



Z22-000013

**A request for a Special Exception for a
commercial animal raising facility**

Gerald Brewington, Senior Planner



Pinesville

City of Newberry

SW State Road 45

SW Archer Rd

SITE

Peach Orchard

City of Archer

Archer

2 Miles





SITE

4713-2

4712-4

4712-4-1

4713-1

4712-5

4712-5-4



500

Feet

Alachua County Zoning

(A) Agricultural

4713-1-1

4713-3

4712-2

4712-1

4738-1

4738-2

24

SW Archer Ln

A

SW Archer Rd

SW 138th St

24

SITE

4712-4

4712-4-1

4713-2

4713-1

SW 138th St

24

A

SW Archer Ln

4712-5

4712-5-4

A

4712-5-3

4712

4712-5-1

SW 138th St

24



0.25

Miles

Alachua County Future Land Use

- Institutional
- Rural/Agriculture




0.25

Miles




Background

The Unified Land Development Code (ULDC) permits commercial animal raising in the Agriculture zoning district by Special Exception. Commercial animal raising is defined by the 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.'*



Applicant Request

The applicant for this Special Exception (SE) runs a commercial animal raising facility (snakes) on the site and has been doing so for over 30 years. The operation does not conduct retail sales of the animals on-site but rather acts as a wholesaler to others including institutions as well as commercial endeavors. The applicant is therefore requesting the SE to bring his operation into compliance with the Code and Alachua County regulations.









Staff Analysis

Staff finds the proposed SE consistent with the Alachua County Comprehensive Plan and Policy 6.1.5 of the Future Land Use Element in particular, which allows agricultural pursuits in all land use classifications. The operation is similar in nature to other commercial animal operations with regard to impacts to surrounding uses and does not generate adverse noise, odors or other impacts that are out of character with other agricultural pursuits. Further, the request is consistent with Policy 3.4.1 of the Conservation and Open Space Element (COSE) with regard to the protection of listed species present on the site (Specifically gopher tortoises). Lastly, the proposed SE, if approved, will not cause level of service (LOS) standards found in the Plan to fall below adopted levels. This request also meets the criteria for approval of a SE as found in Section 402.113 of the ULDC.

Staff Recommendation

Staff finds the requested Special Exception to be consistent with the Alachua County Comprehensive Plan and Unified Land Development Code with the bases and conditions as noted in your staff report. Staff recommends that the Board adopt the resolution (Z-13-01) approving this request.

