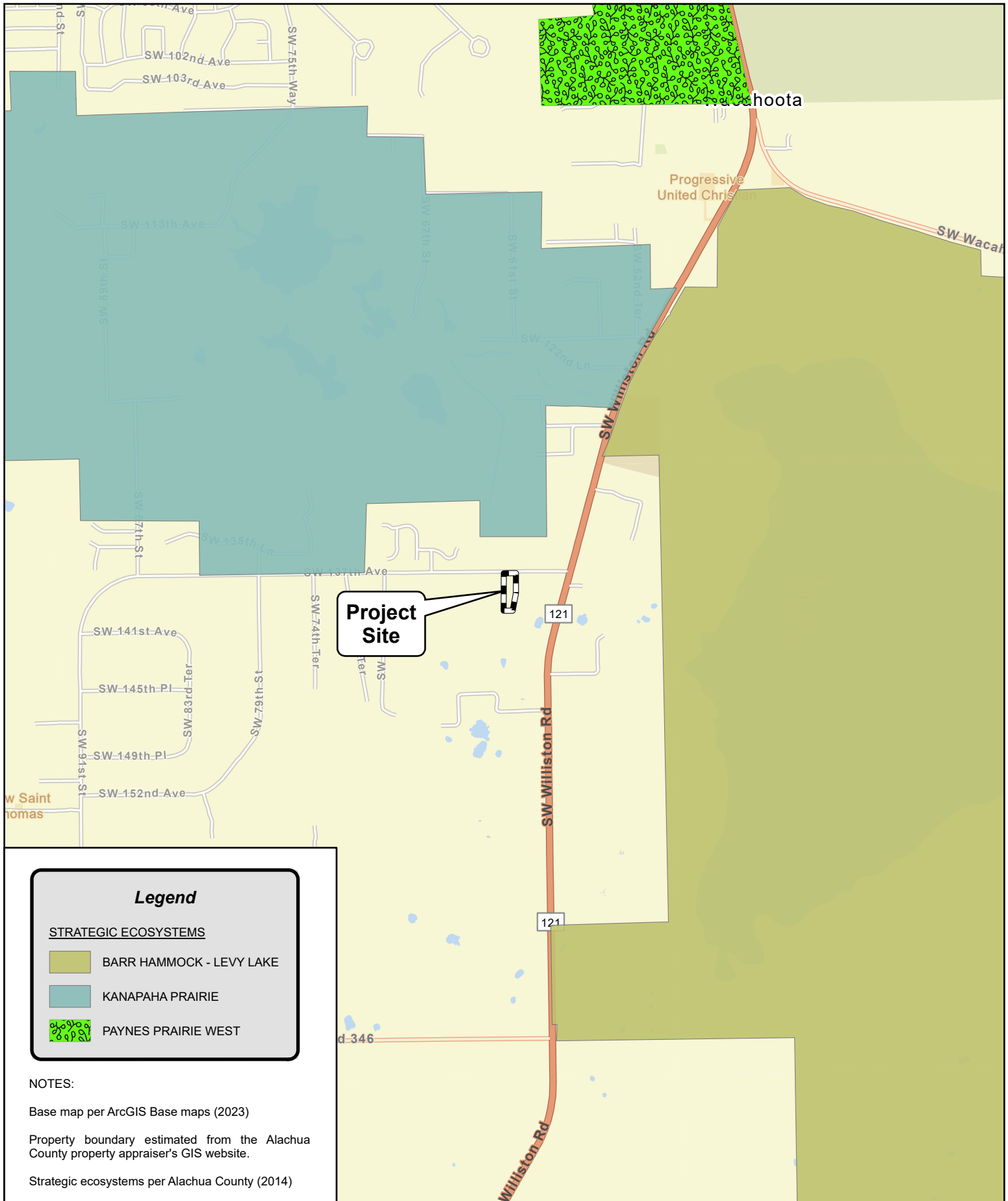


Historic Features Map SkyFrog

DRAWN BY:	D.B.
DRAWING DATE:	10/30/23
REVIEWED BY:	A.W.
EXHIBIT NUMBER:	4

Exhibit 5
Conservation Areas Map

Exhibit 6
Alachua County Strategic Ecosystems Map



Legend

STRATEGIC ECOSYSTEMS

- BARR HAMMOCK - LEVY LAKE
- KANAPAHA PRAIRIE
- PAYNES PRAIRIE WEST

NOTES:

Base map per ArcGIS Base maps (2023)

Property boundary estimated from the Alachua County property appraiser's GIS website.

Strategic ecosystems per Alachua County (2014)

Exhibit 7
Aerial With FLUCFCS Map



FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
200	AGRICULTURE	3.11 Ac. ±	62.3%
438	MIXED HARDWOODS	1.88 Ac. ±	37.7%
TOTAL		4.99 Ac. ±	100.0%

PROPERTY BOUNDARY PER CHW-INC. SURVEY DRAWING No. 23-0622 BOUNDARY.DWG ACCESSED ON DECEMBER 15, 2023.

AERIAL PHOTOGRAPHS PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND WERE FLOWN IN DECEMBER 2022.

FLUCFCS PER FLORIDA LAND USE, COVER, AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

PROPERTY COMPOSED ENTIRELY OF UPLANDS SUBJECT TO AGENCY REVIEW.

CHW

Professional Consultants

WWW.CHW-INC.COM

N

0 60 120 Feet

Aerial with FLUCFCS Map

SkyFrog

DRAWN BY: D.B.

DRAWING DATE: 12/15/23

REVISED:

EXHIBIT NUMBER: 7

Exhibit 8
SkyFrog Photolog



Photo 1: Agriculture (FLUCFCS 200) 10/31/2023



Photo 2: Agriculture (FLUCFCS 200) 10/31/2023



Photo 3: Agriculture (FLUCFCS 200) 10/31/2023



Photo 4: Agriculture (FLUCFCS 200) 10/31/2023



Photo 5: Mixed Hardwoods (FLUCFCS 438) 10/31/2023



Photo 6: Mixed Hardwoods (FLUCFCS 438) 10/31/2023

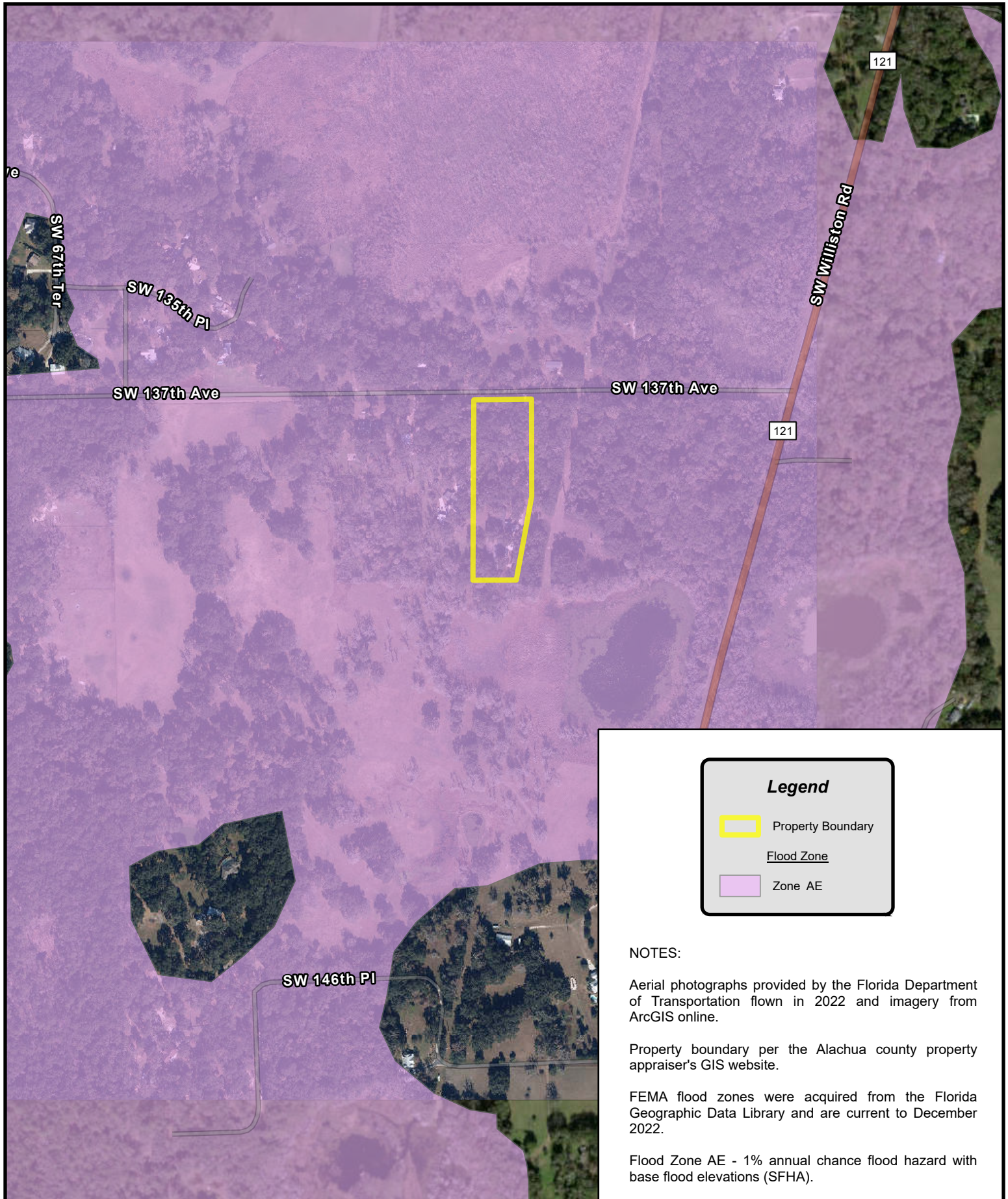


Photo 7: Mixed Hardwoods (FLUCFCS 438) 10/31/2023




Figure 8: Mixed Hardwoods (FLUCFCS 438) 10/31/2023


Exhibit 9
FEMA Flood Zone Map



Legend

 Property Boundary

Flood Zone

 Zone AE

NOTES:


Aerial photographs provided by the Florida Department of Transportation flown in 2022 and imagery from ArcGIS online.

