




Z24-000002

SkyFrog Agricultural Services
Special Exception
CHW, Inc.


Mehdi Benkhatar, Planner III
Alachua County Growth Management

Ag services (ULDC definition, Chapter 410)

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.



Background/request

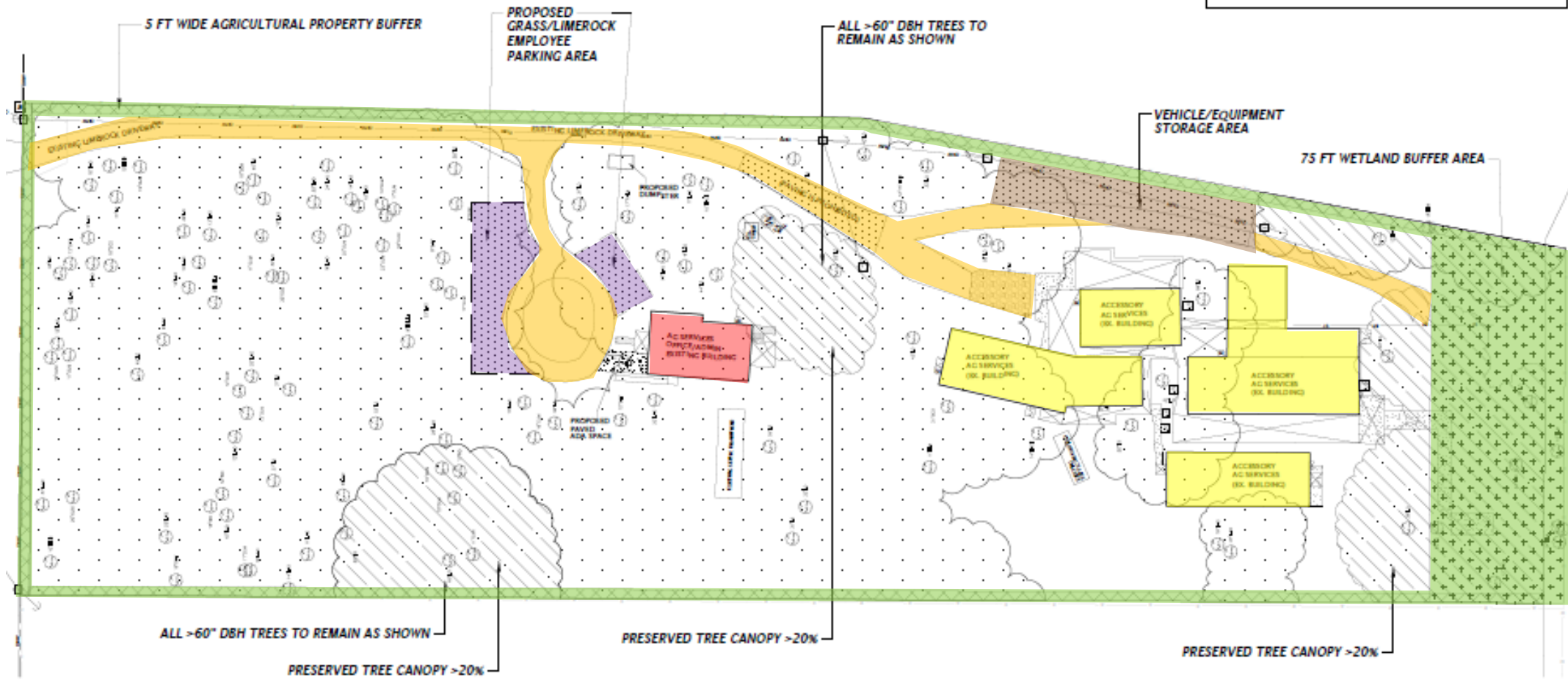
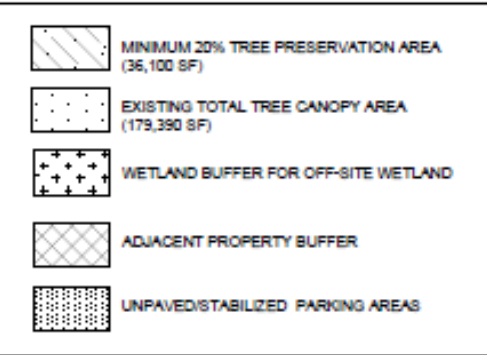
- SkyFrog provides landscaping services (e.g. tree-trimming, horticultural)
