



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

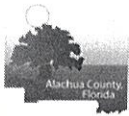
- Rezoning From: _____ To: _____
- Special Use Permit For: _____
- Minor Special Use Permit For: _____
- Special Exception For: Agricultural Services (Tree Care Business)
- Minor Special Exception For: _____

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



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.alachuacounty.us>

Submit Application to:
 Development Services Division

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

Marcia E Brant

Owner (signature)

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)

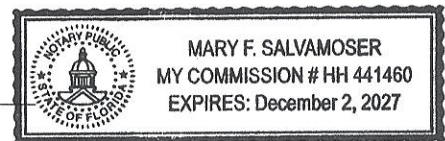
(SEAL ABOVE)

Mary F. Salvamoser
 Mary F. Salvamoser

HH441460

Notary Public, Commission No.

(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.fl.gov/growthmanagement)

Submit Affidavit to:
 Development Services Division
[Development Review Email](mailto:developmentreview@alachua.fl.gov)

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.

[Signature]
 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

[Signature]

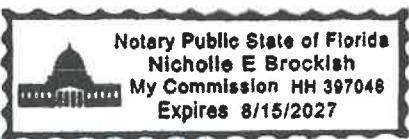
Signature of Notary Public

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.

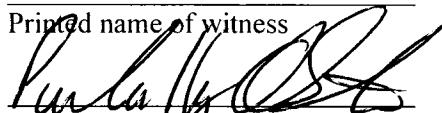
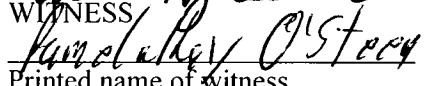
Signed, sealed and delivered in our presence as witnesses:

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 Public State of Florida
My Commission Expires:

(NOTARY SEAL)

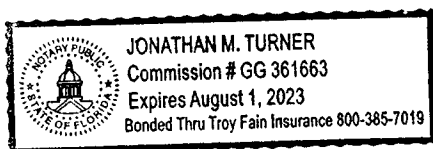


EXHIBIT "A"**Legal Description**

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

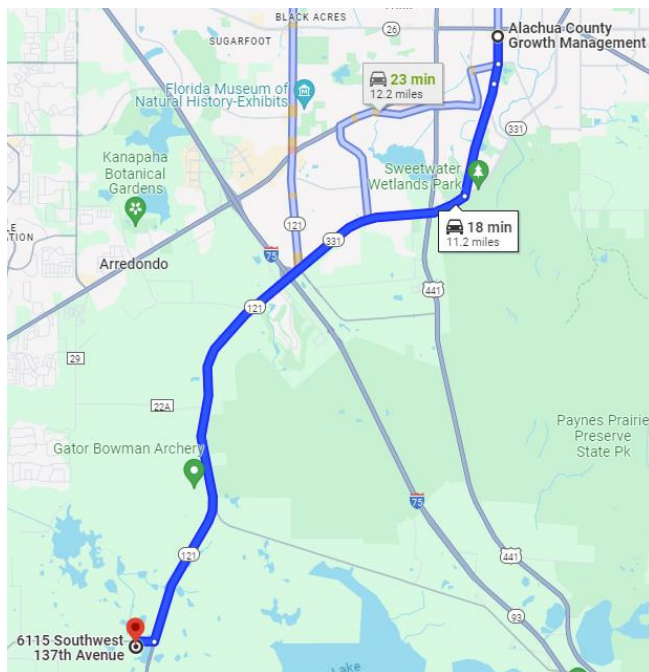


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Alachua County Parcel Number 07411-003-001

Sign Up for Property Watch

Parcel Summary

Parcel ID 07411-003-001
Prop ID 70596 No Image Available
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 WE	RAT'S LAIR PROPERTIES LLC	Link (Clerk)
11/2/1989	\$27,500	WD	1752	2584	Qualified (Q)	Vacant		BRANT MARCIA, BRANT WE	Link (Clerk)
3/1/1982	\$25,000	WD	1403	432	Qualified (Q)	Vacant		* UNASSIGNED	Link (Clerk)