Property boundary per the Alachua county property appraiser's GIS website.

FEMA flood zones were acquired from the Florida Geographic Data Library and are current to December 2022.

Flood Zone AE - 1% annual chance flood hazard with base flood elevations (SFHA).

CHW
Professional Consultants
www.chw-inc.com


NORTH

0 200 400 600
Feet

FEMA Flood Zones Map
SkyFrog

DRAWN BY: D.B.
DRAWING DATE: 10/30/23
REVIEWED BY: A.W.
EXHIBIT NUMBER: 9

Exhibit 10

Alachua County Floridan Aquifer High Recharge Area

Exhibit 10

Alachua County Floridan Aquifer High Recharge Area

Legend

Generalized Vulnerability
Rating

- Low Vulnerability
- Vulnerable
- High Vulnerability
- Stream-to-Sink Basins
- Municipalities
- Major Roads
- Lakes

High Aquifer Recharge Areas: Areas where stream-to-sink surface water basins occur and areas where the Floridan aquifer system is vulnerable or highly vulnerable

Source:
Basins Layer used to produce the Stream-to-Sink Basins Layer (FDEP, 1998)
Generalization of Alachua County (Floridan) Aquifer Vulnerability Assessment Results (Advanced Geospatial Inc., 2008)

Prepared At:
Alachua County
Environmental Protection Department
201 SE 2nd Avenue, Suite 201
Gainesville, FL 32601

DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind, implied or expressed, regarding accuracy, completeness, or fitness of use. The quality of the data is dependent on the various sources from which each data layer is obtained. 3-27-2009

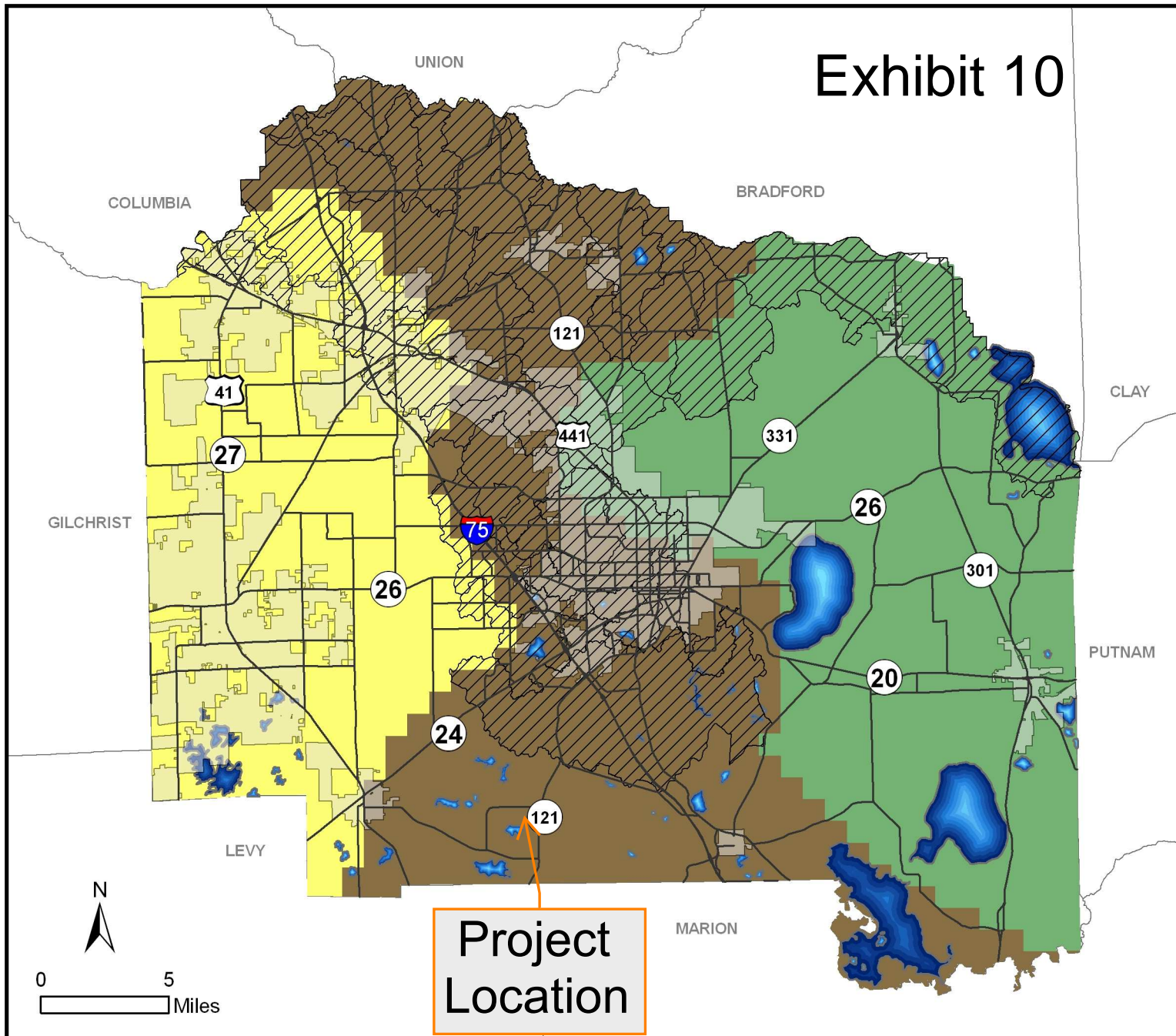


Exhibit 11

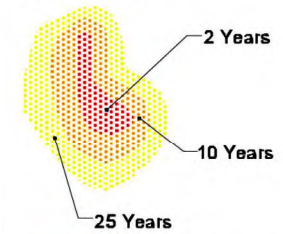
Alachua County Murphree Well Field Management Zones

ALACHUA COUNTY MURPHREE WELL FIELD MANAGEMENT ZONES

Legend

▼ Existing and Future Wells

Murphree Well Field Management Zones
Travel Times



Existing Well Field

Conservation Easement

Roads

City of Gainesville

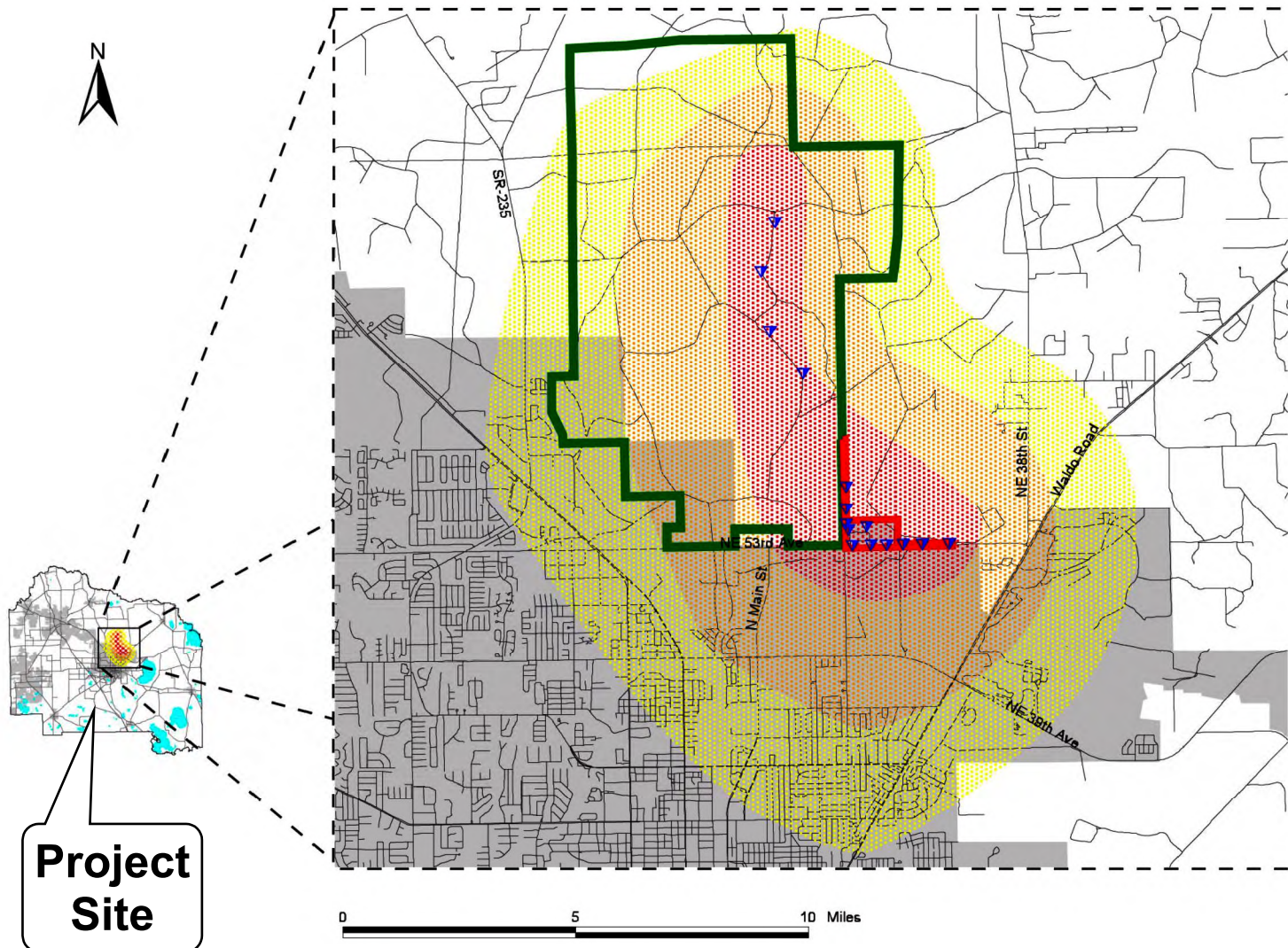
SOURCE:
Murphree Wellfield digital files were obtained from Gainesville Regional Utilities, Dept. of Strategic Planning. The originals were CAD files, received at various times, and subsequently converted to shapefiles at Alachua County Environmental Protection Department

CONTENT:
Murphree Well Field Management Zones

NOTES:
This map is part of the Future Land Use Map (FLUM) Series. The FLUM Series includes maps such as the County Wide Map, the Urban Cluster and Surrounding Area Map, the Wetlands and Floodplains Map, the Murphree Well Field Management Zones Map, the USDA Soil Map (incorporated by reference), activity center maps, and special study area maps.
Date of Production: 2-20-2002

PREPARED AT:
Alachua County
Department of Growth Management
10 SW 2nd Avenue
Gainesville, FL 32601
(352) 374-5249
<http://growth-management.alachua.fl.us/index.php>

DRAWN BY: D.B.
DRAWING DATE: 01/02/24
REVIEWED BY: A.W.
EXHIBIT NUMBER: 11



Alachua County Murphree Well Field
Management Zones
Skyfrog

CHW
Professional Consultants

11801 Research Drive,
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

est. 1988 **FLORIDA**
CA-5075

NORTH

Exhibit 12
FDEP Hazardous Waste Data



Legend



Property Boundary

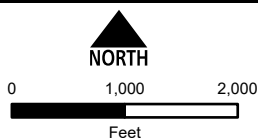


Registered_Tanks_from_Storage_Tank_Contamination_Monitoring_(STCM)

NOTES:

Property boundary estimated from the Alachua County property appraiser's GIS website.

