

Byron D. Flagg | Byron.Flagg@gray-robinson.com |
643 SW 4th Avenue, Suite 110, Gainesville, Florida 32601 | T 352.376.6400 | F 352.376.6484

December 28, 2022

Mehdi Benkhatar
Planner
Growth Management
10 SW 2nd Avenue
Gainesville, Florida 32601

RE: Special Exception Application to allow "Commercial Animal Raising" on property zoned Agriculture
Applicant: Eugene Bessette/Ophiological Services
Agent for Applicant: Land Use Attorney Byron Flagg
Permit Application # Z22-000013
Project # 22-012100

Dear Mr. Benkhatar,

Please find attached and enclosed all required materials in support of our application for a Special Exception to allow "Commercial Animal Raising" on property owned by Eugene and Cindy Bessette. The Bessette's have owned this property since 1982 and have continuously run a successful and thriving business known as Ophiological Services at the property. The Bessette's are submitting this application in order to be in full compliance with the County's ULDC as well as to request approval for limited new construction on the property to accommodate their successful business and to comply with Agricultural zoning setback requirements.

Thank you for your outstanding assistance so far and we look forward to continuing to work with Growth Management throughout the Special Exception review and approval process.

Sincerely,



Byron Flagg, Esq.



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: Eugene Bessette/Byron Flagg, Esq. Contact Person: Byron Flagg, Esq.
Address: GrayRobinson Law Office, 643 SW 4th Ave, Gainesville, FL Phone: (352) 376 - 6400
Email address: Byron.Flagg@Gray-Robinson.com

SUBJECT PROPERTY DESCRIPTION


Property Owner: Eugene Bessette Property Address: 13916 SW Archer Road
City: Archer State: FL Zip: 32618 Phone: (352) 494 - 6884
Tax Parcel #: 04712 - 004 - 000 Section: 10 Township: 11 Range: 18R Grant: also 04712-004-001
Total Acreage: +/- 7acres Zoning: Agriculture Land Use: 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>To allow "Commercial animal raising"</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: Dec. 28, 2022

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



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Department of Growth Management
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Submit Application to:
Development Services Division

REQUIRED ATTACHMENTS

The following items must accompany your application at the time of submittal. No applications will be accepted without these attachments. Please submit the application fee, check made payable to Alachua County Board of County Commissioners, one paper copy and one digital copy of the following:

- ☒ Proof of neighborhood workshop, where applicable.
- ☒ Legal description.
- ☒ Property Owner's Affidavit, notarized.
- ☒ Proof of payment of taxes on all parcels.
- ☒ Detailed directions to the site.
- ☒ Detailed description of request and an explanation of why the request is consistent with the County's Comprehensive Plan and Unified Land Development Code.
- ☒ An analysis of the impact of the proposed development on public facilities and services.
- ☒ Survey or scaled drawing of property showing boundaries of property and adjacent properties, roads, easements, and all structures on site.
- ☒ Proposed site plans, no larger than 11" by 17", for all Special Use Permits, Special Exceptions, and Rezonings to RM or RM-1. Site plans should display the following:
 - ☒ Property boundaries and dimensions.
 - ☒ Existing and proposed buildings, additions, or structures, with distances from the property boundaries shown.
 - ☒ Streets, sidewalks, drives, parking and loading areas, and similar features.
 - ☐ Proposed landscape plan, if applicable.
- ☒ Environmental Resources Checklist, conducted by a qualified professional (certain requests may require a more extensive natural resources assessment).
- ☐ Additional requirements (listed separately) for Special Use Permits for Mining Operations, Excavation and Fill Operations, and for Personal Wireless Services Facilities.
- ☐ Other _____
Planning staff reserves the right to require additional information for all applications where such submission is necessary to insure compliance with applicable criteria in the individual case.
- ☒ A digital copy of each of the above, in either Microsoft Word or Adobe PDF format.

**Eugene Bessette – Special Exception – “Commercial Animal Raising”
Neighborhood Workshop Summary**

Alachua County ULDC

ARTICLE V. - NEIGHBORHOOD WORKSHOPS

Sec. 402.18. - General requirements.

Workshop summary. The applicant shall submit to the Department, as part of the application, a summary of the materials presented at the workshop, the issues raised by those in attendance, the suggestions and concerns of those in attendance, a copy of the sign-in sheet, a copy of the workshop advertisement and a copy of the mailed notices sent to property owners.

A. Summary of materials presented at the workshop:

1. Proposed basic site plan showing preliminary rough sketch of building expansion.
2. ULDC Section for Special Exception
3. ULDC Section for Neighborhood Workshop
4. Attendance Sign-in sheet

B. Eugene Bessette’s Neighborhood Workshop was properly noticed by direct mail to surrounding property owners and published in the Gainesville Sun 10 days prior to the date of the Neighborhood Workshop. The Neighborhood Workshop was held on November 22, 2022 at 6 p.m. at the Bible Truth Chapel located on Archer Road within approximately ¼ of a mile from the subject property.