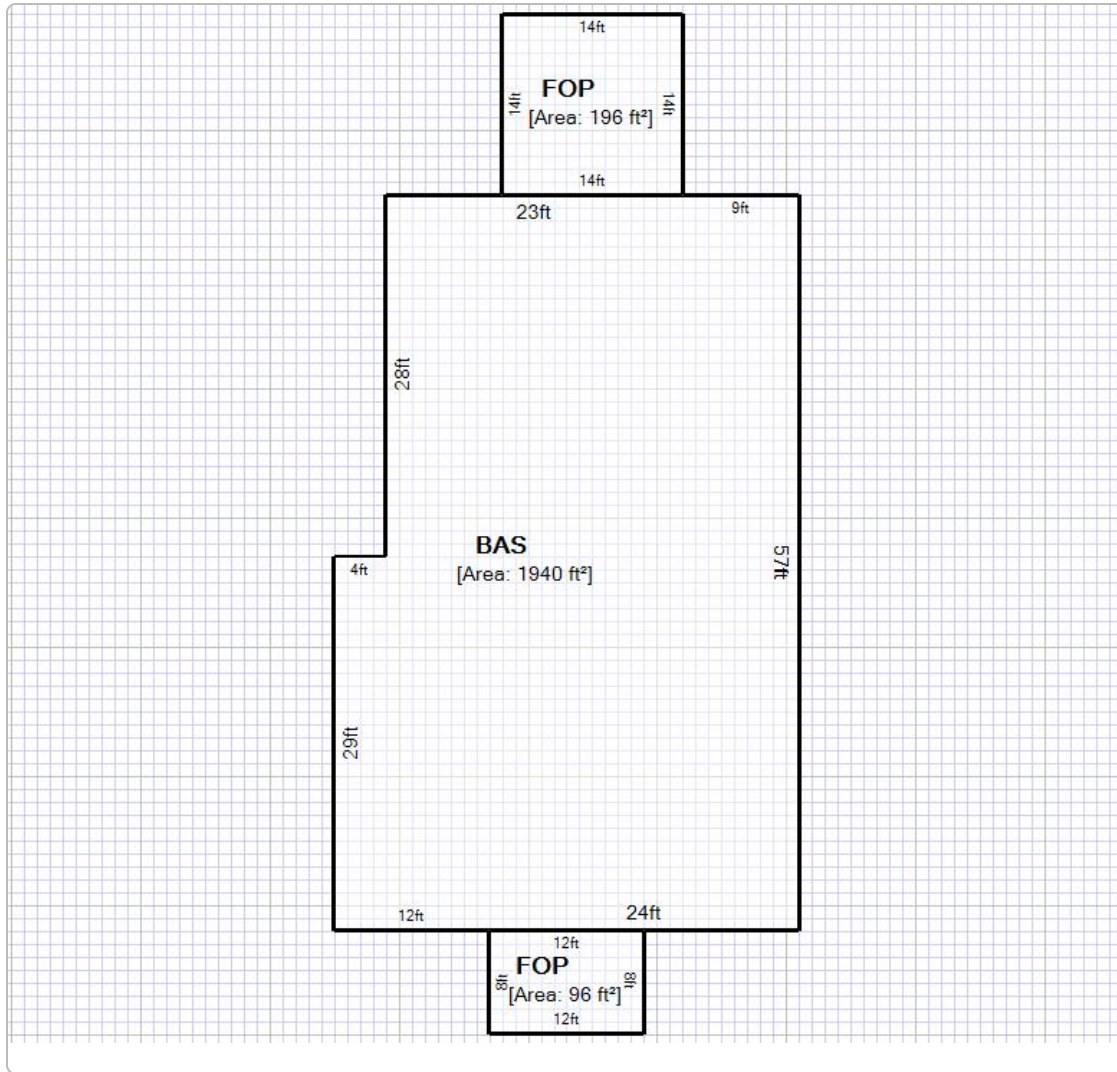
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