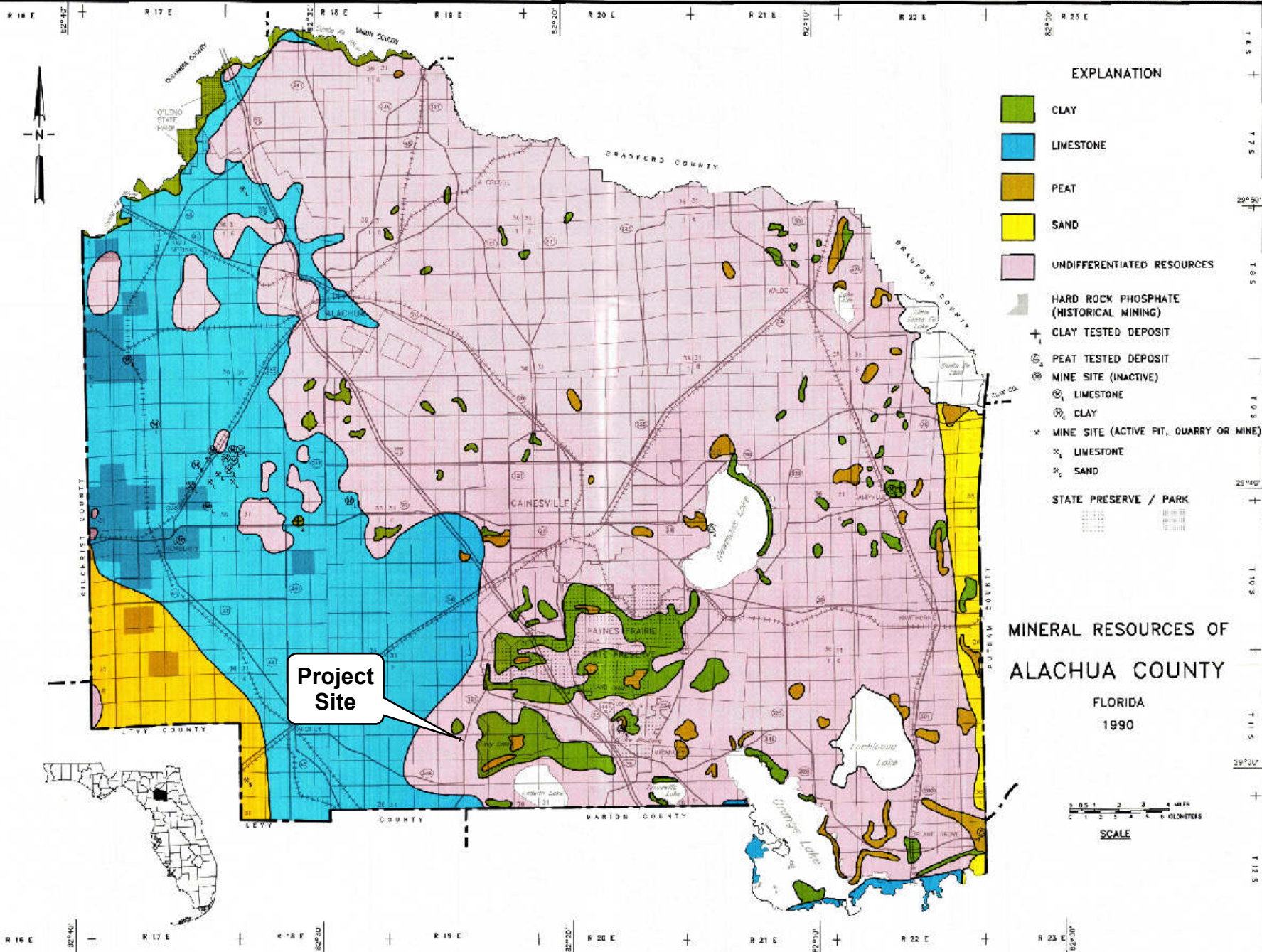
Hazardous waste data downloaded from Map Direct: FDEP Open Data GIS website in August of 2023



FDEP Hazardous Waste Data SkyFrog

DRAWN BY:	D.B.
DRAWING DATE:	10/30/23
REVIEWED BY:	A.W.
EXHIBIT NUMBER	12

Exhibit 13
Mineral Resources of Alachua County Map



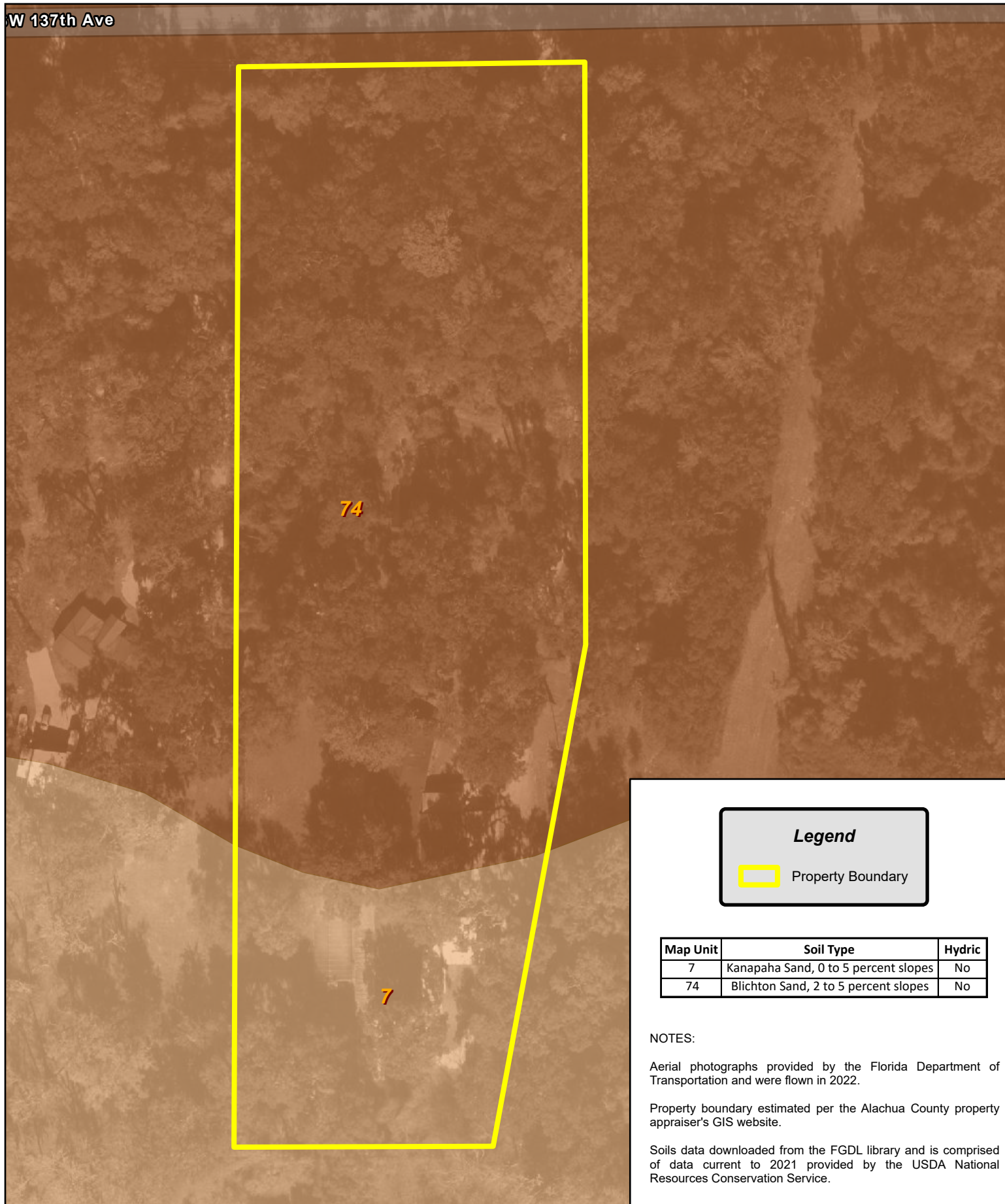
11801 Research Drive,
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 **FLORIDA**
CA-5075

Mineral Resources of Alachua County SkyFrog




DRAWN BY: D.B.
DRAWING DATE: 10/30/23
REVIEWED BY: A.W.
EXHIBIT NUMBER: 13

Exhibit 14
NRCS Soils Map



Legend

 Property Boundary

Map Unit	Soil Type	Hydric
7	Kanapaha Sand, 0 to 5 percent slopes	No
74	Blichton Sand, 2 to 5 percent slopes	No

NOTES:

Aerial photographs provided by the Florida Department of Transportation and were flown in 2022.

