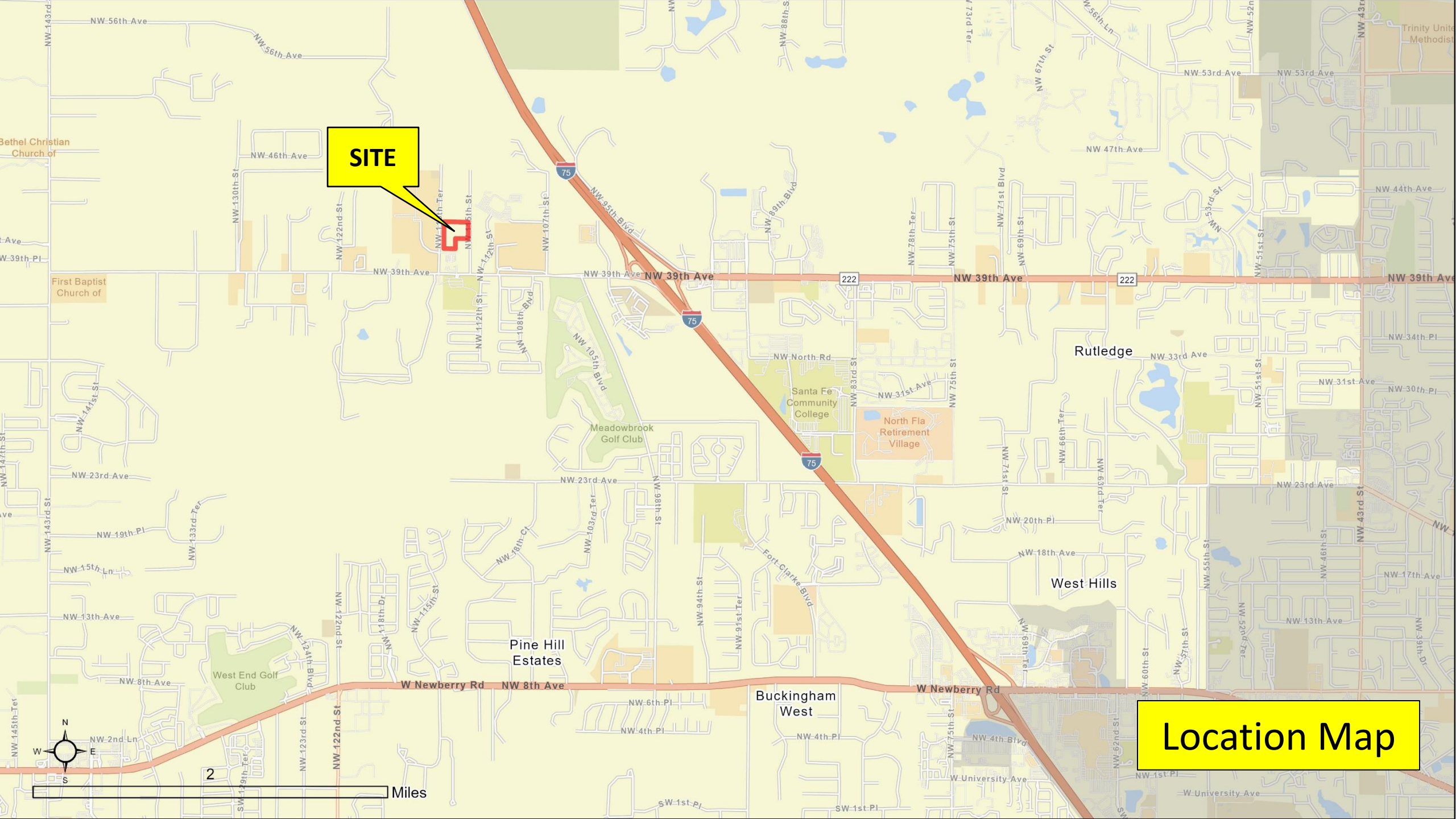




Z25-000014: Clay Electric Cooperative Special Exception

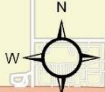
11530 NW 39th Ave.