Presentation by Eugene Bessette and Land Use Attorney Byron Flagg explaining the why neighboring property owners received mailed notices, the purpose of holding a Neighborhood Workshop and the reasons why Eugene Bessette is applying for a Special Exception. Mr. Bessette described his business, it’s history, and it’s long-term existence at the current property. Land Use Attorney Byron Flagg explained the definition of “commercial animal raising” and that the ULDC was changed several years ago to add this definition as a type of land use that is only allowed on property zoned agriculture by way of applying for a Special Exception. Mr. Bessette and Mr. Flagg also pointed out on a rough sketch taken from the property survey of possible building expansions on the property. Attorney Flagg explained the Special Exception process and that the purpose of the Neighborhood Workshop was to inform nearby property owners of the property owner’s request and to provide nearby and neighboring property owners an opportunity to ask questions or express concerns.

C. Comments from the neighboring property owners were mostly in the form of questions about why the County would force someone to go through the Special Exception process if the use had already existed. Most of those in attendance already knew Mr. and Mrs. Bessette and were present to show support and general interest. Discussions included general comments and observations about the pace of growth along Archer Road and several attendees talked about their feelings about Archer being left out of much of the County’s consideration about growth in general. No one in attendance spoke against Mr. Bessette’s request or had specific concerns. Several persons asked how they could be supportive of Mr. Bessette throughout the process.

D. A copy of the attendance sign-in sheet, a copy of the public advertisement, and a copy of the mailed noticed are attached.

Neighborhood Workshop Direct Mail Out To Surrounding Property Owners

Eugene Bessette/Ophilological Services - Special Exception for Commercial Animal Raising at 13916 SW Archer Road, Archer, FL 32618

To: The Neighbors of Eugene Bessette, 13916 SW Archer Road, Archer, FL 32618
From: Byron Flagg, Esq., Attorney for Eugene Bessette/Ophilological Services
Date: November 4, 2022
RE: Neighborhood Workshop Public Notice

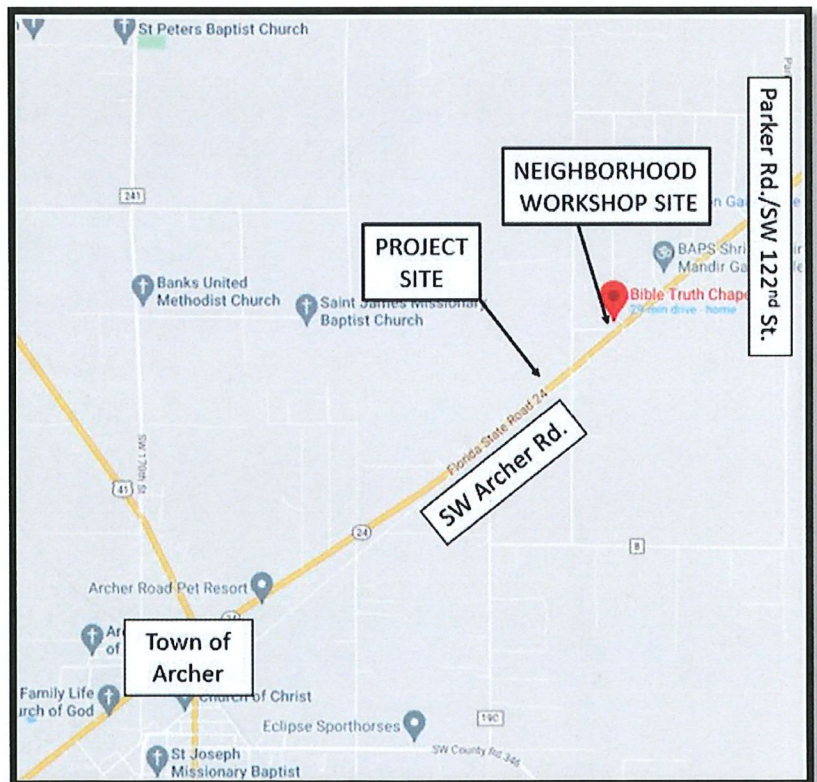
Dear Neighbor,

A neighborhood workshop will be held to discuss Eugene Bessette's application for a Special Exception for "commercial animal raising" on tax parcel numbers 04712-004-000 and 04712-004-001, totaling +/- 7 acres and located at 13916 SW Archer Road, Archer, FL 32618. Existing zoning of the property is "Agriculture", and the future land use designation is "Rural/Agriculture (1 dwelling unit/5 acres)". The County's Land Development Code requires businesses conducting commercial animal raising on property zoned "Agriculture" to obtain approval through the Special Exception process.