 - Special exception would allow this business to locate its office on site and serve as base for work vehicles/equipment
 - Existing buildings on site from prior use would be repurposed; no new construction is proposed with this application
 - No wood processing would occur on site
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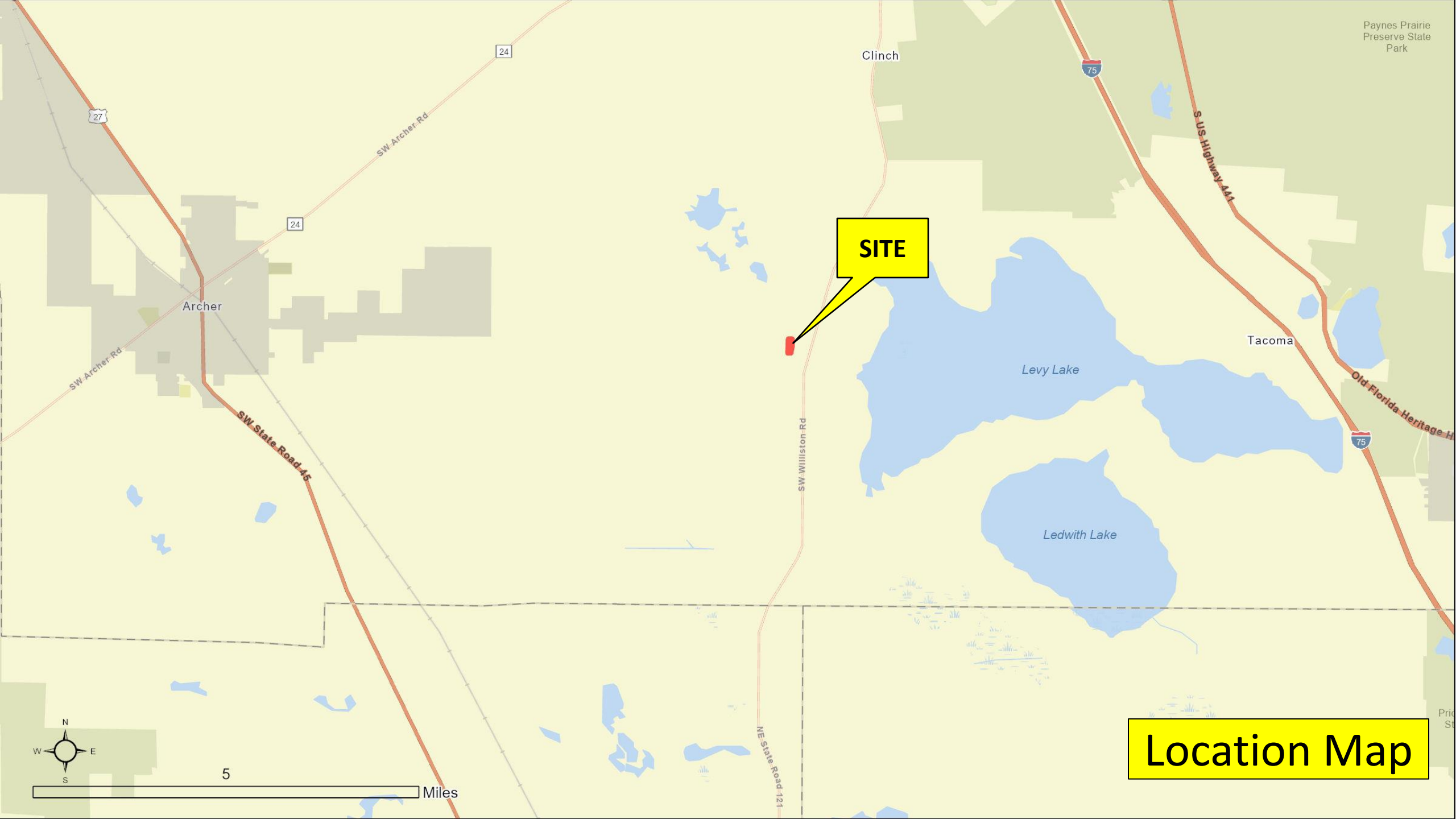
SKYFROG TREE SERVICE