Property boundary estimated per the Alachua County property appraiser's GIS website.

Soils data downloaded from the FGDL library and is comprised of data current to 2021 provided by the USDA National Resources Conservation Service.

Exhibit 15
Sensitive Karst Areas Map

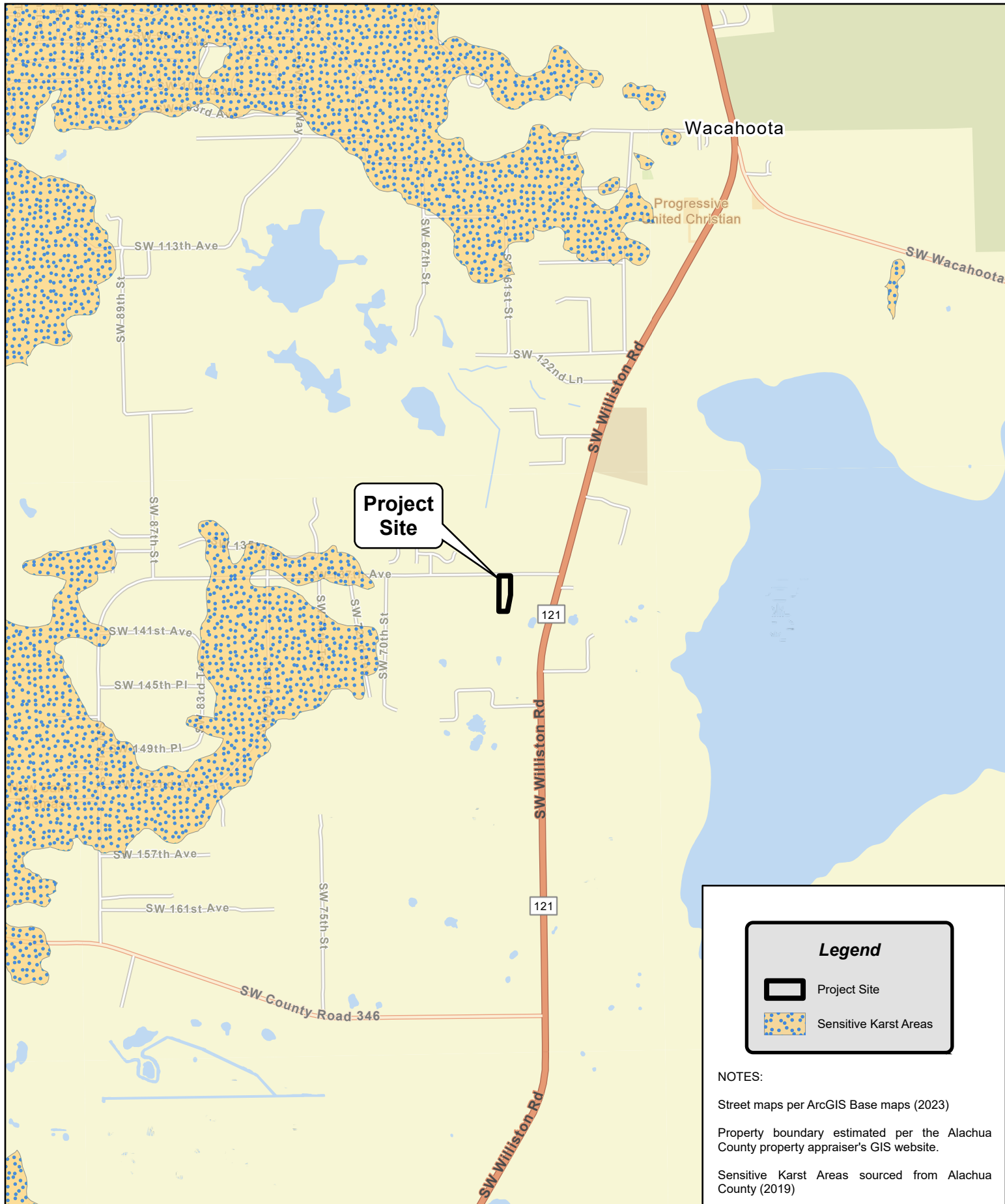
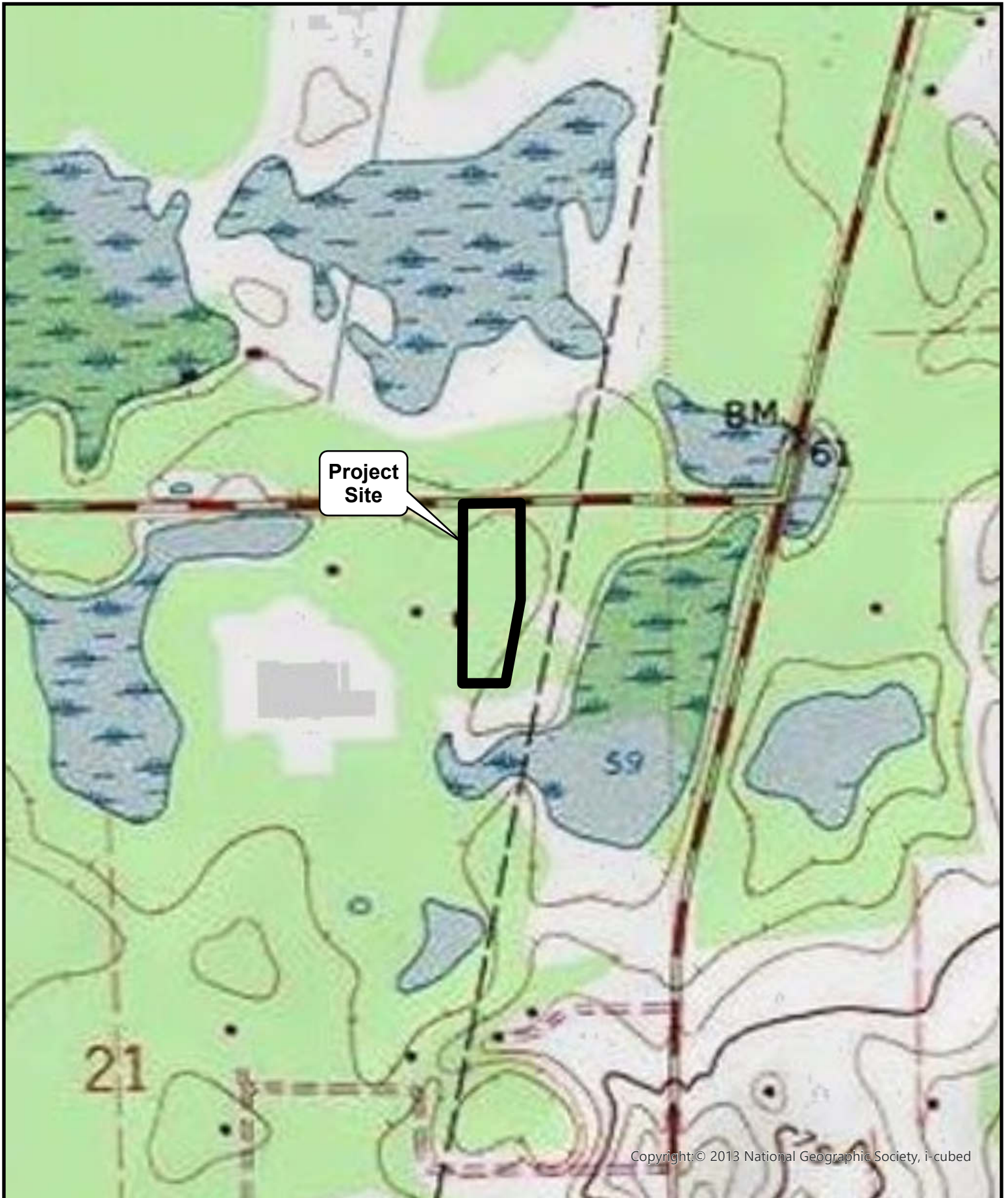