The Neighborhood Workshop will be held:

DATE: November 22, 2022
TIME: 6:00 PM
PLACE: Bible Truth Chapel of
Gainesville,
13410 SW Archer Road,
Archer, FL 32618
CONTACT: Byron Flagg, Esq.,
Land Use Attorney
(352) 376-6400, or
Eugene Bessette
(352) 494-6884

This is not a public hearing held by the government. The purpose of this Neighborhood Workshop is to inform the public about the nature of the Special Exception Permit application, to answer questions and seek comments. Once submitted after this Neighborhood Workshop, the application for the Special Exception Permit may be requested from Alachua County Growth Management staff.



classifieds

to advertise, visit our website: classifieds.gainesville.com

classified phone: 866.858.9652

classified/auto/real estate email: GainesvilleSunClassifieds@gannett.com

public notices/legal email: GainesvilleLegal@gannett.com

business & services email: GainesvilleSunBusSer@gannett.com

jobs website: gainesville.com/jobs jobs email: FLAJobs@gannett.com jobs phone: 833.781.JOBS (5627)

All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Gainesville Sun reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Gainesville Sun shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

Community

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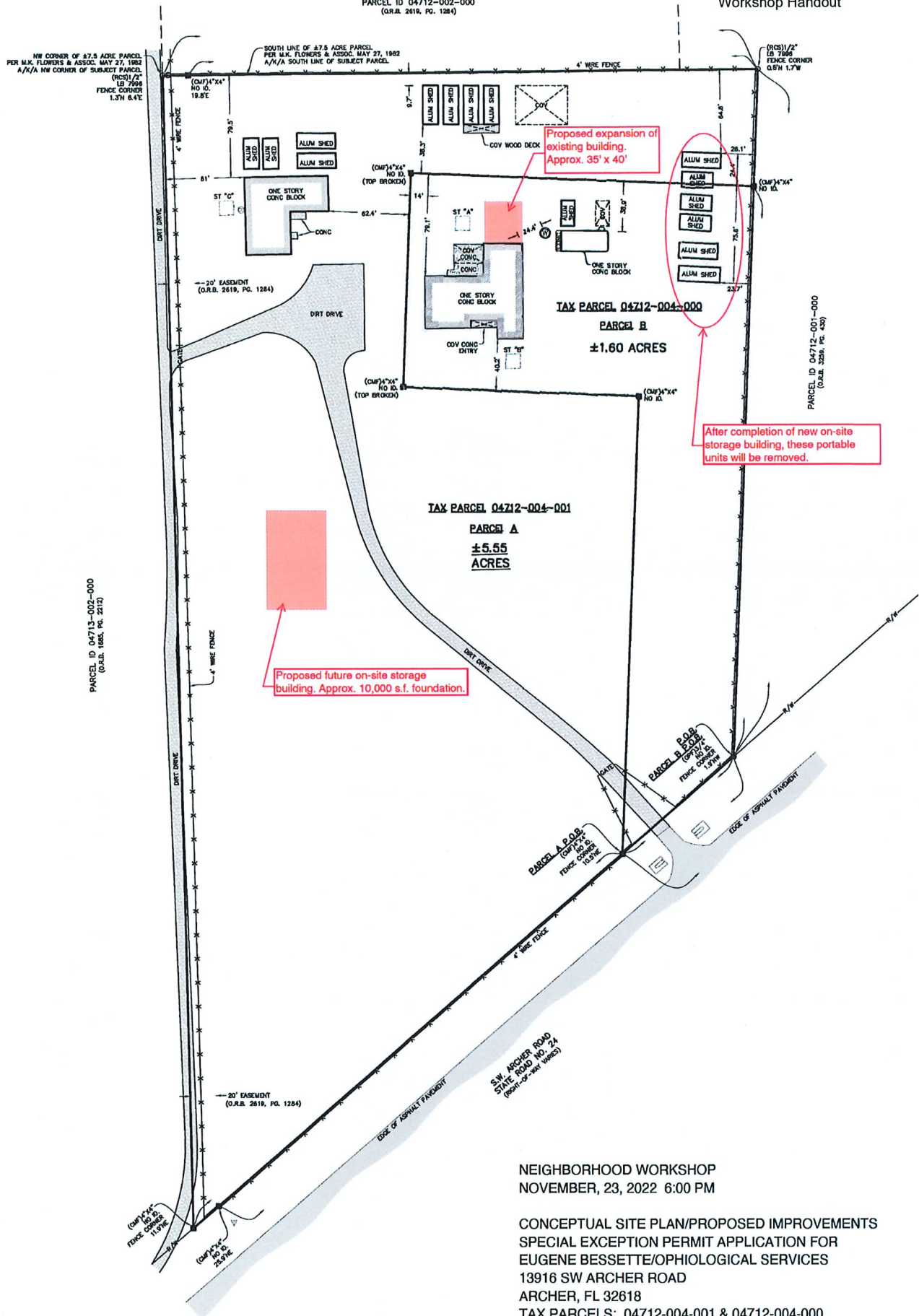
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NEIGHBORHOOD WORKSHOP
NOVEMBER, 23, 2022 6:00 PM

