

**RESOLUTION Z-24-5**

*A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA FOR A SPECIAL EXCEPTION TO ALLOW AGRICULTURAL SERVICES IN AN "A" (AGRICULTURE) DISTRICT WITH A FUTURE LAND USE DESIGNATION OF RURAL/AGRICULTURE (1 DWELLING UNIT/5 ACRES) ON APPROXIMATELY 5.07 ACRES LOCATED AT 6115 SW 137<sup>TH</sup> AVE. ON TAX PARCEL NUMBER 07411-003-001, AS SUMMARIZED IN EXHIBITS A AND B*

WHEREAS, Zoning Application Z24-000002 has been duly filed and was considered by the Alachua County Planning Commission at its regular meeting of May 15, 2024, and,

WHEREAS, Zoning Application Z24-000002 has been duly filed and was considered by the Alachua County Board of County Commissioners at its regular meeting of June 11, 2024;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application Z24-000002, a request by Danika Oliverio of CHW, Inc., agent, for William and Marcia Brant, owners, for a special exception to allow agricultural services (tree-trimming/horticultural business) in an 'A' (Agriculture) zoning district with a future land use designation of Rural/Agriculture (1 dwelling unit/ 5 acres) on approximately 5.07 acres located at 6115 SW 137<sup>th</sup> Ave., on tax parcel number 07411-003-001, as summarized in Exhibits A and B in this resolution, is hereby approved with the following conditions and bases:

## Conditions

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

## Bases

1. **Chapter 404, Article II (Use Table) of the Unified Land Development Code** lists “agricultural services” as a use that may occur in the Agricultural zoning district by means of a special exception. This site is located within the Agricultural zoning district and the applicant has applied for a special exception for this use.
2. As conditioned, the special exception complies with the criteria as found in **Sec. 402.113 of the Unified Land Development Code.**

The proposed use is consistent with the comprehensive plan and ULDC.

Agricultural services are allowed within the Agriculture zoning district by means of a special exception. The proposed use is compatible with the existing land use

pattern of this portion of SW Williston Rd., marked by single-family residences on Ag zoned parcels and timberland/grazing agricultural uses.

As conditioned, the proposed use of agricultural services for a landscaping business will not adversely affect the health, safety or welfare of the public.

Proposed conditions include maximum sq. ft. for the use, lighting restrictions, protection of the wetland buffer, a prohibition on paving near large diameter trees and the requirement for an approved development plan.

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

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

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

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

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

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

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

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

DULY ADOPTED in regular session this 11<sup>th</sup> day in June, A.D., 2024.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

By: \_\_\_\_\_

Mary C. Alford, Chair

ATTEST:

\_\_\_\_\_

Jesse K. Irby, II, Clerk

APPROVED AS TO FORM

\_\_\_\_\_

Alachua County Attorney

(SEAL)

DEPARTMENT APPROVAL

AS TO CORRECTNESS

\_\_\_\_\_

Department of Growth Management

Authorized Designee

## **EXHIBIT A**

### **Legal Description of Site**

#### **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.

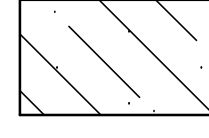
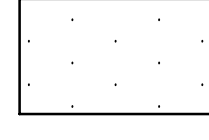
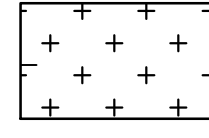

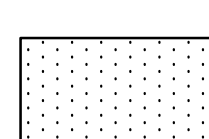
**Alachua County Parcel Number 07411-003-001**