Mehdi Benkhatar, AICP
Planner III



SITE

Location Map



2 Miles



SITE

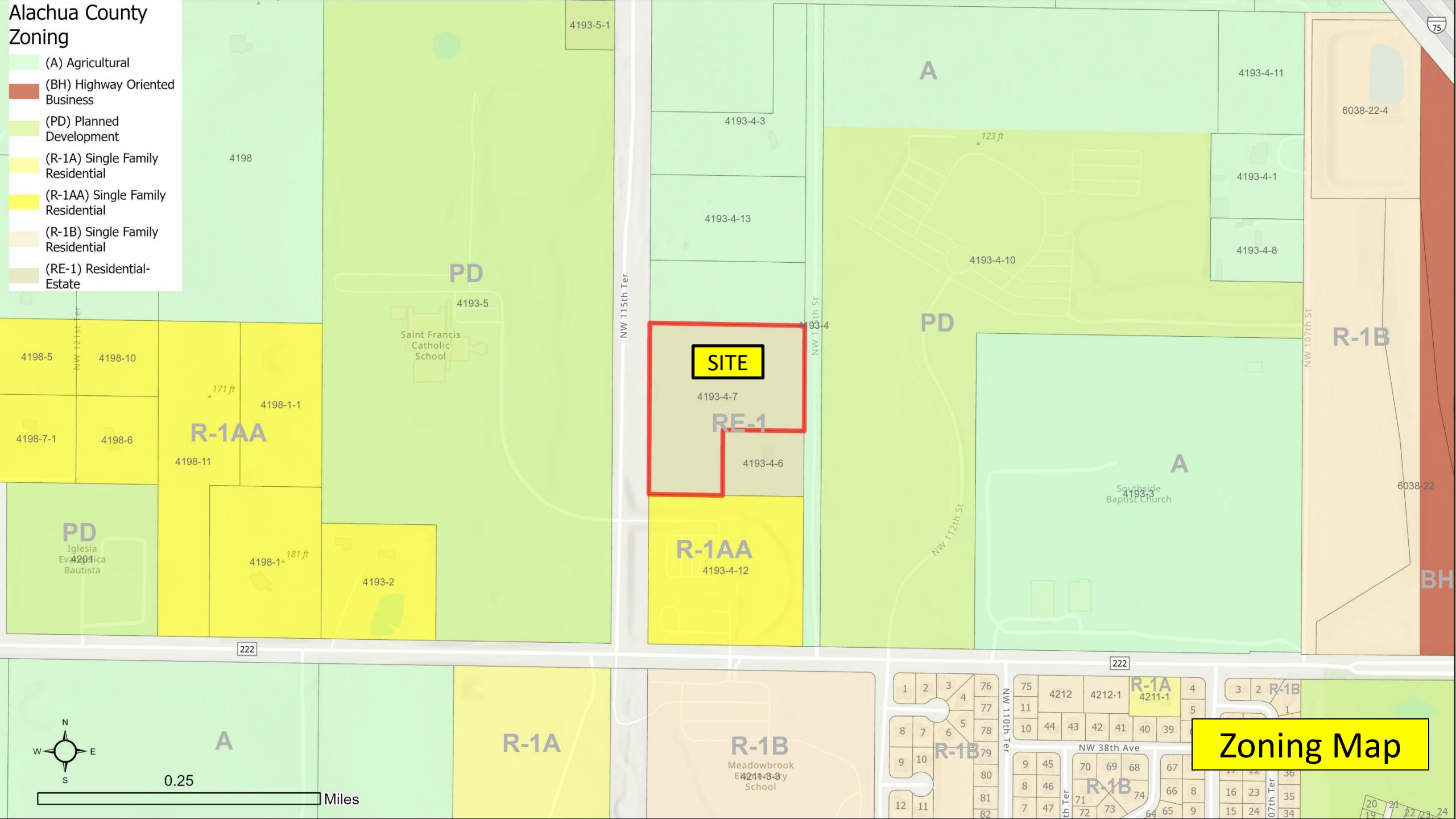
Aerial Image

1,000 Feet



Alachua County Zoning

- (A) Agricultural
- (BH) Highway Oriented Business
- (PD) Planned Development
- (R-1A) Single Family Residential
- (R-1AA) Single Family Residential
- (R-1B) Single Family Residential
- (RE-1) Residential-Estate



Background

- Request for “vehicle staging area” to be used during disaster events
- Adjacent to existing CEC office and communications tower
- Sec. 404.48.5 “major utilities”
 - Special exception required
 - buffer requirement
- No permanent structures proposed