CONCEPTUAL SITE PLAN/PROPOSED IMPROVEMENTS
SPECIAL EXCEPTION PERMIT APPLICATION FOR
EUGENE BESSETTE/PHIOLOGICAL SERVICES
13916 SW ARCHER ROAD
ARCHER, FL 32618
TAX PARCELS: 04712-004-001 & 04712-004-000

BESSETTE LEGAL DESCRIPTION (PARCEL A & PARCEL B)

LAND DESCRIPTION: (PER BOUNDARY SURVEY PREPARED FOR EUGENE BASSETTE BY J.W. BROWN INC. LAND SURVEYOR; REVISED: JULY 21, 1987)

PARCEL A:

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 10 LOCATED IN THE ARREDONDO GRANT, TOWNSHIP 11 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTH-EAST CORNER OF THE FRACTIONAL SECTION 10; THENCE RUN ALONG THE EAST LINE THEREOF SOUTH 00°38'46" EAST, A DISTANCE OF 920.88 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 24; THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 49°07'01" WEST A DISTANCE OF 760.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 49°07'01" WEST, A DISTANCE OF 440.32 FEET; THENCE RUN NORTH 01°14'41" WEST, A DISTANCE OF 889.00 FEET; THENCE RUN NORTH 89°29'19" EAST, A DISTANCE OF 460.00 FEET; THENCE RUN SOUTH 02°19'50" WEST, A DISTANCE OF 90.52 FEET; THENCE RUN NORTH 87°40'10" WEST, A DISTANCE OF 265.09 FEET; THENCE RUN SOUTH 02°19'50" WEST, A DISTANCE OF 165.00 FEET; THENCE RUN SOUTH 87°40'10" EAST, A DISTANCE OF 182.00 FEET; THENCE RUN SOUTH 02°19'50" WEST, A DISTANCE OF 353.05 FEET TO THE POINT OF BEGINNING, CONTAINING 5.55 ACRES ±.

PARCEL B:

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 10 LOCATED IN THE ARREDONDO GRANT, TOWNSHIP 11 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTH-EAST CORNER OF THE FRACTIONAL SECTION 10; THENCE RUN ALONG THE EAST LINE THEREOF SOUTH 00°38'46" EAST, A DISTANCE OF 920.88 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 24; THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 49°07'01" WEST A DISTANCE OF 646.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 49°07'01" WEST, A DISTANCE OF 114.00 FEET; THENCE RUN NORTH 02°19'50" EAST, A DISTANCE OF 353.05 FEET; THENCE NORTH 87°40'10" WEST, A DISTANCE OF 182.00 FEET; THENCE NORTH 02°19'50" EAST, A DISTANCE OF 165.00 FEET; THENCE RUN SOUTH 87°40'10" EAST, A DISTANCE OF 265.09 FEET; THENCE RUN SOUTH 02°19'50" WEST, A DISTANCE OF 440.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.60 ACRES MORE OR LESS.



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

Submit Application to:
 Development Services Division

PROPERTY OWNERS' AFFIDAVIT

Eugene Bessette/ Ophiological Services

Z22-000013

Owner

Application No.

Cindy Bessette

Additional Owners

Byron Flagg, Esq. Land Use Attorney for Owner

Appointed Agent(s)

04712-004-000 and 04712-004-001

10

11

18E

Parcel Number(s)

Section

Township

Range

Special Exception Per Art. XVII of the ULDC to allow "Commercial Animal Raising" on both parcels listed above.

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.

Eugene Bessette

Owner (signature)

Owner (signature)

Owner (signature)

STATE OF FLORIDA
 COUNTY OF ALACHUA
 BREVARD

SWORN AND SUBSCRIBED BEFORE ME

THIS 13th DAY OF December, 2022

BY Eugene Bessette

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

TONI-MARIE D'ALESSANDRO's license

Notary Public - State of Florida
 (TYPE OF IDENTIFICATION)

Commission # GG 938855

Expires on March 29, 2024

Notarized online using audio-video communication

Notary Public, Commission No.

(Name of Notary typed, printed, or stamped)



ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
04712 004 001	14012 SW ARCHER RD	0300

BESSETTE EUGENE L
13916 SW ARCHER RD
ARCHER, FL 32618

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.7662	82,383	0	82,383	639.80
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	82,383	0	82,383	293.93
LIBRARY GENERAL	1.0565	82,383	0	82,383	87.04
SCHOOL CAP PROJECT	1.5000	82,383	0	82,383	123.57
SCHOOL DISCRNRY & CN	0.7480	82,383	0	82,383	61.62
SCHOOL GENERAL	3.2500	82,383	0	82,383	267.74
SCHOOL VOTED	1.0000	82,383	0	82,383	82.38
CHILDREN'S TRUST	0.4612	82,383	0	82,383	38.00
SUWANNEE RIVER WATER MGT DIST	0.3368	82,383	0	82,383	27.75
TOTAL MILLAGE		19.6865	AD VALOREM TAXES		\$1,621.83