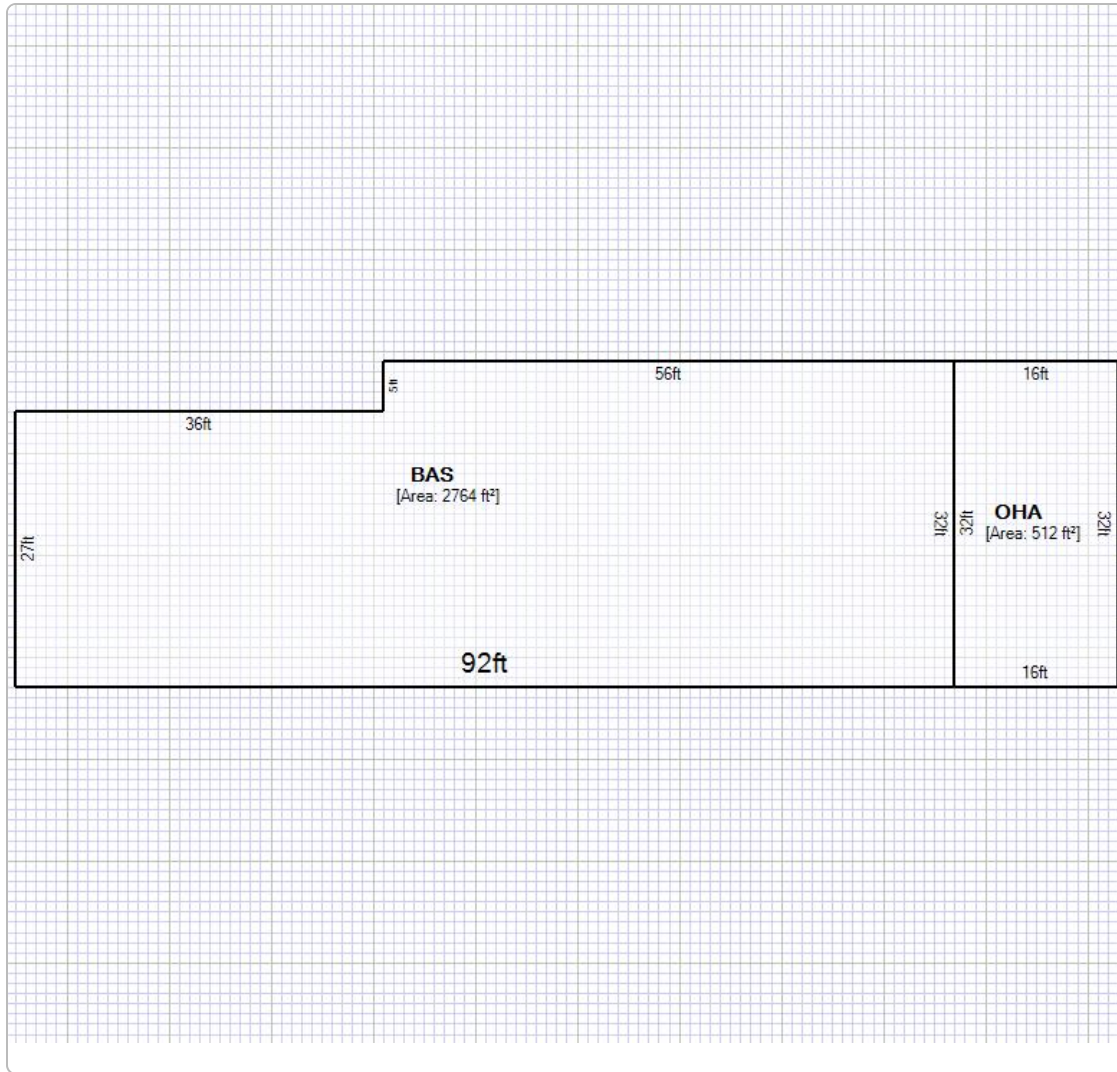
Permits

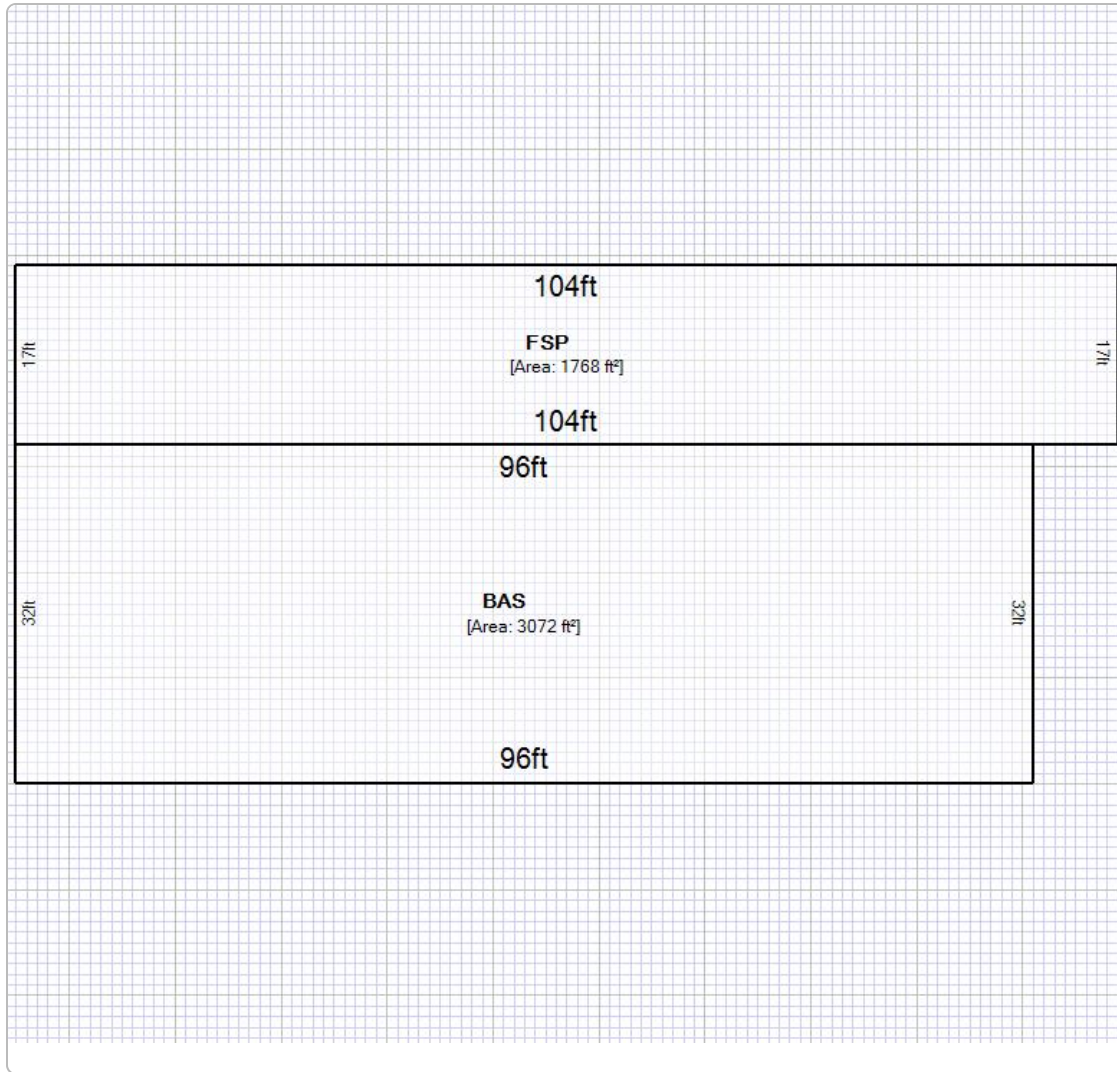
Permit Number	Type	Primary	Active	Issue Date	Value
2015060210	ROOFING	Yes	No	6/11/2015	\$30,000
2001040097	OTHER NONRESIDENTIAL BLD.	Yes	No	5/1/2001	\$15,631
2001020027	OTHER NONRESIDENTIAL BLD.	Yes	No	2/21/2001	\$31,555
99010230	OTHER NONRESIDENTIAL BLD.	Yes	No	2/16/1999	\$10,650
98010011	OTHER NONRESIDENTIAL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

