

**RESOLUTION Z-10-07**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA; FOR A SPECIAL USE PERMIT FOR A GOVERNMENT FACILITY FOR THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION WILDLIFRE RESEARCH LABORATORY IN THE 'C-1' (CONSERVATION) DISTRICT ON APPROXIMATELY 9.4 ACRES LOCATED AT 1105 SOUTHWEST WILLISTON ROAD ON TAX PARCEL NUMBER 16257-000-000.

WHEREAS, Zoning Application ZOS-02-10 has been duly filed and was considered by the Alachua County Planning Commission at its regular meeting of April 27, 2010; and,

WHEREAS, the Alachua County Board of County Commissioners considered the item at its regular meeting of May 11, 2010; and,

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

Zoning Application #ZOS-02-10, a request by the Florida Fish and Wildlife Conservation Commission as agent for the Florida Department of Environmental Protection for a Special Use Permit to allow a government facility within the 'C-1' (Conservation) district on approximately 9.4 acres located at 1105 Southwest Williston Road on a portion of Tax Parcel number 16257-000-000, as summarized in Exhibit A in this resolution, and as shown on the survey in Exhibit B, is hereby approved with the following conditions and bases:

RECEIVED  
FINANCE & ACCOUNTING  
CLERK OF CIRCUIT COURT  
2010 MAY 19 AM 9 34

**Conditions:**

1. **Issuance.** This special use permit is issued to the Florida Fish and Wildlife Conservation Commission for operation of the Florida Wildlife Research Laboratory in the C-1 zoning district.
2. **Existing Development.** Existing impervious areas on the site may be replaced or repaired so long as no increase in impervious area is proposed. Replacements and repairs shall only require a building permit, except where a flood plain permit may also be required. Existing impervious areas shall be those as shown on the survey included as Exhibit B.
3. **New Development Activity.** New development activity on the site shall comply with the development review process identified in the Unified Land Development Code and with the Conditions of this Special Use Permit. New development activity that requires approval by the Development Review Committee shall require compliance with applicable Articles of Chapter 407 General Development Standards, including Landscaping, Open Space, and Performance Standards.
4. **Development Standards.** The following development standards shall apply to this site:

<b>Minimum Building Setbacks</b>	
Front (ft.)	75
Rear (ft.)	40
Side, east (ft.)	15
Side, west (ft.)	15
<b>Other Standards</b>	
Maximum Building Height (ft.)	60

5. **Buffers.** Along the east and south sides of the site, the facility shall maintain a 15 foot undeveloped buffer inside the existing fence. The vegetation in these buffers may be managed consistent with historic use of the site.

6. **Wetlands.** During development plan review, the existing wetland on the western edge of the property shall be delineated. Development plans shall clearly demonstrate a minimum 15 ft. undisturbed buffer from the wetland edge.
7. **Development of Northwest Corner.** Proposals for new development proposed in the northwestern portion of the property shall include reasonable assurance from a qualified wading bird expert that the proposed development will not have significant adverse impacts on the existing wading bird rookery. In addition, evidence that staff at Paynes Prairie Preserve State Park and FDEP Division of Recreation & Parks, Bureau of Parks, District II have reviewed the development proposal shall be provided with the proposal.
8. **Flood Prone Area Permit Required.** Any new development or redevelopment on the site shall be required to comply with Chapter 406 Article 7 100-Year Floodplains.

**Bases:**

1. **Policy 5.4.1.2** of the Future Land Use Element of the Comprehensive Plan requires that all government facilities and buildings obtain a Special Use Permit. The Fish and Wildlife Conservation Commission Wildlife Research Laboratory is a government facility and is required to obtain a Special Use Permit. Government facilities are permitted in all Future Land Use categories subject to the Special Use Permit process.
2. **Section 404.35** indicates that Government Facilities may be allowed in all zoning districts subject to the Special Use Permit process. The subject application will allow a government facility in the C-1 zoning district by Special Use Permit.
3. **Section 402.124** identifies the standards for being granted a Special Use Permit. The subject use meets the requirements of the Unified Land Development Code.