LEGAL DESCRIPTION
COM NE COR FRAC S ALG E/L SEC 920.88 FT TO NLY R/W SR 24 S 49 DEG W ALG R/W 760. See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
803 BOCC SOLID WASTE MGMT	1.000	@ 124.9300	124.93
550 COUNTY FIRE SERVICES	1.000	Varies	173.79
555 COUNTY STORMWATER	1.000	Varies	52.40
NON-AD VALOREM ASSESSMENTS			\$351.12

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$1,972.95

IF PAID BY PLEASE PAY	Nov 30, 2022 \$0.00				
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JOHN POWER, CFC 2022 PAID REAL ESTATE 24582
ALACHUA COUNTY TAX COLLECTOR NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
04712 004 001	14012 SW ARCHER RD

BESSETTE EUGENE L
13916 SW ARCHER RD
ARCHER, FL 32618

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2022	\$0.00
<input type="checkbox"/>	
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<input type="checkbox"/>	
<input type="checkbox"/>	

2022 PAID REAL ESTATE 24581
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
04712 004 000	13916 SW ARCHER RD	0300

BESSETTE EUGENE L
13916 SW ARCHER RD
ARCHER, FL 32618

EXEMPTIONS:
HOMESTEAD,
HOMESTEAD ADD'L 25K



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.7662	188,417	50,000	138,417	1,074.97
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	188,417	50,000	138,417	493.84
LIBRARY GENERAL	1.0565	188,417	50,000	138,417	146.24
SCHOOL CAP PROJECT	1.5000	188,417	25,000	163,417	245.13
SCHOOL DISCRNRY & CN	0.7480	188,417	25,000	163,417	122.24
SCHOOL GENERAL	3.2500	188,417	25,000	163,417	531.11
SCHOOL VOTED	1.0000	188,417	25,000	163,417	163.42
CHILDREN'S TRUST	0.4612	188,417	50,000	138,417	63.84
SUWANNEE RIVER WATER MGT DIST	0.3368	188,417	50,000	138,417	46.62
TOTAL MILLAGE		19.6865	AD VALOREM TAXES		\$2,887.41

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS			
COM NE COR FRAC SEC S ALG E/L 920.88 FT TO NLY R/W SR-24 S 49 DEG W ALG R/W 646. See Additional Legal on Tax Roll	LEVYING AUTHORITY	UNIT	RATE	AMOUNT
	501 BOCC REFUSE RURAL COLL	1.000	@ 110.5800	110.58
	730 BOCC SOLID WASTE MGMT	1.000	@ 12.0800	12.08
	550 COUNTY FIRE SERVICES	1.000	Varies	605.91
	555 COUNTY STORMWATER	1.000	Varies	66.40
NON-AD VALOREM ASSESSMENTS				\$794.97

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS **\$3,682.38**

IF PAID BY PLEASE PAY	Nov 30, 2022 \$0.00				
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JOHN POWER, CFC 2022 PAID REAL ESTATE 24581
ALACHUA COUNTY TAX COLLECTOR **NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
04712 004 000	13916 SW ARCHER RD

BESSETTE EUGENE L
13916 SW ARCHER RD
ARCHER, FL 32618

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2022	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

Receipt # 22-0043858

\$3,535.08

Paid 11/30/2022

Please Retain this Portion for your Records. Receipt Available Online.

Detailed Description of Request

This application is a request by Eugene Bessette, owner of Ophiological Services, to approve the use of his property located at 13916 S.W. Archer Road for commercial animal raising pursuant to the County's ULDC Article XVII "Special Exceptions."

"Commercial animal raising" is defined in the County's ULDC as - *A commercial activity whose principal use is the breeding of non-domestic animals, both native and exotic, and which are not considered livestock by the Florida Department of Agriculture, for wholesale and/or retail sales.* (Ch. 410, Art. III "Defined Terms").

The County's ULDC does not permit "commercial animal raising" as a permitted use in any zoning category except on property zoned Agriculture and even then, only after obtaining a "Special Exception" from the Board of the County Commission. The applicant's property is currently zoned Agriculture.

Since 1982, Eugene Bessette and his wife Cindy, have run a successful business known as Ophiological Services at 13916 S.W. Archer Road in unincorporated Alachua County. Eugene Bessette, is a native resident of Alachua County, and is a recognized expert in the subject of breeding, raising, housing, and caring for snakes. He has served as an expert witness to the State of Florida in criminal cases regarding proper care and housing of Python snakes and is frequently involved in FWCC rule-making regarding commercial animal breeding and agricultural business issues.

Ophiological Services, is a local business committed to the assurance of survival of all reptile species through applied scientific economics. Ophiological Services is a leading business in the State of Florida for the breeding, raising and commercial sale of snakes. However, Ophiological Services is also heavily engaged in education, research, conservation and administrative law rule making at the state and federal levels to develop best management practices for the well-being and sustainable production/breeding of all reptiles, including snakes.