Exhibit 16
USGS Quad Map



Copyright © 2013 National Geographic Society, i-cubed

Exhibit 17
Documented Occurrences of Listed Species

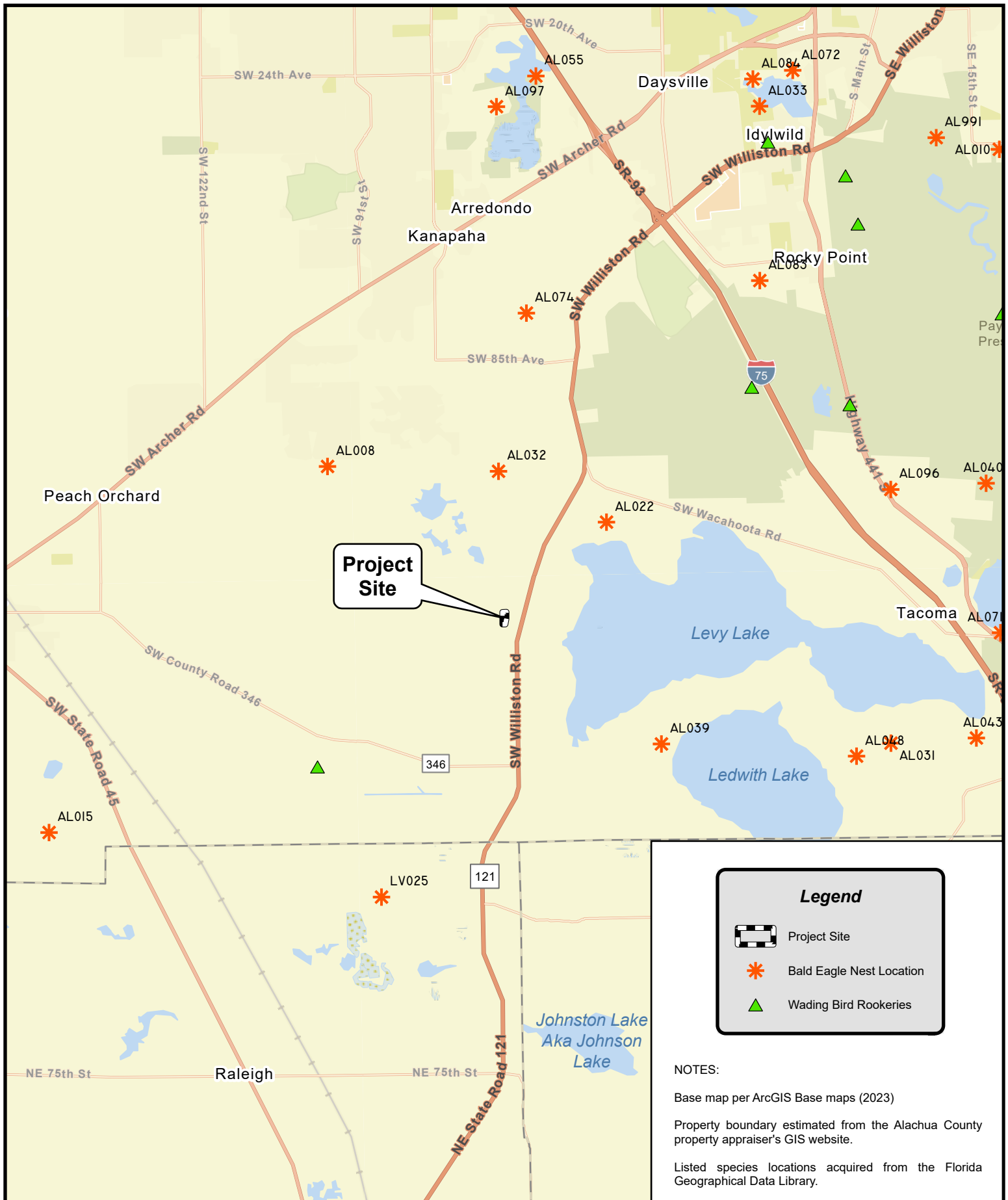


Exhibit 18
Aerial With Survey Transects Map



~SW 137TH AVE~

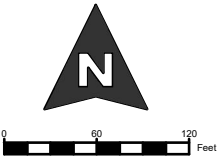
LEGEND:

--- APPROXIMATE LOCATION OF WALKED SURVEY TRANSECTS

PROPERTY BOUNDARY PER CHW-INC. SURVEY DRAWING No. 23-0622 BOUNDARY.DWG ACCESSED ON DECEMBER 15, 2023.

AERIAL PHOTOGRAPHS PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND WERE FLOWN IN DECEMBER 2022.

NO LISTED SPECIES OBSERVED.



Aerial With Survey Transects and Listed Species Locations

SkyFrog

DRAWN BY: D.B.

DRAWING DATE: 12/15/23

REVISED:

EXHIBIT NUMBER:

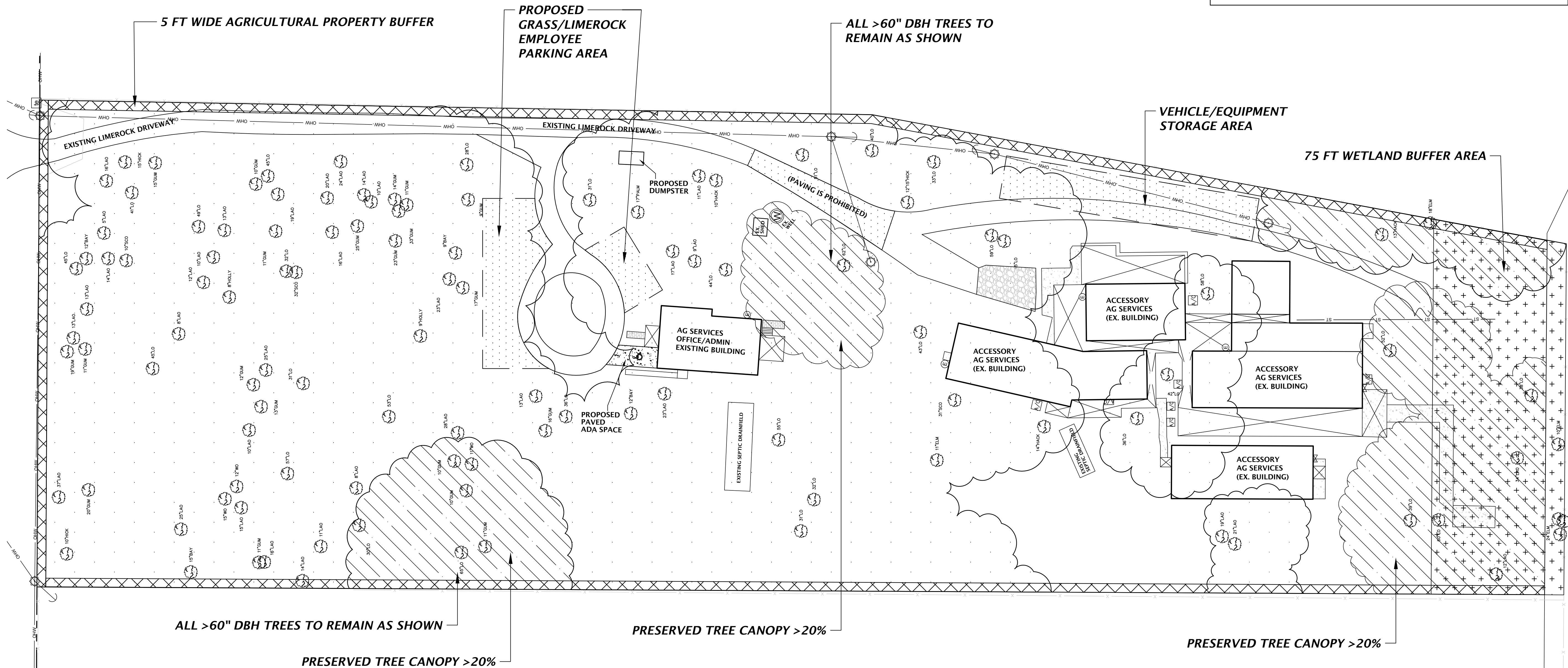
18

Exhibit 19
Outstanding Florida Waters Map

SKYFROG TREE SERVICE
Proposed Site Plan
MARCH 2024

SITE LAND USE AREAS

- MINIMUM 20% TREE PRESERVATION AREA (36,100 SF)
- EXISTING TOTAL TREE CANOPY AREA (179,390 SF)
- WETLAND BUFFER FOR OFF-SITE WETLAND
- ADJACENT PROPERTY BUFFER
- UNPAVED/STABILIZED PARKING AREAS



11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.gfw-inc.com

CHW
AN NIVIS COMPANY

SCALE: 1" = 30'
VERIFY SCALE
BASED ON SCALE ON
ORIGINAL DRAWING
0 INCHES
1" = 30'
DO NOT USE ANY OTHER
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION (B) REVISIONS

SUBMITTAL - MARCH 12, 2024
SUBMITTAL - MAY 3, 2024

CLIENT: SKY FROG TREE SERVICE LLC
PROJECT: SKY FROG SPECIAL EXCEPTION
QUALITY CONTROL: CE
PROJECT NUMBER: 23-0622
SHEET TITLE: MASTER SITE PLAN SHEET

SHEET NO.:
1 OF 1

RESPONSE TO COMMENTS

SkyFrog Tree Service LLC

23-0622



3 May, 2024

Mehdi Benkhatar, Planner
Alachua County Growth Management
10 SW 2nd Avenue, Gainesville FL 32601

Response to Staff Comments for Special Exception Application # Z24-000002

Growth Management

Comments

1. What are the proposed hours of operation?

As described in the NHWS meeting minutes, staff will arrive on site around 6:30am and crew members will leave the site around 7am to work off-site for the day. In fall and winter when it gets dark earlier, the crew members will return earlier in the evening. The latest that the crew members will return to the site and go home for the day would be 6:30 or 7pm.

2. Are any additional buildings/structures anticipated in the future?

As described in the NHWS meeting minutes, no additional buildings or impervious surfaces are proposed, with the exception of a small expansion to the lime rock driveway circle, and one paved ADA parking space.

3. Are any hazardous materials (e.g. fuel, chemicals) expected to be stored on site?

As described in the NHWS meeting minutes, no chemicals or fertilizers will be stored on site. No fuel will be pumped onsite. Small containers for gas-powered tree trimming equipment will be stored on-site. Storage will be in accordance with the Alachua County Hazardous Materials Management Code.

4. The existing electric service provided by overhead wire appears to run directly over the driveway. Is there sufficient clearance to accommodate the vehicles that will be accessing the site? Is it possible this line will need to move?

The applicant does not anticipate the overhead wires posing a problem for the vehicles that will be accessing the site.

Request for additional information

1. Identify habitable structures on the site. These may require review for change-of-use (ADA accessibility, flood-proofing, etc.)

There is one building on site that was built as a “habitable structure;” the northernmost near the circular driveway was permitted as a residence. The FFE is above the base flood zone and there is an ADA ramp on the west entrance. In addition, the site plan that accompanies the Special Exception proposes a paved ADA parking space adjacent to the ramp.

Corrections required

1. Vehicle Storage area should be located to comply with 404.82.5(a)(3).

Per Staff confirmation, this code section applies to residential districts and would not apply for the SkyFrog location.

2. It appears that lime rock parking is an option. Where will stormwater from this area be accommodated?

The existing driveways and parking areas on site are lime rock. The applicant proposes expanding the driveway circle slightly to allow approximately 2,000 square feet of additional unpaved stabilized grass or lime rock. The runoff from these areas will either sheet flow or be directed to one of the existing basins. Public Works will review this during Development Plan phase. Stormwater will be permitted in accordance with Alachua County and SJRMWD at Final Development Plan phase.

Proposed conditions

1. Development Plan approval will be required in order to change the use from residential to Ag Services.

Understood. The applicant plans to move forward with Development Plan approval once the Special Exception has been approved.

2. The site shall be limited to no more than 14,000 square feet under roof. This shall include both conditioned and unconditioned space.