Background

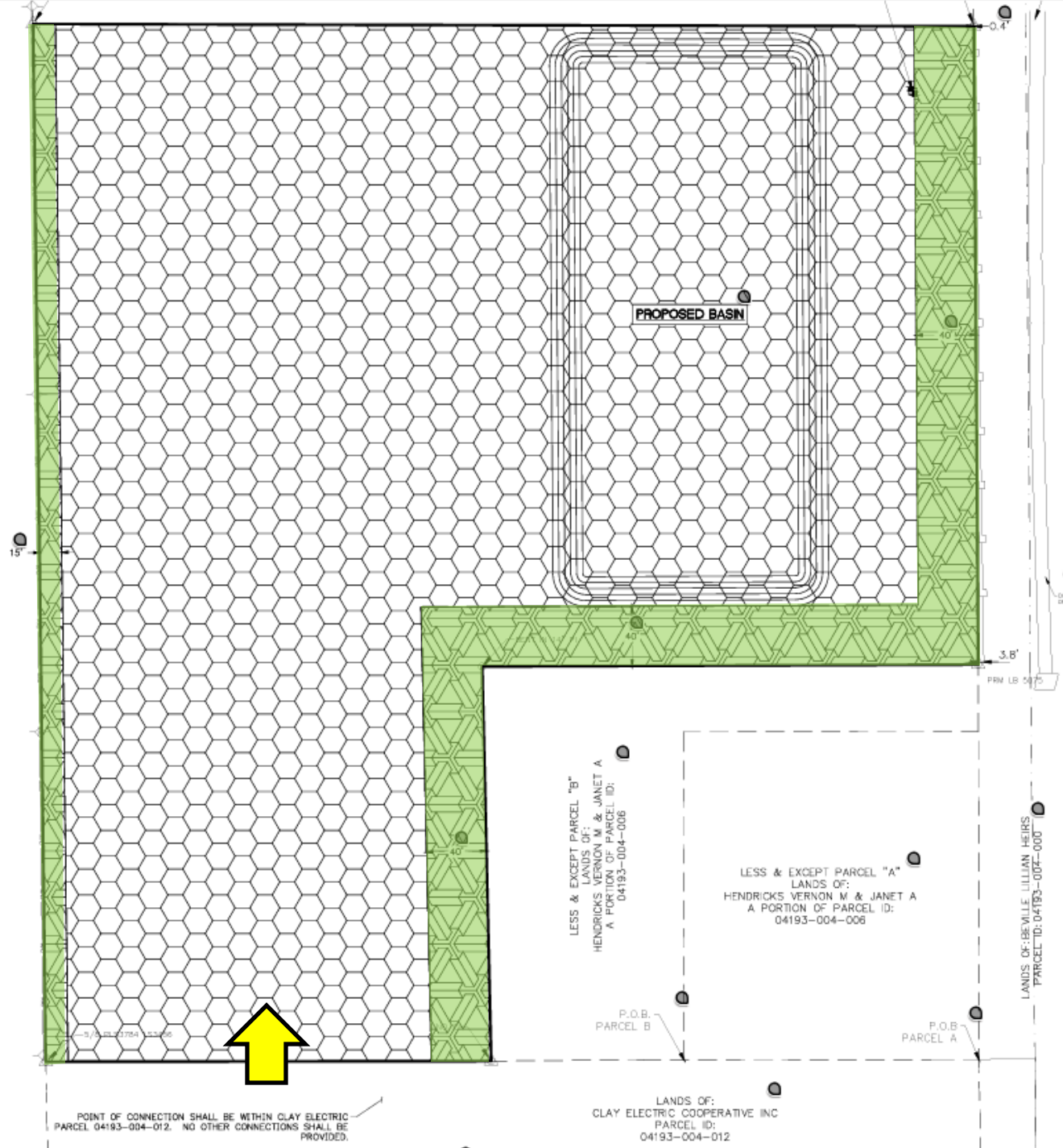
- Intent is to provide efficient, coordinated staging area for utility vehicles/equipment and supporting staff to respond to disaster events.
- Site will not ordinarily be in use outside of disaster events.
- Major utilities require high density buffers per ULDC (default is 150'/75'). Staff has proposed 75' around site's boundaries



NORTHWEST 115TH TERRACE

RIGHT-OF-WAY VARIES

361 0841
NAIL & DISK NO. 10
NORTHING: 256977.57
EASTING: 2614894.54
ELEVATION: 135.89
(NAVD88)



LESS & EXCEPT PARCEL "B"
LANDS OF:
HENDRICKS VERNON M & JANET A
A PORTION OF PARCEL ID:
04193-004-006

LESS & EXCEPT PARCEL "A"
LANDS OF:
HENDRICKS VERNON M & JANET A
A PORTION OF PARCEL ID:
04193-004-006

LANDS OF:
CLAY ELECTRIC COOPERATIVE INC
PARCEL ID:
04193-004-012

LANDS OF: BEVILLE, LILLIAN HEIRS
PARCEL ID: 04193-007-000

Special Exception Mater Plan

Bases for approval

- 1. Policy 5.1.2(c) of the Future Land Use Element** (public utilities are considered institutional uses)
- 2. Policy 5.2.1 of the Future Land Use Element** (criteria for institutional locations)
- 3. Policy 5.2.2 of the Future Land Use Element** (integration of institutional facilities in communities)
- 4. Policy 5.5.1(a) of the Future Land Use Element** (public utilities permitted in all land use categories)
- 5. Site makes use of existing, adjacent Clay Electric facilities**

Proposed conditions

1. This special exception shall allow temporary staging of vehicles and supporting facilities for a major utility to prepare and respond to disaster events, as shown on the special exception master plan.
2. High density buffers shall be located along all boundaries of parcel 04193-004-007 with a minimum buffer width of 75’.
3. Temporary lighting shall be oriented to minimize impact on surrounding parcels. Any permanent lighting shall comply with Chapter 407, Article XIV “Outdoor Lighting” of the Unified Land Development Code.
4. Storage of any hazardous materials shall be coordinated with the Alachua County Environmental Protection Department.

Staff Recommendation

Staff recommends that the Planning Commission recommend that the Board of County Commissioners **approve Z25-000014**, with the conditions and bases as listed in the staff report.