Ophiological Services is not involved whatsoever in the breeding, possession, or sale of Burmese Pythons or other illegal exotic species. Ophiological Services is only in the business of breeding and selling non-venomous, non-dangerous species of snakes intended for life-long care by serious and educated owners. The business does not conduct any retail sales on the property and is not open to the general public.

The property where Ophiological Services operates from is 7.1 acres in size and includes two parcels – (Alachua County Property Appraiser Tax Parcels 04712-004-001 and 04712-004-000). Ophiological Services has operated continuously at this location since it was started by Eugene Bessette in 1982 without being required to obtain Special Exception approval.

However, in 2005, Alachua County added the definition of "commercial animal raising" (included above) to its ULDC and made such use of land permissible only on property zoned agriculture after obtaining Special Exception approval. Although Mr. Bessette was never notified that his business might be considered subject to this new definition when "commercial animal raising" was added to the County's ULDC, he is now seeking approval from the County for his business to operate as a conforming land use on his property.

Mr. Bessette is also seeking approval for the future ability to add additional square footage to his residential building on the property as well as to construct a new 10,000 sf structure that will become the primary building for Ophiological Service's business activities. This new 10,000 sf structure will enable Mr. Bessette to move the storage related activities now occurring in the portable storage units on the property into the new 10,000 sf building. Doing so, will also ensure all buildings and activities occurring on either of Mr. Bessette's parcels will be in full compliance with applicable setbacks. Mr. Bessette is also currently engaged in negotiations with adjacent property owners to acquire more land on the northern and eastern boundaries of his parcels in order to create a larger vegetated buffer area with his long-time neighbors. Nothing else will change regarding how the business operates.

Comprehensive Plan and ULDC Consistency

This application is consistent with the County's Comprehensive Plan because Objective 6.2 of the Comprehensive Plan specifically references "Commercial animal raising" as a type of land use that may be approved by the County Commission on properties identified as Rural or Agriculture on the Future Land Use Map. More specifically, Objective 6.2 specifically states that "commercial animal raising" is a type of land use that would be suitable in Rural/Agricultural areas.

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.

The County's ULDC specifically defines "Commercial animal raising" in the definitions section of the ULDC. The County's ULDC Land Use Table identifies "Commercial animal raising" as a defined commercial use that is allowable only by Special Exception on property zoned Agriculture. Because the applicant's property is currently zoned Agriculture, "Commercial animal raising" is an allowable use of the property through the Special Exception application and approval process.

Analysis of the impact of the proposed development on public facilities and services.

The proposed development should not have any new impact on public facilities or services. Currently, Ophiological Services operates at the same location it has been operating at for over 30 years. This application seeks approval for the future expansion of the residential building on the property and also approval for the construction of a future storage building that will enable the applicant to eventually remove all of the portable storage units located on the property. The primary function of the new building would be for storage of supplies and the continued business operations within one main structure.

The business does not conduct any on-site retail business, is not open to the general public, and rarely has visitors by private invitation only. Commercial related shipments to and from the property are accomplished through commercial carrier companies such as FedEx, UPS, or other similar companies. Therefore there should not be any new vehicular traffic increases to or from the property related to the business.

The proposed residential expansion and new building shown on the site plan will also not have any new impact to public facilities or services. Both will be tied into existing well water supply and waste water systems.

The primary intent of this Special Exception application is to make a long-term existing but non-conforming use of the property conform with the County's ULDC conditions for "commercial animal raising" occurring on property zoned Agriculture.

SITE PLAN for the BESETTIE PROPERTY PARCELS "A" & "B" 699 NORTHEAST ARCHER ROAD ARCHER, FLORIDA 32618 ALACHUA COUNTY		DATE December 24, 2022
DRAWN B.G.		REVISIONS
SHEET CONTENTS		SHEET 1 of 1

DATE DECEMBER 24, 2022	
DRAWN B.G.	
REVISIONS	
SHEET CONTENTS	
SHEET	1 OF 1



SITE NOTES

1) SITE PLAN IS BASED ON SURVEY & INFORMATION PROVIDED BY OWNER.