According to the property appraiser the total existing square footage of buildings onsite is 15,325 SF. Applicant agrees not to expand or build additional structures.

3. No outdoor area lighting shall be installed. Lighting for pedestrian walkways and unenclosed areas under roof shall be permitted.

No additional outdoor lighting shall be installed.

4. No further encroachment within the wetland buffer shall be permitted.

Understood. The applicant agrees to maintain this buffer and not to encroach in this area.

5. Gated access will require a Knox-compatible lock or opener to be coordinated with ACFR.

Understood. The applicant will provide a lock or opener in coordination with ACFR.

Environmental Protection

Comments

1. As an FYI for Final Development Plan, the Construction Permit shall not be issued until the applicant has recorded in the public records of Alachua County the required permanent protection document regarding on-site conservation management area (406.103, ULDC).

The applicant will ensure this wetland buffer is protected in accordance with all other similar wetland buffers in the county at FDP.

Forester

Request for additional information

1. Provide a calculation of the existing tree canopy area and the area proposed to be retained to verify the 20 percent minimum canopy retention. The areas to be preserved shall include the 60 inch dbh trees and prioritize trees over 50 inches to meet the minimum 20 percent.

The tree canopy calculations are shown on the revised site plan that accompanies the Special Exception report. All of the existing regulated tree canopy will remain. The 20% is easily met by preserving the largest DBH trees and all tree canopy in the wetland buffer.

Proposed conditions

1. Include a note on the plan indicating "Paving is prohibited." to the existing lime rock driveway between the 62 inch and 51 inch trees.

This note has been added to the revised site plan that accompanies the Special Exception report.

Public Works

Comments

1. PW will evaluate the need for a left turn lane and acceleration and/or deceleration taper based on the truck traffic on the roadway segment as well as crash data on CR337.

Comment noted.

2. At Development Plan, PW will review the need for stormwater basin.

The applicant understands that this will be evaluated at Development Plan phase.

3. At Development Plan, PW will review the building (occupied) elevations as they appear to be lower than the base flood elevation (BFE) and will be required to come into compliance with the floodplain code. PW will need the history of the buildings (when they were installed, slab on grade OR building on Blocks, compensation storage if on fill, compensation storage location and volumes)

The applicant has provided building permit information from the current owner. This information shows that only one building is permitted as residential, and the others have been permitted as Accessory Structures as allowed on Agricultural land use/zoning. The residentially permitted building is currently ADA accessible and has an FFE above the base flood elevation.

Permit Numbers for Accessory Buildings:

#65475 (1989)

#70713 (1991)

#98010011 (1998)

#99010230 (1999)

#2001020027 (2001)

#2001040097 (2001)

Permit Number for Residential Building:

#66441 (1990)

Fire/Rescue

Comments/Request for additional information

1. Provide a letter signed by the applicant that acknowledges the requirements of the Florida Fire Prevention Code 8th Edition NFPA 1 18.3, a supply of water available on site to supply the Needed Fire Flow. Also in the acknowledgment letter, due to no reliable water distribution system exists in this area, indicate which system the applicant chooses i.e. approve reservoirs, pressure tanks, elevated tanks, fire department tanker shuttles or other approved systems to comply with NFPA 1 18.3.1.1 ACFR can offer the fire department tanker shuttle but requires this acknowledgment of the applicant, in the above mention letter, of the distance of their property to an emergency responder is greater than 5 road miles which could have an effect to emergency response times.

The applicant will provide an acknowledgement letter.



Alachua County – Growth Management Staff Report

Application Z24-000002

Application Details

Staff Contact

Mehdi J. Benkhatar

Staff Phone Number

352-374-5249 ext. 5261

Planning Commission Hearing Date

May 15, 2024

Board of County Commissioners Hearing Date

TBD

Requested Action

A request for a special exception for agricultural services (tree-trimming/horticultural)

Property Owner

William & Marcia Brant

Property Description

Address: 6115 SW 137th Ave.

Parcel Numbers: 07411-003-001

Section/Township/Range: 21/11/19

Land Use: Rural/Agriculture (1 dwelling unit/5 acres)

Zoning: A (Agriculture)

Acreage: 5.07 +/-

Previous Requests

None.

Zoning Violation History

None.

Applicant/Agent

CHW, Inc.

Project Timeline

- Submitted: March 12, 2024
- Staff Report Distributed: May 10, 2024
- Planning Commission Hearing: May 15, 2024

Staff Recommendation

Staff recommends that the Planning Commission recommend that the Board of County Commissioners **approve Z24-000002**, with the conditions and bases as listed in the staff report.

Planning Commission Recommendation

TBD

Background

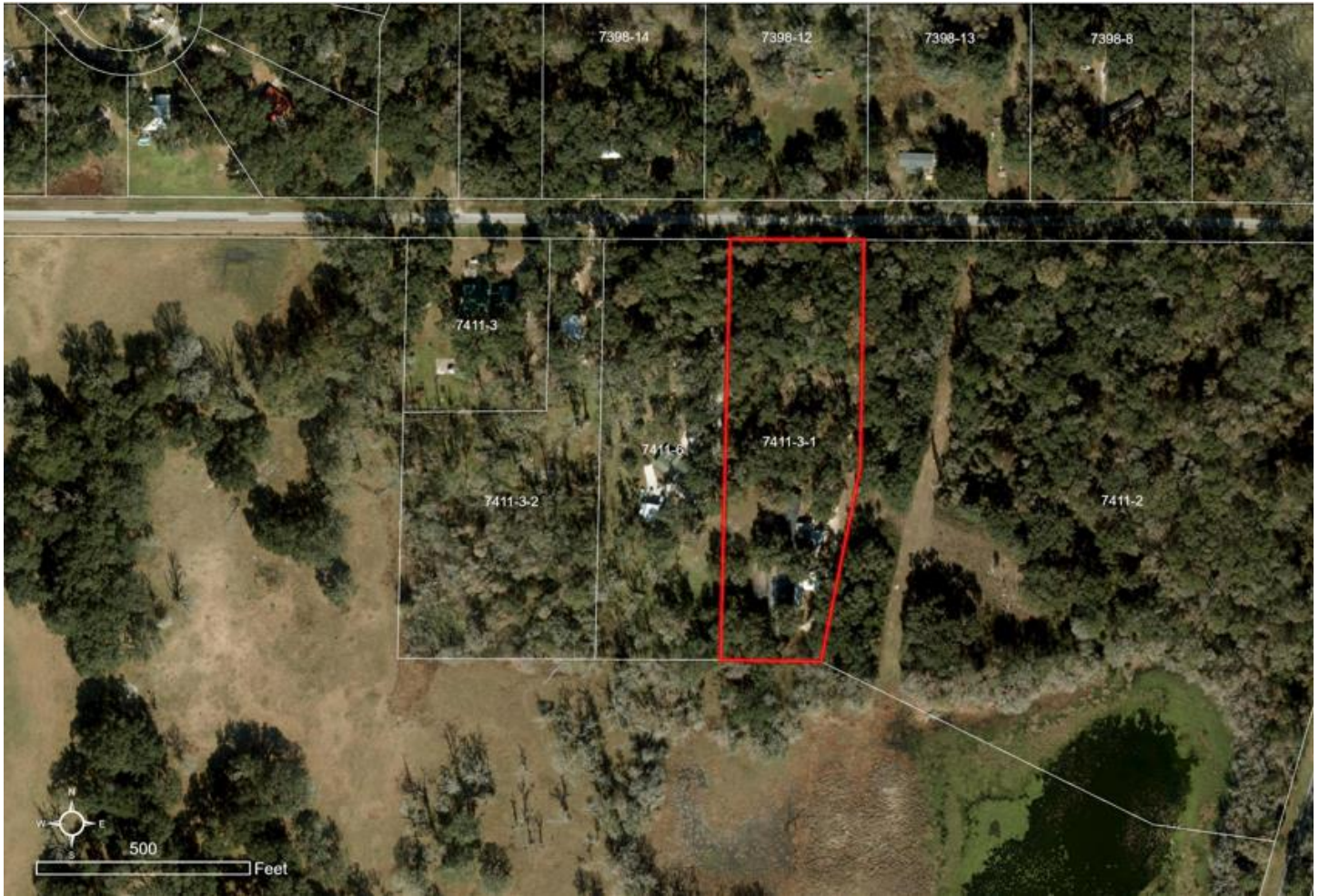


Figure 1: Aerial image of site



Figure 2: Future Land Use Map



Figure 3: Zoning Map

This application is a request for a special exception for agricultural services (tree-trimming/horticultural business) on parcel 07411-003-001. This application, if approved, would allow the business to locate its office in existing structures at the site as well as provide parking for staff and staging of work vehicles. The applicant is not proposing any new construction or wood processing activities to occur on site.

Site description

The site consists of a parcel totaling approximately 5.07 acres located at 6115 SW 137th Ave., in the southwestern part of Alachua County. Previously, a commercial animal raising operation (exotic reptiles) was established for several years. The site contains several buildings from this former use which will be repurposed for the agricultural services business.

To the north of the site are 5-acre residential parcels; to the east of the site is 26-acre timberland parcel that is undeveloped; to the south of the site is a 125-acre residential parcel, largely classified as pasture/grazing by the Property Appraiser; to the west of the site is a 5-acre residential parcel. All surrounding parcels have Rural/Agriculture (1 dwelling unit/5 acre) future land use designation and Agricultural zoning.

Wetlands cover the southernmost portion of the site and the entire parcel is within the “AE” flood zone (1% annual flood chance with base elevations) as shown on the maps below. The site does not have steep topography and is not located in a strategic ecosystem. This site is identified as “vulnerable” on the Floridian Aquifer High Recharge Area map.