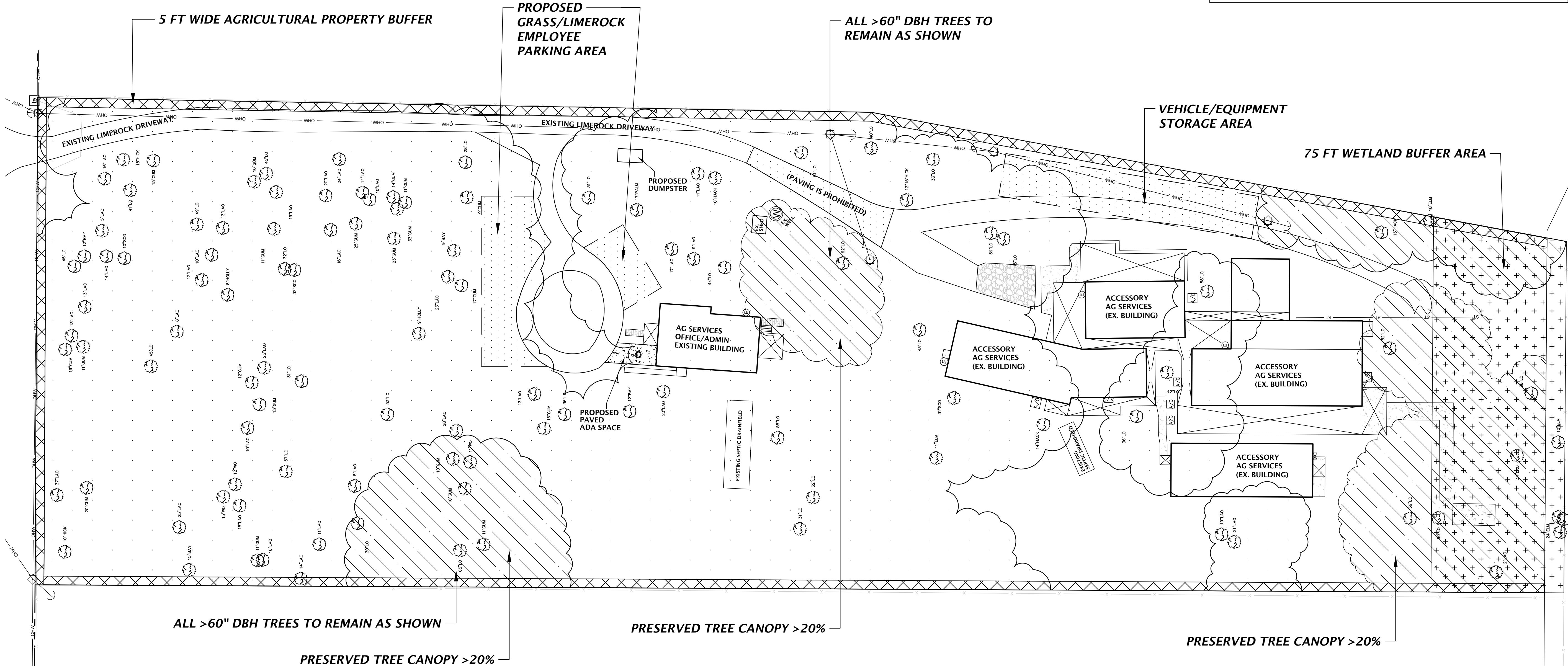
# SKYFROG TREE SERVICE

## Proposed Site Plan

MARCH 2024

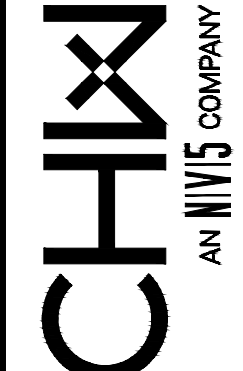
### SITE LAND USE AREAS

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



Title: desktop Plot Date: May 06, 2024 1:08pm Filename: N:\2023\13-0622\Department\02\_Plan\Site\02\_SkyFrog\_P0\_Concept & Site Plan 24001.dwg

11801 Research Drive  
 Alachua, Florida 32615  
 (352) 351-1976  
 www.gwh-inc.com



SCALE: 1" = 30'  
 VERIFY SCALE  
 BASED ON SCALE ON  
 ORIGINAL DRAWING  
 0" MEANS USE ORIGINAL  
 THIS SHEET, ADJUST  
 SCALES ACCORDINGLY.

SUBMITTALS: CONSTRUCTION PERMITS  
 SUBMITTAL - MARCH 12, 2024  
 SUBMITTAL - MAY 3, 2024

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

DESIGNER: DO  
 RESIGNER: DO  
 QUALITY CONTROL: CE  
 SHEET NO.: 1 OF 1