2) PROJECT BY OWNER:
THE SHERIFF LAND SURVEY
4605 N.W. 9th STREET, SUITE H
GAINESVILLE, FLORIDA 32605

PHONE: (352) 334-3300
FAX: (352) 334-3304
EMAIL: DORLAND@GAINESVILLE.COM

DAVID M. DORLAND, P.E.
REGISTERED PROFESSIONAL SURVEYOR
FLORIDA CERTIFICATION NO. 60444

DATE: 5/24/2020
DRAWN BY: 2018-06
FIELD BOOK: 41279-06
ASD FILE NO.: 201818



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

Submit to:
Development Services Division

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	X	Surface Waters (ponds, lakes, streams, springs, etc.)
Yes	<input type="checkbox"/>	N/A	X	Wetlands
Yes	<input type="checkbox"/>	N/A	X	Surface Water or Wetland Buffers
Yes	<input type="checkbox"/>	N/A	X	Floodplains (100-year) (<i>The property is Zone X and not within SFHA</i>)
Yes	<input type="checkbox"/>	N/A	X	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)
Yes	<input type="checkbox"/>	N/A	X	Strategic Ecosystems (within or adjacent to mapped areas)
Yes	<input type="checkbox"/>	N/A	X	Significant Habitat (biologically diverse natural areas)
Yes	<input type="checkbox"/>	N/A	X	Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)
Yes	<input type="checkbox"/>	N/A	X	Recreation/Conservation/Preservation Lands
Yes	<input type="checkbox"/>	N/A	X	Significant Geological Features (caves, springs, sinkholes, etc.)
Yes	<input type="checkbox"/>	N/A	X	High Aquifer Recharge Areas
Yes	<input type="checkbox"/>	N/A	X	Wellfield Protection Areas
Yes	X	N/A	<input type="checkbox"/>	Wells (<i>The subject property has one 4" well</i>)
Yes	X	N/A	<input type="checkbox"/>	Soils (<i>See attached soils map</i>)
Yes	<input type="checkbox"/>	N/A	X	Mineral Resource Areas
Yes	<input type="checkbox"/>	N/A	X	Topography/Steep Slopes
Yes	<input type="checkbox"/>	N/A	X	Historical and Paleontological Resources
Yes	<input type="checkbox"/>	N/A	X	Hazardous Materials Storage Facilities
Yes	<input type="checkbox"/>	N/A	X	Contamination (soil, surface water, ground water)

SIGNED: _____

PROJECT # 22-012100 DATE: 12/28/2022

For assistance please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://www.alachuacounty.us/government/depts/epd/natural/devchecklist.aspx> or contact ACEPD at (352) 264-6800. (version 5/20/05)



U.S. Fish and Wildlife Service
National Wetlands Inventory

13916 SW Archer Road (E.Bessette)











U.S. Fish and Wildlife Service, National Standards and Support Team,
nwis_team@fws.gov

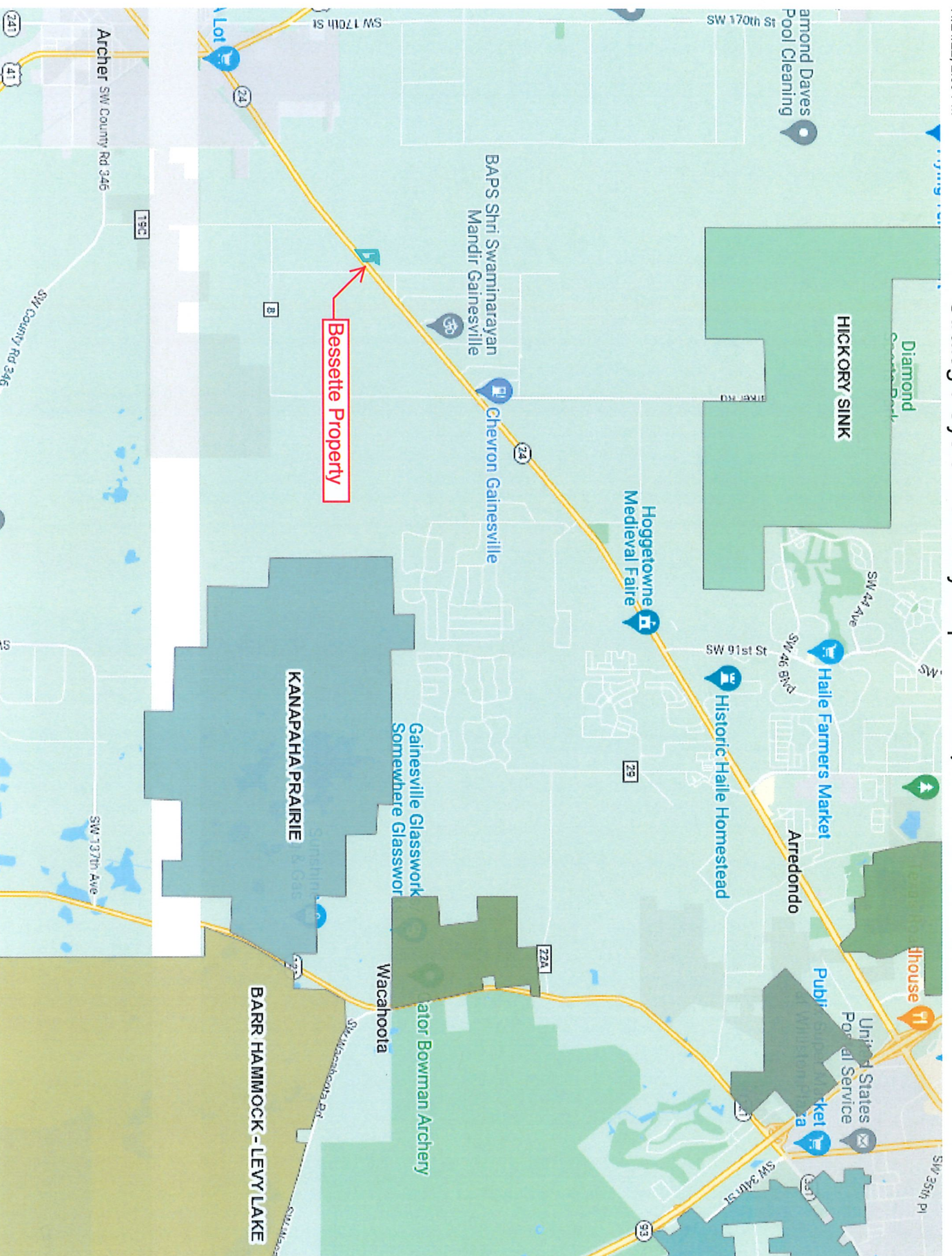
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