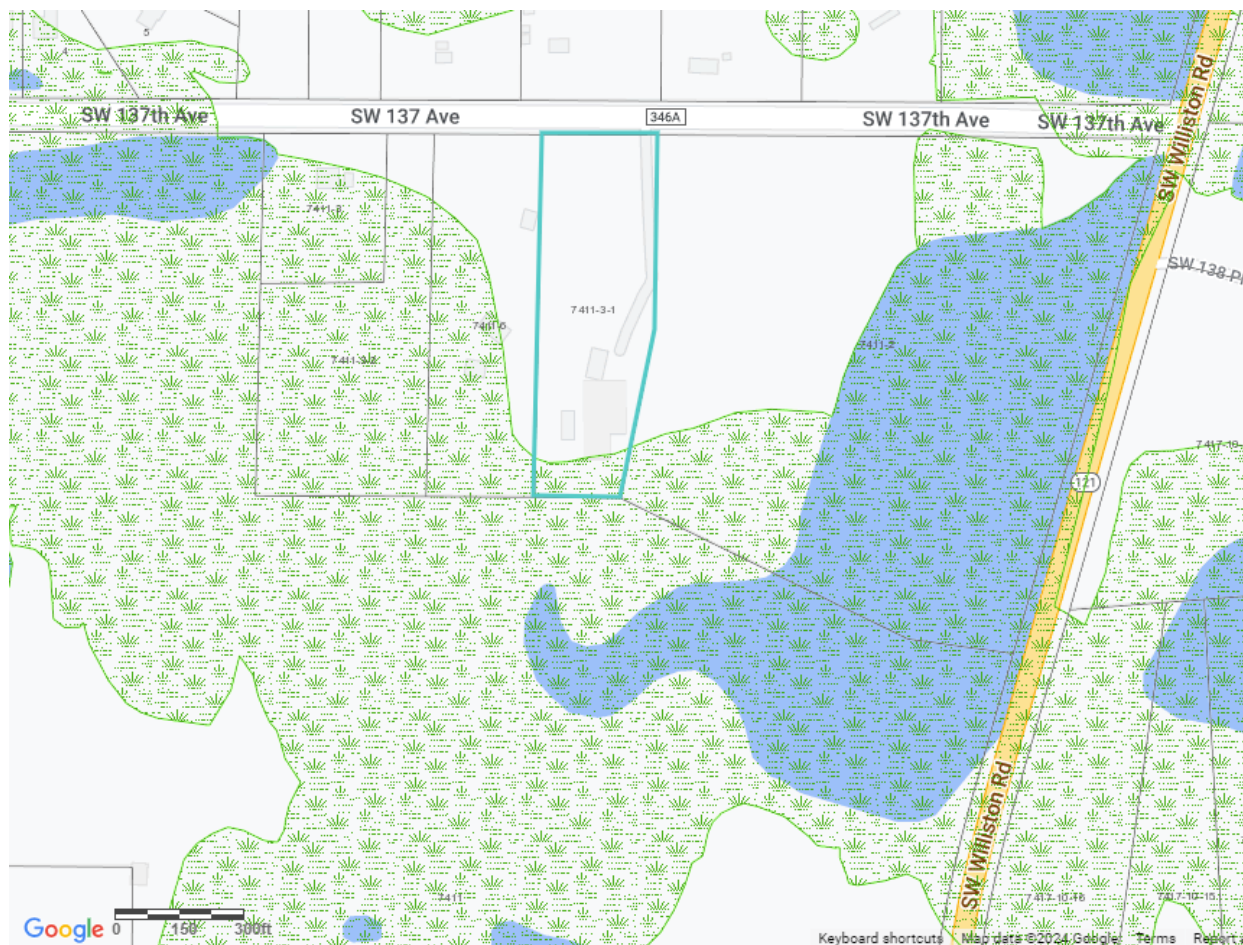


Figure 4: Wetland Map

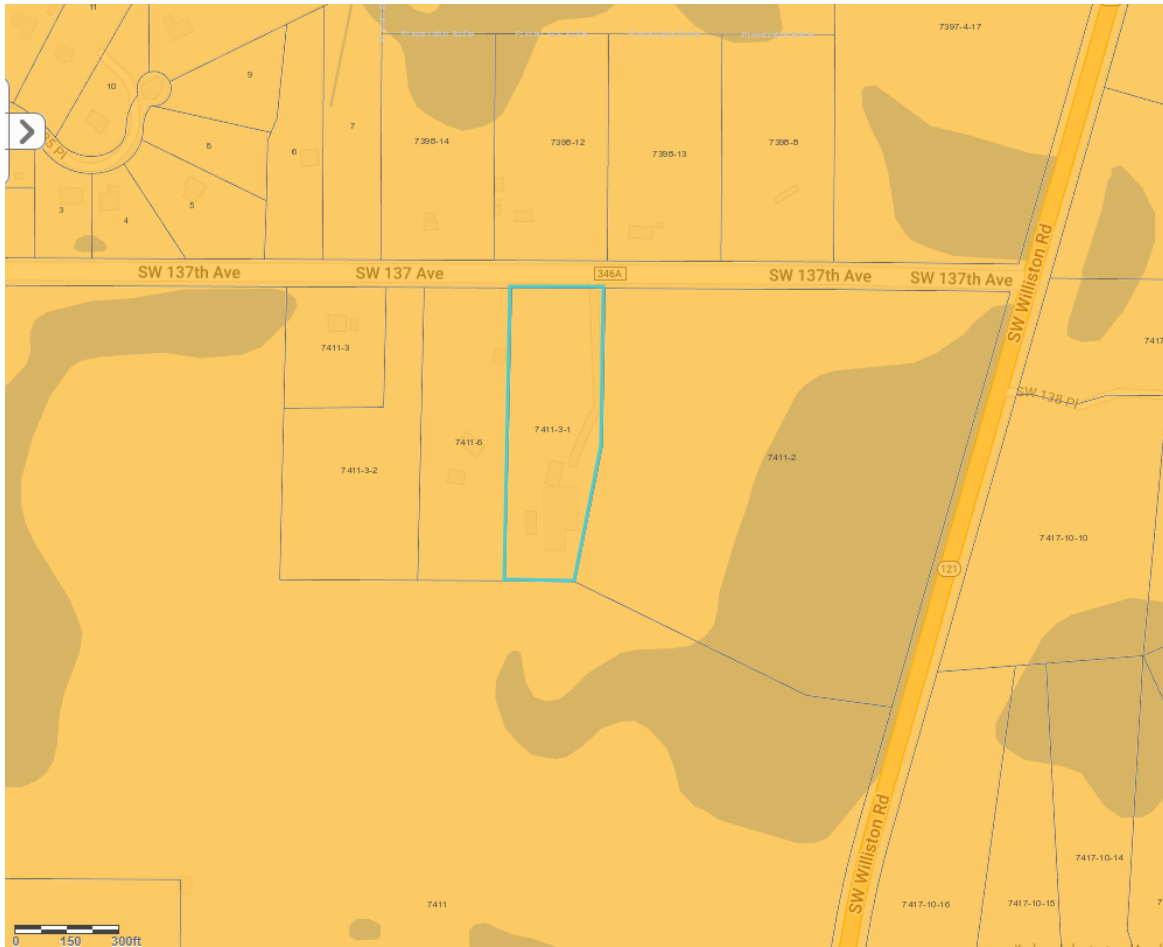


Figure 5: Flood Zone Map, orange = AE zone

Consistency with Comprehensive Plan

Levels of Service

The Alachua County Comprehensive Plan Capital Improvement Element requires that the public facilities and services needed to support development be available concurrent with the impacts of development and that issuance of a Certificate of Level of Service Compliance (CLSC) be a condition of all final development orders. 'Concurrent' shall mean that all adopted levels of service (LOS) standards shall be maintained or achieved within a specified timeframe. Per **Policy 1.2.4 and Policy 1.2.5 of the Capital Improvements Element** of the Alachua County Comprehensive Plan, LOS standards have been adopted for various types of public facilities.

Traffic

From data generated by the ITE Trip Generation Manual, 11th Edition, based on 25 employees, an average of 77 daily trips are expected. Development on the subject property will mitigate its impacts through the mobility fee program. Any necessary operational improvements will be analyzed during development plan review.

Water and Sewer

Policy 1.2.4 (d) of the Capital Improvements Element describes the minimum Level of Service standards for potable water and sewer. These are summarized in the following table:

	Peak Residential & Non Residential	Pressure	Storage Capacity
Potable Water	200 gallons/day/du	40 p.s.i.	½ peak day volume
Sanitary Sewer	106 gallons/day/du	N/A	N/A

The site is located outside of the Urban Cluster and will be served by a private well and septic system. The proposed special exception will not impact the water and sewer levels of service.

Drainage

Policy 1.2.4 of the Capital Improvements Element states that the minimum drainage LOS standard for non-residential development requires a floor elevation of one (1) foot above the 100-year/critical duration storm elevation or flood resistant construction. Development on this site would be required to meet this standard.

Emergency Services

Policy 1.2.5 (a) of the Capital Improvements Element states that the LOS standard for fire services in the rural area is as follows:

- Initial unit response within 12 minutes for 80% of all responses within 12 months.

- Development shall provide adequate water supply for fire suppression and protection, and fire service compliant fire connections.

All development would be required to meet these standards at the time of development plan approval.

Solid Waste

Policy 1.2.4 (b) of the Capital Improvements Element states that the minimum level of service standard for solid waste disposal used for determining the availability of disposal capacity to accommodate demand generated by existing and new development, at a minimum, shall be 0.8 tons per person per year. LOS standards for solid waste will not be exceeded by this request.

Schools

The proposed special exception does not authorize additional residential units and would not impact the level of service for public schools.

Recreation

The proposed special exception does not authorize additional residential units and would not impact the level of service for recreation.

Policy 7.1.2 of the Future Land Use Element

Policy 7.1.2 of the Future Land Use Element states that:

Proposed changes in the zoning map shall consider:

- a. consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan*

The proposed special exception, as conditioned, is consistent with the goals, objectives, policies and adopted maps of the Comprehensive Plan. The site has a future land use designation Rural/Agriculture and is in the Agriculture zoning district. Agricultural services such as tree-trimming/horticultural businesses are allowed in the Agriculture zoning district by means of a special exception.

- b. the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and*

capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1 of the Potable Water and Sanitary Sewer Element.