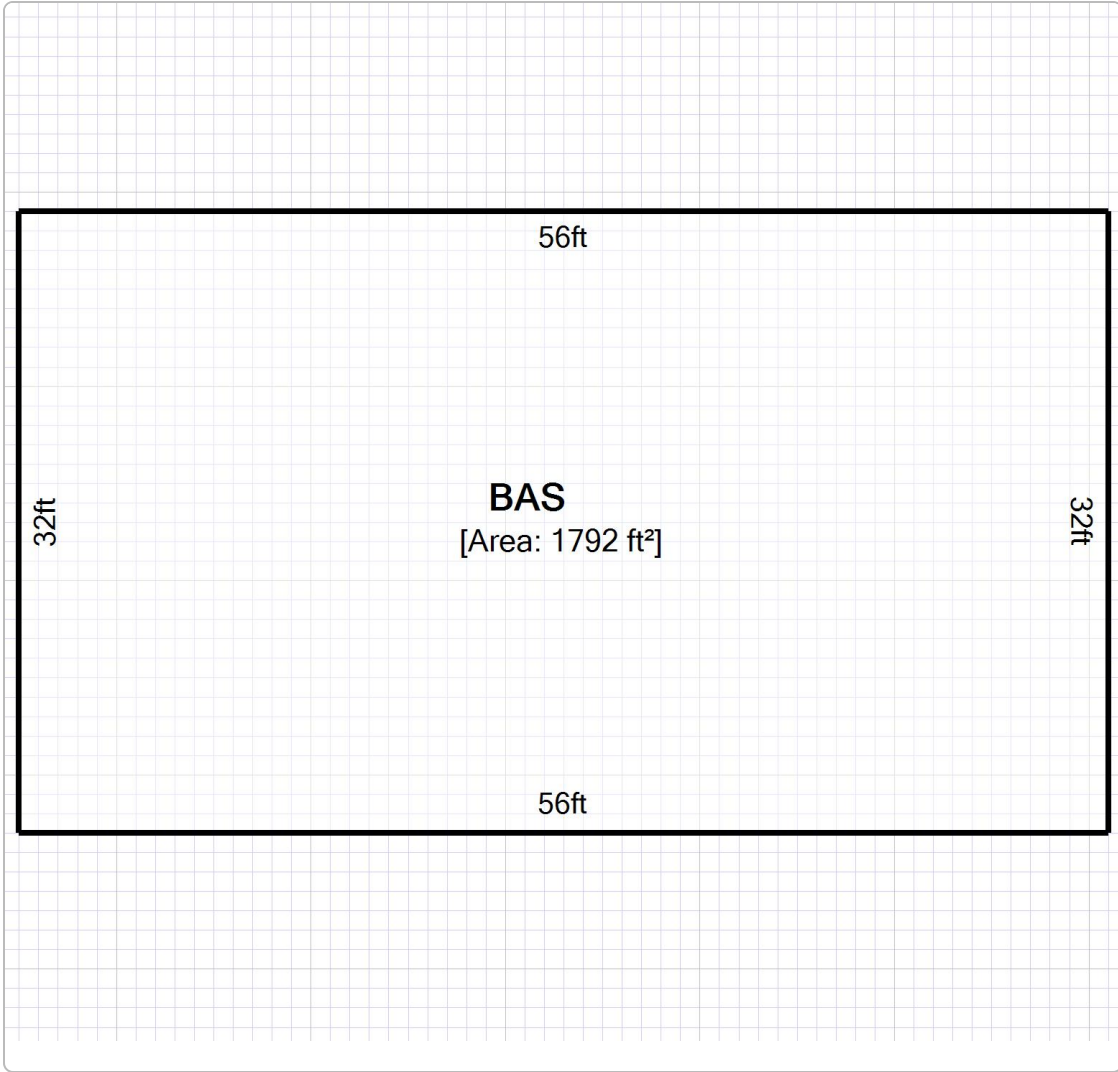
Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