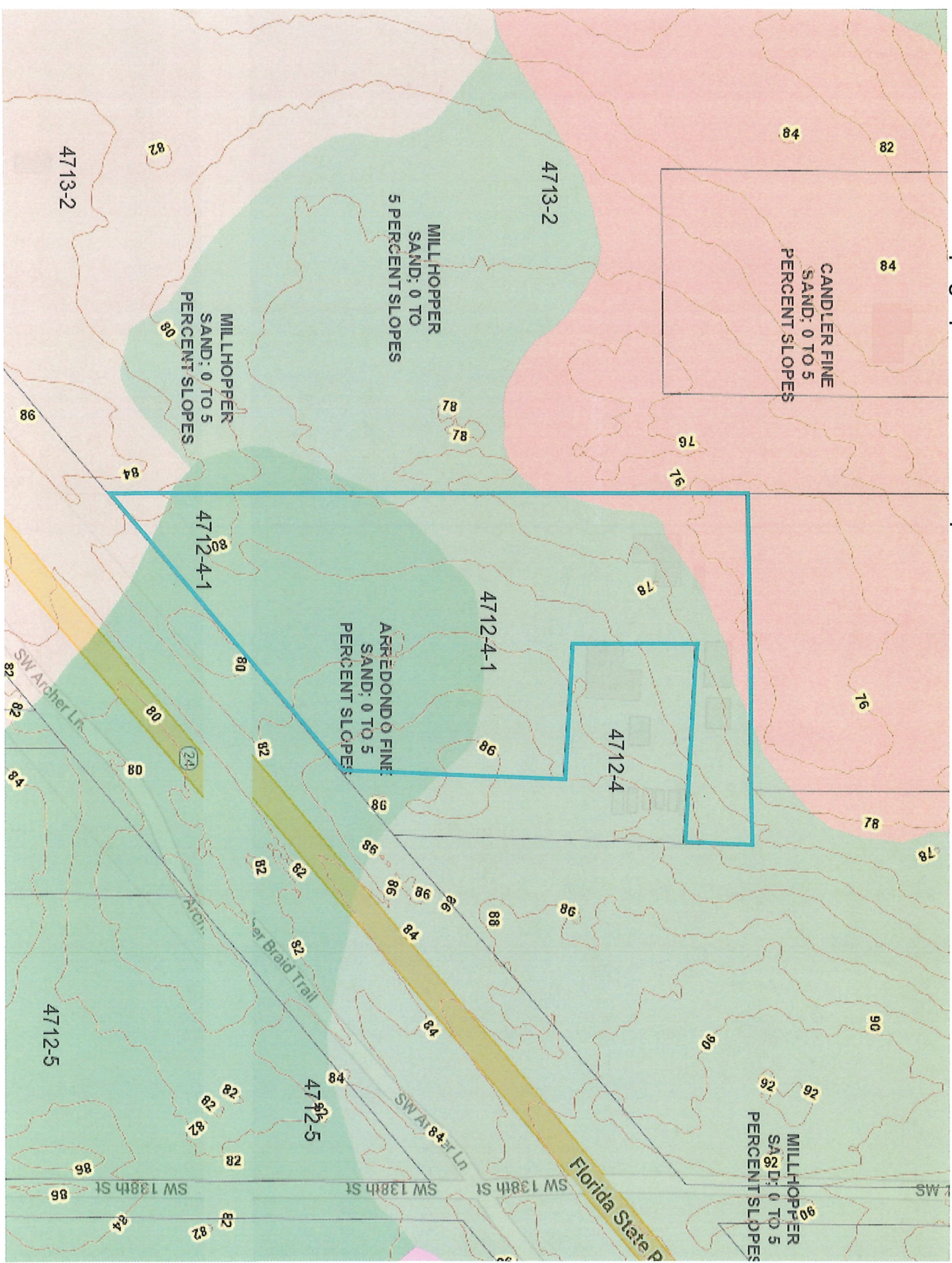
November 21, 2022

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

Strategic System Overlay Map Alachua County





Soils Map

Alachua County