The site is located outside of the Urban Cluster and will not be required to be served by centralized potable water and sanitary sewer systems. The proposed special exception does not authorize any new residential units and will not have an impact on public school or recreation levels of service. The special exception will not negatively impact the traffic level of service. Any development on the subject property will mitigate its impacts through the mobility fee program.

- c. the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice and redevelopment opportunities.*

Existing development in the vicinity of the site consists mostly of single-family residences with Rural/Agriculture land use. The special exception allows the business to locate its office and park work vehicles/equipment on site. No on-site wood processing is permitted as part of this special exception. Staff has proposed a condition limiting the square footage of the use to that of the existing structures on site (approx. 14,000 sq. ft.). Staff has not identified any issues related to environmental justice or opportunities for redevelopment that would result from the approval of this special exception.

- d. those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.*

This special exception request does not have a particular density or intensity associated with it. The special exception would allow an agricultural services business to operate from a site with existing buildings in place.

Policy 3.4.1 of the Conservation and Open Space Element

Policy 3.4.1 of the Conservation and Open Space Element states that:

All applications for land use change, zoning change and development approval shall be required to submit an inventory of natural resource information.

(a) The inventory shall include site specific identification, mapping, and analysis of each natural resource or natural resource characteristic present on or adjacent to the site.

(b) The inventory shall be prepared by person(s) qualified in the appropriate fields of study, and conducted according to professionally accepted standards.

(c) The County shall provide a natural resources checklist to each applicant identifying natural resources that must be analyzed.

(d) The analysis shall consist of a resources management plan that includes the following:

(1) an assessment of the existing quality and characteristics of each natural resource,

(2) an evaluation of the impact of the proposed land use change, zoning change, or development on the resource, with consideration of the indicators in Policy 2.1.2,

(3) a discussion of the proposed measures to protect or mitigate the impacts on the resource, and

(4) a maintenance and monitoring plan.

(e) In the land use and zoning context, the County shall use this information to determine whether the requested change is consistent with protection of natural resources. In the development review context, the County shall use this information to determine appropriate site designs and strategies that maintain and protect the character and amenities of the natural environment on the site during construction and after development.

The applicant submitted an environmental resource assessment report and checklist of natural resources present on site as part of this special exception application. The report and checklist were prepared and signed by a qualified professional. County Environmental Protection Department (EPD) staff visited the

site on 2/22/24 to verify field conditions. A wetland exists along the southern portion of the site. Condition #4 prohibits any further encroachment into the wetland buffer. As conditioned, staff finds the proposed special exception consistent with the protection of natural resources.

Unified Land Development Code (ULDC) Consistency

Sec. 402.113. – Special exception criteria for approval.

The board of county commissioners shall, as part of a decision to approve an application for special exception, make a finding that an application complies with both the general criteria and the review factors listed below.

(a) The proposed use is consistent with the comprehensive plan and ULDC;

The proposed use is consistent with the comprehensive plan and ULDC. Agricultural services are allowed in the Agriculture zoning district by means of a special exception.

(b) The proposed use is compatible with the existing land use pattern and future uses designated by the comprehensive plan;

The existing land use pattern surrounding the site consists mostly of 5+ acre parcels with single-family residences on Agricultural zoned parcels and grazing/timberland agricultural uses. A rural subdivision is located further west on SW 137th Ave. The proposed use of Agricultural Services is only allowed in the rural part of the county with A (Agricultural) zoning, by means of a special exception or A-RB (Agricultural rural business) as a permitted use.

(c) The proposed use shall not adversely affect the health, safety, and welfare of the public; and

As conditioned, the proposed use of an agricultural services business will not adversely affect the health, safety or welfare of the public. As shown on the special exception master plan the use will be limited to existing buildings on site and will

not involve the processing of wood or tree debris on site. This site will house the business's offices and vehicles as a base. Sky Frog vehicles will drive from this base and conduct their services at customers' properties.

(d)Satisfactory provisions and arrangements have been made concerning the following matters, where applicable:

(1)Ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;

The proposed agricultural services business would have ingress and egress from SW 137th Ave. This site is not open to the public.

(2)Off-street parking and loading areas where required, with particular attention to item (1) above;

Adequate space exists for off-street parking and loading areas, were the special exception to be approved. The exact location and number of parking spaces would be determined as part of the development plan review process.

(3)The noise, glare or odor effects of the special exception on surrounding properties;

Staff has not found any likely effects of noise, glare or odor to surrounding properties that would result from approval of this special exception. The actual agricultural services (tree trimming, horticultural services) would occur off-site at customers' properties.

(4)Refuse and service areas, with particular reference to location, screening and items (1) and (2);

Adequate space exists on site for refuse and services areas associated with this use. The exact location would be determined as part of the development plan review process.

(5)Utilities, with reference to location and availability;

The site is located outside of the Urban Cluster boundary line and is not required to connect to centralized water and sewer lines. The site will be served by on site well and septic tanks.

(6) Screening and buffering with reference to type, dimensions and character;

As shown on the special exception master plan, property boundary and wetland buffers will be required.

(7) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;

The agricultural services business will not be open to the public and will not have signage (other than wayfinding signage). The applicant is not proposing any lighting other than any required lighting for safety purposes. Staff does not anticipate any glare, traffic safety or compatibility issues for surrounding properties related to exterior lighting.

(8) Required yards and other greenspace;

The proposed agricultural services use would be required to meet the setback requirements of the Agriculture zoning district. Open space is not required for this use.

(9) General compatibility with surrounding properties; and

“Compatibility” is defined in the Community Planning Act (F.S. 163.3164) as “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition”.

The proposed agricultural services business is located in a rural part of Alachua County and is surrounded by parcels with similar Rural/Agriculture land use designation and Agricultural zoning. The site will use existing buildings and structures to house the office and store equipment for this use. Staff has proposed a condition that limits the maximum square footage for this use, which corresponds to the existing level that currently exists. As the actual agricultural services (tree-trimming/horticultural services) are conducted off-site, staff has not found any likely effects from noise, glare or odor to surrounding properties owners. Condition #1 also requires a development plan demonstrating compliance with these conditions and the Unified Land Development Code.

(10) Any special requirements set forth in this ULDC for the particular use involved.

The ULDC does not specify any special requirements for major utilities.

Planning Commission Recommendation

TBD

Staff Recommendation

Staff recommends that the Planning Commission recommend that the Board of County Commissioners **approve Z24-000002**, with the conditions and bases as listed in the staff report.

Conditions

1. Development Plan approval will be required in order to change the use from residential to Ag Services.
2. The site shall be limited to no more than 15,000 square feet under roof. This shall include both conditioned and unconditioned space.
3. No outdoor area lighting shall be installed. Lighting for pedestrian walkways and unenclosed areas under roof shall be permitted.
4. No further encroachment within the wetland buffer shall be permitted.
5. A note on the special exception plan shall indicate "Paving is prohibited" to the existing limerock driveway between the 62 inch and 51 inch trees.

Bases

1. **Chapter 404, Article II (Use Table) of the Unified Land Development Code** lists "agricultural services" as a use that may occur in the Agricultural zoning district by means of a special exception. This site is located within the Agricultural zoning district and the applicant has applied for a special exception for this use.

2. As conditioned, the special exception complies with the criteria as found in **Sec. 402.113 of the Unified Land Development Code.**

The proposed use is consistent with the comprehensive plan and ULDC. Agricultural services are allowed within the Agriculture zoning district by means of a special exception. The proposed use is compatible with the existing land use pattern of this portion of SW Williston Rd., marked by single-family residences on Ag zoned parcels and timberland/grazing agricultural uses.

As conditioned, the proposed use of agricultural services for a landscaping business will not adversely affect the health, safety or welfare of the public. Proposed conditions include maximum sq. ft. for the use, lighting restrictions, protection of the wetland buffer, a prohibition on paving near large diameter trees and the requirement for an approved development plan.

The site has existing ingress/egress that can adequately serve the needs of this use. Adequate space exists for off-street parking and loading areas.

Staff has not found any likely effects of noise, glare or odor to surrounding properties that would result from approval of this major amendment to the special exception.

Adequate space exists on site for refuse and services areas associated with this use.

The site is located outside of the Urban Cluster. The site has an existing well and septic systems and will not impact levels of service for public utilities.

The applicant is not proposing any signage for this site other than internal wayfinding signage to ensure compatibility with surrounding properties.

The business will maintain the setback requirements of the Agriculture zoning district.

The ULDC does not specify any special requirements for agricultural services.

3. **Objective 6.2 of the Future Land Use Element** identifies areas on the future land use map of Alachua County with the Rural/Agriculture designation for various uses, including commercial uses on a limited scale serving or ancillary to agricultural activities. The applicant's business involves tree-trimming and other horticultural services to support agricultural operations throughout the county.

Staff and Agency Comments

Department of Environmental Protection

1. As an FYI for Final Development Plan, the Construction Permit shall not be issued until the applicant has recorded in the public records of Alachua County the required permanent protection document regarding on-site conservation management area (406.103, ULDC).

Department of Public Works

1. PW will evaluate the need for a left turn lane and acceleration and/or deceleration taper based on the truck traffic on the roadway segment as well as crash data on CR337.
2. At Development Plan, PW will review the need for stormwater basin.
3. At Development Plan, PW will review the building (occupied) elevations as they appear to be lower than the base flood elevation (BFE) and will be required to come into compliance with the floodplain code. PW will need the history of the buildings (when they were installed, slab on grade OR building on Blocks, compensation storage if on fill, compensation storage location and volumes)

Transportation

No comments.

Fire/Rescue

1. Provide a letter signed by the applicant that acknowledges the requirements of the Florida Fire Prevention Code 8th Edition NFPA 1 18.3, a supply of water available on site to supply the Needed Fire Flow. Also in the acknowledgment letter, due to no reliable water distribution system exists in this area, indicate which system the applicant chooses i.e. approve reservoirs, pressure tanks, elevated tanks, fire department tanker shuttles or other approved systems to comply with NFPA 1 18.3.1.1 ACFR can offer the fire department tanker shuttle but requires this acknowledgment of the applicant, in the above mention letter, of the distance of their property to an emergency responder is greater than 5 road miles which could have an effect to emergency response times.