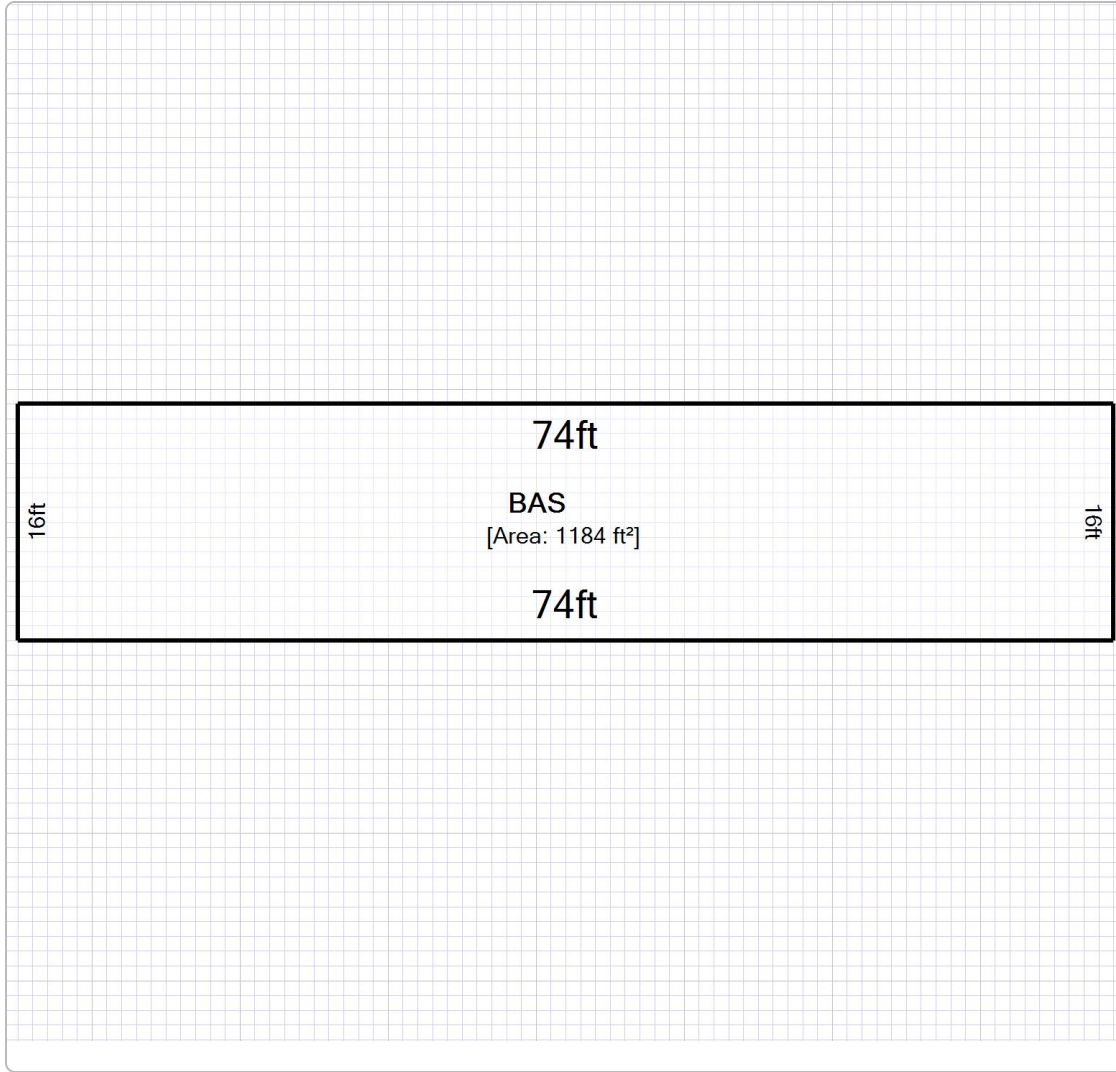
Sketches



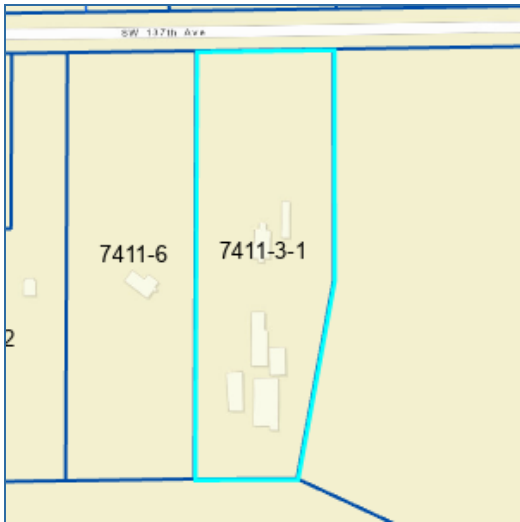








Map



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.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: [2/14/2024, 3:00:36 AM](#)

Contact Us

Developed by
 **Schneider**
GEOSPATIAL



[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
<input type="button" value="Add To Cart"/>	
	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)
2013 Installment Bill #1 ⓘ	\$0.00  Print (PDF)
	Paid \$5,300.80
2012 ⓘ	
2012 Installment Bill #4 ⓘ	\$0.00  Print (PDF)
2012 Installment Bill #3 ⓘ	\$0.00  Print (PDF)
2012 Installment Bill #2 ⓘ	\$0.00  Print (PDF)
2012 Installment Bill #1 ⓘ	\$0.00  Print (PDF)
	Paid \$5,295.51
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)
	Paid \$5,271.77
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)
	Paid \$5,324.89
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.