This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 11<sup>th</sup> day of May, A.D., 2010.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

By: *Cynthia Moore Chestnut*

Cynthia Moore Chestnut, Chair



ATTEST:

*J. K. Irby*  
J. K. "Buddy" Irby, Clerk

*D. Wog*

Alachua County Attorney

(SEAL)

DEPARTMENT APPROVAL

AS TO CORRECTNESS

*Steven Schubert*

Department of Growth Management

Authorized Designee

## EXHIBIT A

The following described land, situate, lying and being in the County of Alachua, State of Florida, to-wit:

That part of Section 20, Township 10 South, Range 20 East, Alachua County, Florida, being more particularly described as follows:

Commence at a concrete monument (PRM) at an intersection of the Southerly right of way line of State Road No. 329 (100.00 foot right of way) with the Westerly right of way line of a Department of Transportation Lateral Ditch (centerline of said Lateral ditch beginning at station 30 + 26.70 along the centerline of State Road No. 329 - Section 26020-2509) for the point of beginning; from the said point of beginning run South 27 deg. 11 mm. 15 sec. East along the said Westerly right of way line of a Lateral Ditch, a distance of 79.12 feet to a concrete monument (PRM); thence run North 85 deg. 17 mm. 45 sec. East along the Southerly right of way line of said Lateral Ditch, a distance of 226.98 feet to a concrete monument (PRM); thence run South 23 deg. 02 mm. 51 sec. East, a distance of 174.77 feet to a concrete monument (PRM); thence run South 30 deg. 06 mm. 45 sec. West, a distance of 350.00 feet to a concrete monument (PRM); thence run South 53 deg. 49 mm. 45 sec. West, a distance of 300.00 feet to a concrete monument (PRM); thence run South 68 deg. 34 mm. 45 sec. West, a distance of 360.00 feet to a Creasote Post; thence run North 04 deg. 23 mm. 34 sec. West, a distance of 598.97 feet to a Creasote Post at an intersection with the said Southerly right of way line of State Road No. 329; thence run North 64 deg. 09 mm. 22 sec. East along the said Southerly right of way line of State Road No. 329, a distance of 520.0 feet to said concrete monument (PRM) at the intersection of the said westerly right of way line of a Lateral Ditch for the said point of beginning. Containing 9.439 acres.

The bearings as shown by the legal description have been projected from the centerline bearing of State Rod No. 329-Section 26020-2509, according to Survey No. 190 - 73, preparede by H. K..Flowers and Associates, dated September 18, 1973, for the Florida Game and Fresh Water Fish Commission.

## Exhibit B



1. THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE BOUNDARY AND TOPOGRAPHY OF THE FWC LAB SITE AND TO PREPARE A BOUNDARY AND TOPOGRAPHIC SURVEY MAP THEREOF.

2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES SET FORTH IN THE FLORIDA SURVEYING AND MAPPING ACT AND THE FLORIDA SURVEYING AND MAPPING BOARD REGULATIONS.

3. THE SURVEY WAS CONDUCTED USING THE FOLLOWING INSTRUMENTS:

- GPS RECEIVER (GARMIN ETRIMBLE)
- TOTAL STATION (SOLA R4)
- THEODOLITE (SOLA R4)
- LEVELING STAFF (SOLA R4)

4. THE SURVEY WAS CONDUCTED ON THE FOLLOWING DATE(S):

- 10/15/10
- 10/16/10
- 10/17/10

5. THE SURVEY WAS CONDUCTED BY THE FOLLOWING SURVEYORS:

- ROBERT J. O'NEAL (REGISTERED SURVEYOR NO. 12345)
- JOHN A. SMITH (REGISTERED SURVEYOR NO. 67890)

6. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND PRACTICES:

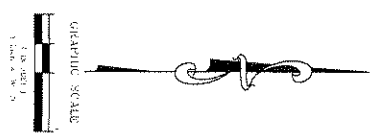
- FLORIDA SURVEYING AND MAPPING ACT
- FLORIDA SURVEYING AND MAPPING BOARD REGULATIONS
- ASCE STANDARD PRACTICE FOR SURVEYING (M&E-1.0)

7. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND PRACTICES:

- FLORIDA SURVEYING AND MAPPING ACT
- FLORIDA SURVEYING AND MAPPING BOARD REGULATIONS
- ASCE STANDARD PRACTICE FOR SURVEYING (M&E-1.0)

8. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND PRACTICES:

- FLORIDA SURVEYING AND MAPPING ACT
- FLORIDA SURVEYING AND MAPPING BOARD REGULATIONS
- ASCE STANDARD PRACTICE FOR SURVEYING (M&E-1.0)



**ELEVATION DESCRIPTION (AS PROVIDED BY FWS)**

The following table provides the elevation data for the FWC Lab Site. The elevations are given in feet above sea level.

Point	Elevation (feet)
LABORATORY BUILDING (EAST)	34.0
LABORATORY BUILDING (MIDDLE)	33.5
LABORATORY BUILDING (WEST)	33.0
LABORATORY BUILDING (SOUTH)	32.5
LABORATORY BUILDING (NORTH)	32.0
LABORATORY BUILDING (CENTRAL)	31.5
LABORATORY BUILDING (NORTHWEST)	31.0
LABORATORY BUILDING (SOUTHWEST)	30.5
LABORATORY BUILDING (SOUTHEAST)	30.0
LABORATORY BUILDING (NORTHEAST)	29.5
LABORATORY BUILDING (CENTRAL EAST)	29.0
LABORATORY BUILDING (CENTRAL WEST)	28.5
LABORATORY BUILDING (CENTRAL SOUTH)	28.0
LABORATORY BUILDING (CENTRAL NORTH)	27.5
LABORATORY BUILDING (CENTRAL CENTER)	27.0

**LEGEND**

- ▬ BOUNDARY
- ▬ PROPERTY LINE
- ▬ EXISTING BUILDING
- ▬ PROPOSED BUILDING
- ▬ EXISTING ROAD
- ▬ PROPOSED ROAD
- ▬ EXISTING DRIVE
- ▬ PROPOSED DRIVE
- ▬ EXISTING UTILITY
- ▬ PROPOSED UTILITY
- ▬ EXISTING ELEVATION
- ▬ PROPOSED ELEVATION
- ▬ EXISTING VEGETATION
- ▬ PROPOSED VEGETATION
- ▬ EXISTING WATER
- ▬ PROPOSED WATER
- ▬ EXISTING FENCE
- ▬ PROPOSED FENCE
- ▬ EXISTING SIGN
- ▬ PROPOSED SIGN
- ▬ EXISTING CURB
- ▬ PROPOSED CURB
- ▬ EXISTING DRAINAGE
- ▬ PROPOSED DRAINAGE
- ▬ EXISTING EROSION
- ▬ PROPOSED EROSION
- ▬ EXISTING CLIMATE
- ▬ PROPOSED CLIMATE
- ▬ EXISTING AIR
- ▬ PROPOSED AIR
- ▬ EXISTING SOUND
- ▬ PROPOSED SOUND
- ▬ EXISTING VIBRATION
- ▬ PROPOSED VIBRATION
- ▬ EXISTING INTERFERENCE
- ▬ PROPOSED INTERFERENCE

**REGISTERED SURVEYOR**

**ROBERT J. O'NEAL**

**REGISTERED SURVEYOR**

**JOHN A. SMITH**

**DATE OF CERTIFICATE:** 10/15/10

**UNIT OF MEASUREMENT:** FEET

**SCALE:** HORIZONTAL: 1 inch = 20 feet  
VERTICAL: 1 inch = 2 feet

**PROJECT:** FWC LAB SITE - GAINESVILLE, FL

**DRAWN BY:** MEO/ASW

**DATE:** 10/15/10

**CHECKED BY:** RJO

**DATE:** 10/15/10

DATE	DESCRIPTION

**BOUNDARY and TOPOGRAPHIC SURVEY  
FWC LAB SITE - GAINESVILLE, FL.**

**O'NEAL SURVEYING & MAPPING, INC.**  
1929 Buford Boulevard  
Tallahassee, FL 32308  
Ph. 850-273-2534 LB7713