Proposed Site Plan

MARCH 2024

SITE LAND USE AREAS





Paynes Prairie Preserve State Park

Clinch

75

S US Highway 441

SITE

Archer

24

Tacoma

Old Florida Heritage H

75

Levy Lake

Ledwith Lake

SW Williston Rd

NE State Road 121

SW State Road 46

27



5

Miles

Location Map



7398-14

7398-12

7398-13

7398-8

7411-3

SITE

7411-6

7411-3-1

7411-3-2

7411-2

7417-10-10



Aerial Image

**Alachua County
Future Land Use**

Rural/Agriculture

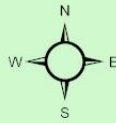
Rural/Agriculture

Rural/Agriculture

Rural/Agriculture

SITE

**Future Land
Use Map**



1,000 Feet



Alachua County Zoning

(A) Agricultural

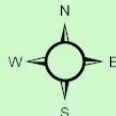
SW 137th Ave

SW 137th Ave

121

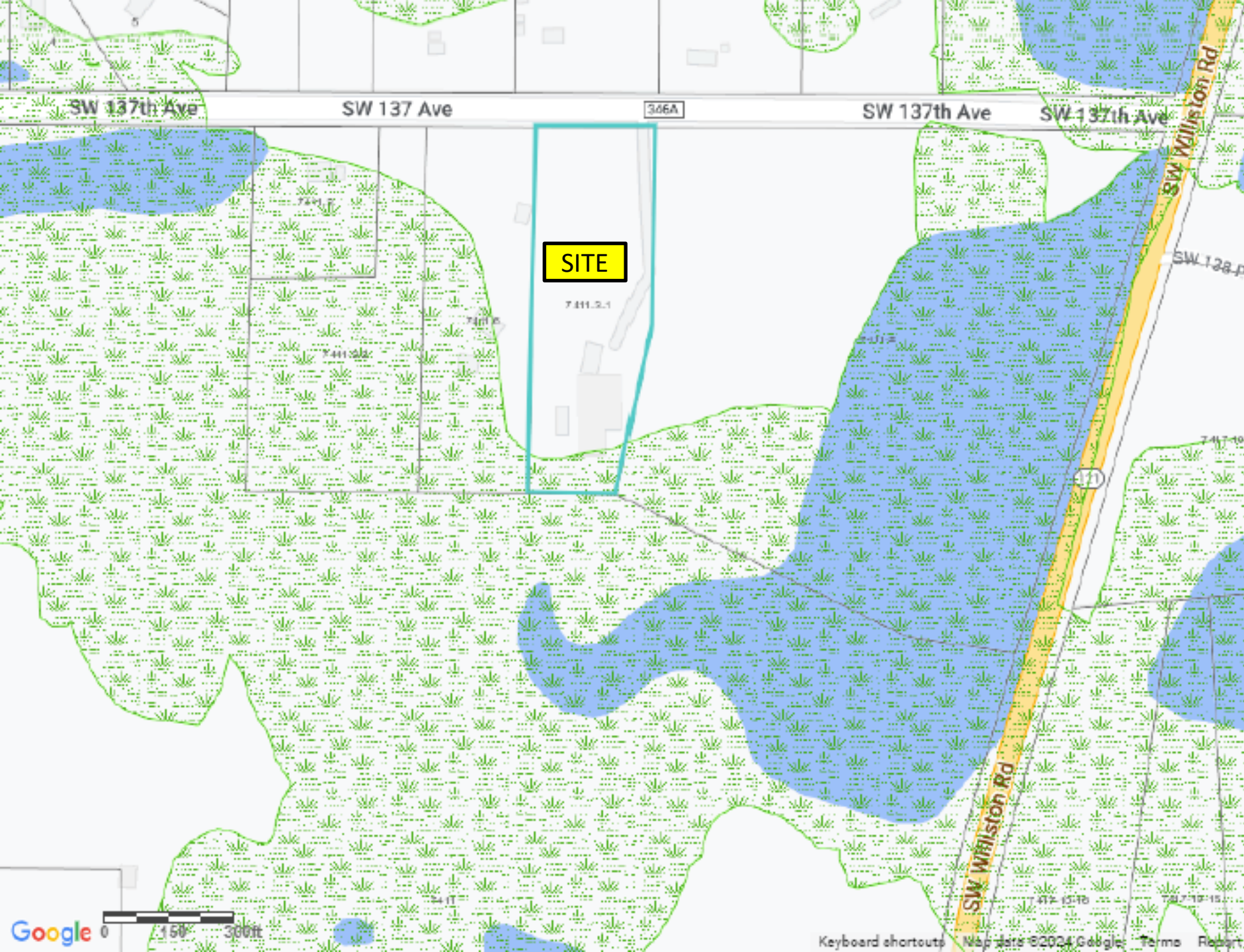
SITE

Zoning Map

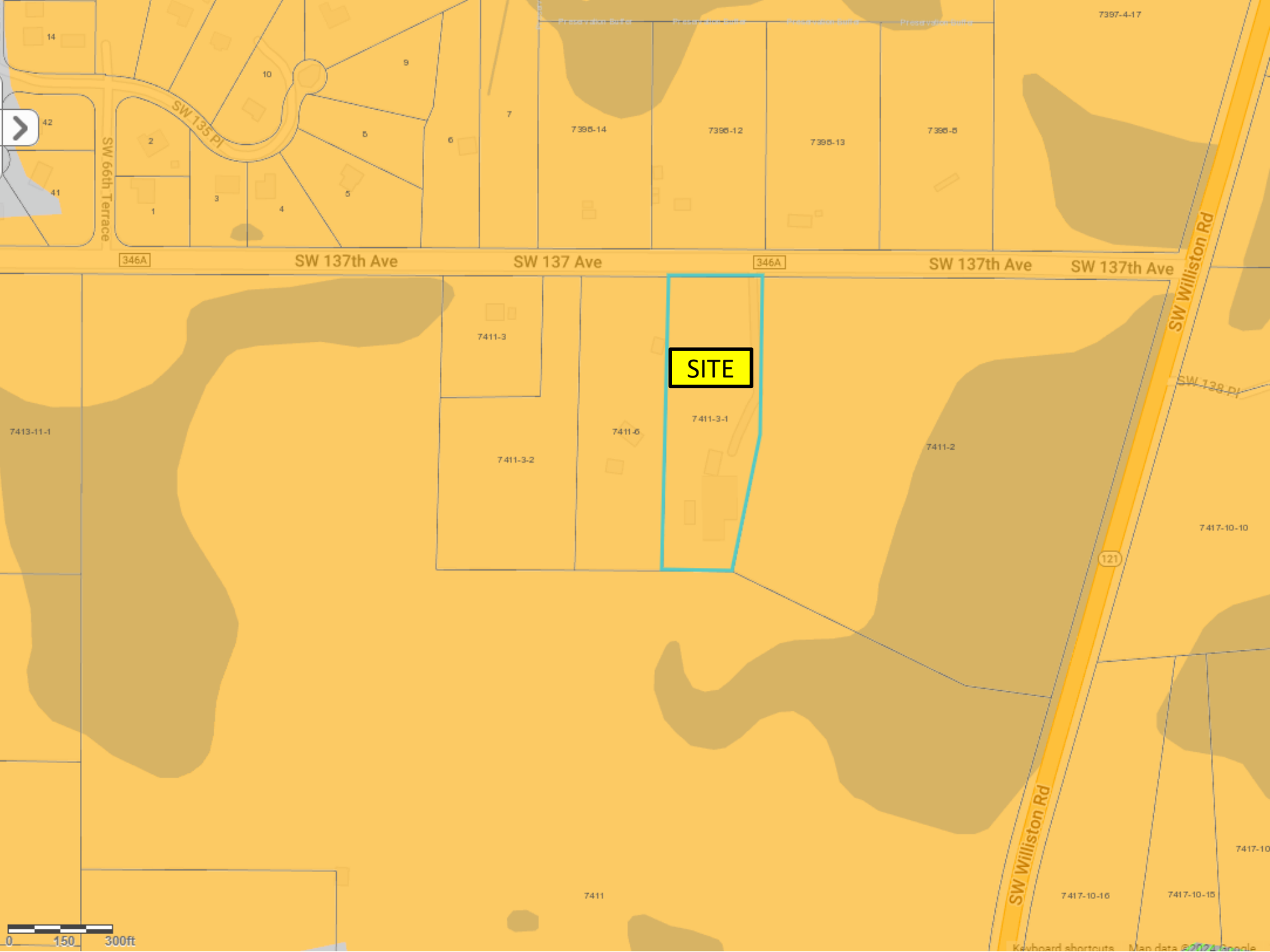


1,000 Feet






Wetland Map




Flood Zone Map

Concerns raised at Neighborhood Workshop

- Tree protection
 - Stormwater impacts
 - Hazardous material storage
 - Condition of SW 137th Ave.
 - Size of operation (# of employees)
- 


Issues raised by staff

- Wetland/wetland buffer
 - Permitting of buildings (change-of-use)
 - Flood zone/building elevations
 - Maximum sq. ft. allowed for use
 - Tree protection
 - Fire/rescue level of service
- 

Proposed conditions

- Proposed conditions for this special exception relate to:
 - Development plan requirement
 - Maximum sq. ft. of use
 - Outdoor lighting
 - Wetland protection
 - Tree protection

Bases for approval

- **Zoning Use Table in ULDC** (Ag services allowed with special exception)
 - **Sec. 402.113 in ULDC** (criteria for special exception approvals)
 - **Objective 6.2 of the FLUE** (uses allowed under the Rural/Ag land use designation; commercial uses on a limited scale serving or ancillary to agricultural activities)
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Staff recommendation

- Staff recommends that the Board of County Commissioners **approve** Z24-000002 with the conditions and bases as listed in the staff report.

Planning Commission recommendation

- At its meeting on 5/15/24, the Planning Commission recommended (7-0) that the Board of County Commissioners **approve** Z24-000002 with the conditions and bases as listed in the staff report.