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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			

Table of Contents

Executive Summary	1
Statement of Proposed Change	2
Consistency with Comprehensive Plan.....	4
Consistency with Alachua County ULDC.....	9
Concurrency Statements.....	13
Conclusion	13

List of Tables

Table 1: Adjacent Future Land Use and Zoning Districts	2
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List of Illustrations

Figure 1: Aerial Map.....	2
Figure 2: Future Land Use Map	3
Figure 3: Existing Zoning Map	3

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>	

Statement of Proposed Change

This application is a request for a Special Exception (SE) for a ±5.07 acre project site (Alachua County Tax Parcel 07411-003-001) to allow an **Agricultural Service -- Tree Care Business** on an existing Agricultural Services site (previously an exotic reptile breeding facility).

The intent of this application is to provide additional detail and demonstrate compatibility of the proposed Tree Care Business use. The project site is located off Williston Road (SR 121), on SW 137th Avenue (see Figure 1).



Figure 1: Aerial Map

The site is located within unincorporated Alachua County. Existing FLU and Zoning designations of adjacent parcels are identified in Table 1 and illustrated in Figures 2 and 3.

Table 1: Adjacent Future Land Use and Zoning Districts

Direction	FLUM Designation	Zoning Designation
North	Rural/Agriculture (RA)	A
East	Rural/Agriculture (RA)	A
South	Rural/Agriculture (RA)	A
West	Rural/Agriculture (RA)	A

