

RESPONSE TO COMMENTS

SkyFrog Tree Service LLC

23-0622



3 May, 2024

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

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

Growth Management

Comments

1. What are the proposed hours of operation?

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

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

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

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

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

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

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

Request for additional information

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

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

Corrections required

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

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

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

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

Proposed conditions

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

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

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

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

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

No additional outdoor lighting shall be installed.

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

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

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

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

Environmental Protection

Comments

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

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

Forester

Request for additional information

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

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

Proposed conditions

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

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

Public Works

Comments

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

Comment noted.

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

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

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

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

Permit Numbers for Accessory Buildings:

#65475 (1989)

#70713 (1991)

#98010011 (1998)

#99010230 (1999)

#2001020027 (2001)

#2001040097 (2001)

Permit Number for Residential Building:

#66441 (1990)

Fire/Rescue

Comments/Request for additional information

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

The applicant will provide an acknowledgement letter.