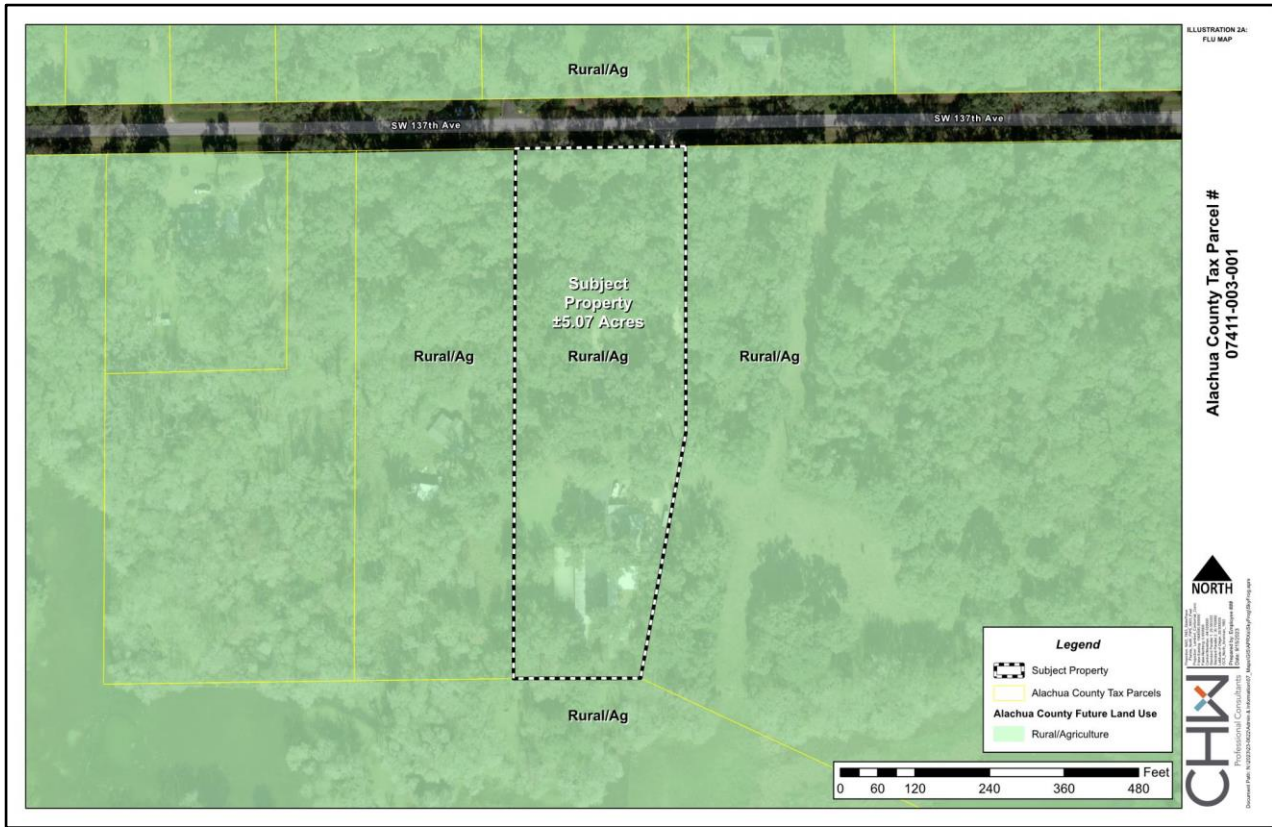


Figure 2: Future Land Use Map

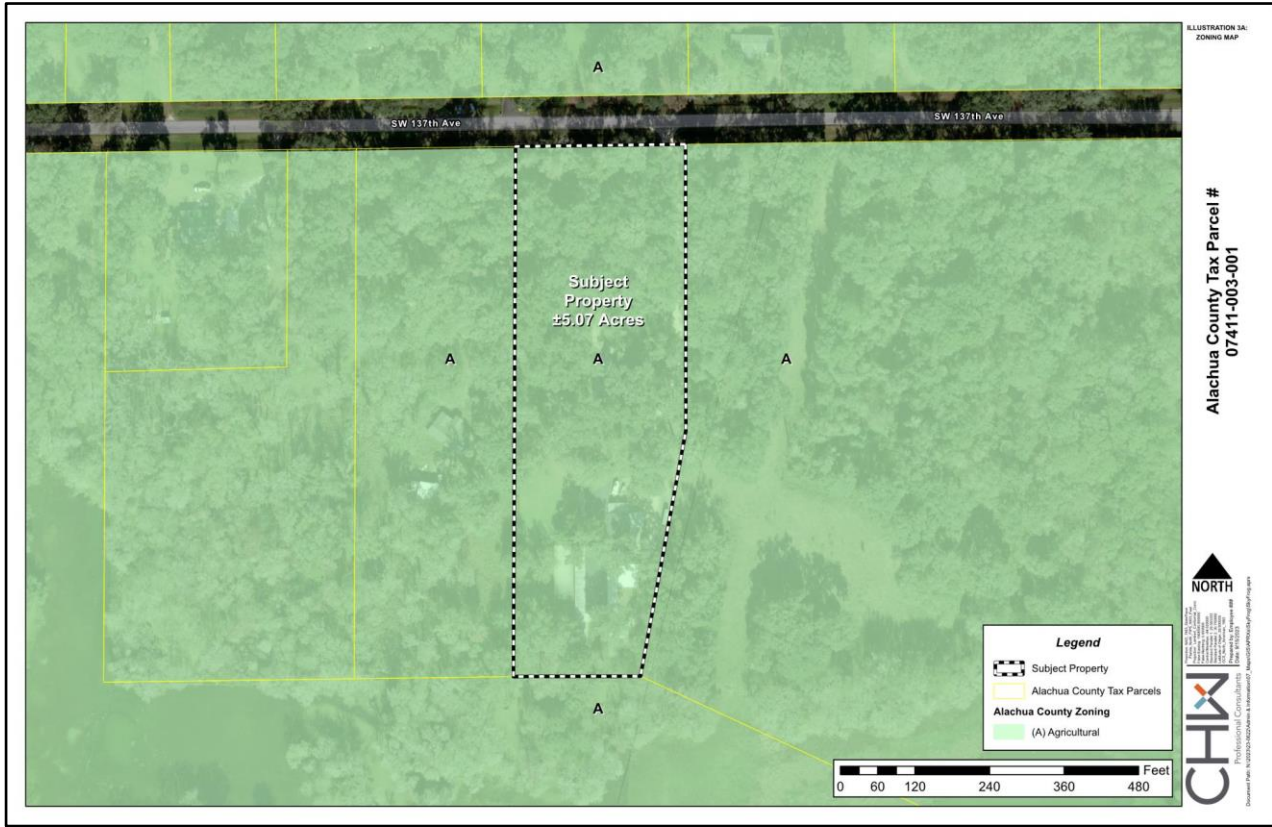


Figure 3: Existing Zoning Map

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°08'35" 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 338, 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°42'23" 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 MAPS, 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:

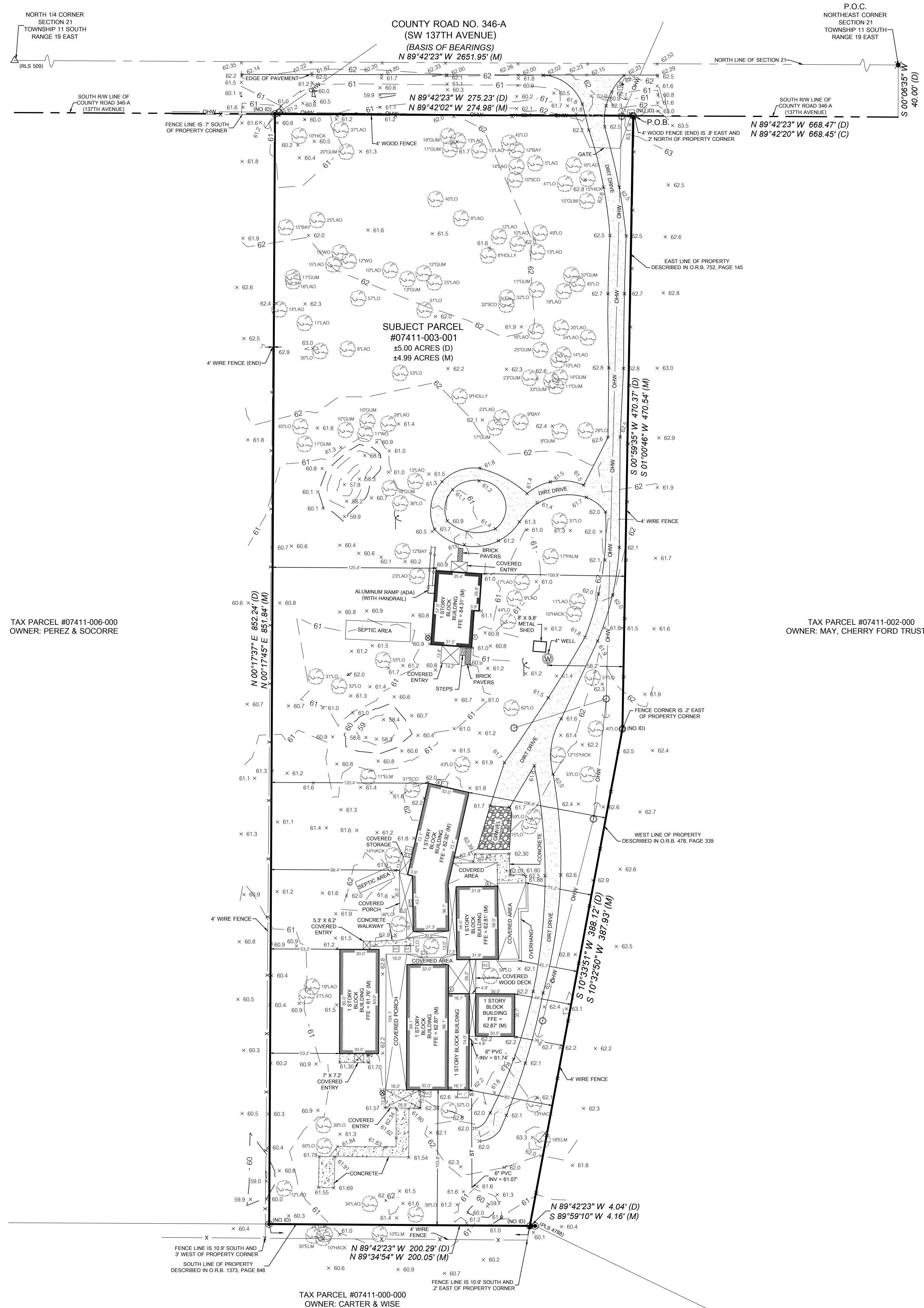
- | | | | |
|----------|--|--|---|
| (C) | = CALCULATED DATA | | = BRICK SURFACE |
| (D) | = DATA BASED ON DEED OF RECORD | | = ASPHALT SURFACE |
| (M) | = DATA BASED ON FIELD MEASUREMENTS | | = CONCRETE SURFACE |
| F.I.R.M. | = FLOOD INSURANCE RATE MAP | | = GRAVEL SURFACE |
| F.E.M.A. | = FEDERAL EMERGENCY MANAGEMENT AGENCY | | = DIRT SURFACE |
| | = RAILROAD SPIKE (NO IDENTIFICATION) | | = METAL HAND RAIL |
| | = FOUND NAIL (MARKED AS NOTED) | | = OVERHEAD WIRE |
| | = FOUND 1/2" IRON PIPE (MARKED AS NOTED) | | = STORM SEWER LINE |
| | = FOUND 5/8" STEEL REBAR & CAP (MARKED AS NOTED) | | = FENCE (SIZE AND TYPE AS NOTED) |
| PD | = PAGE | | X 61.5 = SPOT ELEVATION (PERVIOUS SURFACE) |
| INV | = INVERT | | X 62.20 = SPOT ELEVATION (IMPERVIOUS SURFACE) |
| ID | = IDENTIFICATION | | = CONTOUR LINE |
| 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 | | |
| | = MAILBOX | | |
| | = GAS VALVE | | |
| | = GUY ANCHOR | | |
| | = UTILITY POLE | | |
| | = SATELLITE DISH | | |
| | = ELECTRIC METER | | |
| | = WOODEN POWER POLE | | |
| | = AIR CONDITIONER | | |
| | = TELEPHONE PEDESTAL | | |
| | = SANITARY SEWER CLEANOUT | | |

TREES:

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

FLOOD ZONE:

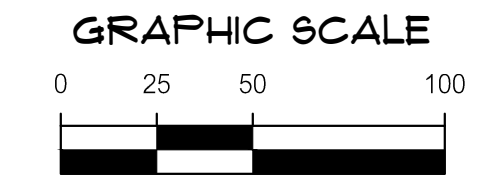
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "AE" (ELEVATION 64.00 FEET) AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C 0445 D, EFFECTIVE DATE: JUNE 16, 2006.



TAX PARCEL #07411-006-000
OWNER: PEREZ & SOCORRE

TAX PARCEL #07411-002-000
OWNER: MAY, CHERRY FORD TRUSTEE

TAX PARCEL #07411-000-000
OWNER: CARTER & WISE



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CA-50715

CHW
Professional Consultants

SCALE: 1" = 50'
THIS MAP IS A REPRODUCTION OF THE ORIGINAL DRAWING. IT MAY BE NECESSARY TO ADJUST SCALES ACCORDINGLY.

SEACONASTATIONAL BANK
SIC NATIONAL TITLE INSURANCE COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SCALUGOS, CARMICHAEL, & WERSHOF, PA

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. 7429)

This map prepared by:
CERTIFICATE OF AUTHORIZATION NO. LB 5075
SEAN W. ANDERSON, D.E., ELECTRONIC
DIGITAL SIGNATURE OF A FLORIDA LICENSED
SURVEYOR/MAPPER

SHEET NO.:
1 OF 1

File name: N:\2023\23-0622\Drawings\01_Survey\DWG\23-0622_BOUNDARY.dwg
Title: 230622_01.dwg
Plot Date: Nov 27, 2023 11:50am