

**RESOLUTION Z-16-06**

*A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, FOR A SPECIAL USE PERMIT TO ALLOW A GOVERNMENT BUILDING IN AN AGRICULTURE ZONING DISTRICT LOCATED AT 3020 SW 75<sup>TH</sup> STREET ON TAX PARCEL NUMBER 06850-003-000 ON APPROXIMATELY 10.05 ACRES*

WHEREAS, Zoning Application ZOS-02-16, a request for a special use permit to allow a government building in an Agriculture zoning, has been duly filed and was considered by the Alachua County Planning Commission at its regular meeting of June 15, 2016, and,

WHEREAS, the Alachua County Board of County Commissioners considered this zoning item at its regular meeting of August 9, 2016;

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

Zoning Application ZOS-02-16, a request by Clay Sweger of eda, inc., agent, for Alachua County Library District, owners, for a special use permit to allow a government building in an Agriculture zoning district located at 3020 SW 75<sup>th</sup> Street on Tax Parcel Number 06850-003-000 on approximately 10.05 acres, as summarized in the attached exhibit, is hereby approved with the following conditions and bases:

## Conditions

1. Special use permit ZOS-02-16 is issued to allow a public library on Parcel Number 06850-003-000.

## Bases

1. **Policy 5.1.1** of the Future Land Use Element (Institutional Uses) states that *Potential locations for major future institutional uses are identified on the Future Land Use Maps. Institutional uses may be allowed in other land use categories designated on the Future Land Use Map, and implemented in accordance with the guidance and policies within this Section 5.0., and within the Comprehensive Plan as a whole.* **Policy 5.1.2(b)** identifies community services (e.g. civic and government facilities) as an institutional use. The library is a government (Alachua County Library District) facility and thus allowed by special use permit in this agricultural zoning district.

2. **Policy 5.2.1** provides location criteria for institutional uses. *The following criteria shall determine the appropriateness of potential institutional locations and uses requiring special use permits shall be demonstrated prior to establishing the institutional use:*

- a. *Optimum service area.*
- b. *Optimum operating size.*
- c. *Access to clientele.*

- d. *Compatibility of the scale and intensity of the use in relationship to surrounding uses, taking into account impacts such as, noise, lighting, visual effect, traffic generation, odors.*
- e. *Nature of service provision.*
- f. *Needs of the clientele.*
- g. *Availability and adequacy of public infrastructure to serve the particular use.*
- h. *Preservation and strengthening of community and neighborhood character through design.*
- i. *Consistency with the goals, objectives, and policies of the Conservation and Open Space Element.*

The special use permit is for an existing library facility located on Tower Road owned by the Alachua County Library District. The nature of the library structure is similar to other institutional uses nearby (e.g. a church facility is located directly to the north of the library property). The location of the facility along Tower Road allows ready access for citizens using the facility and the size of the site (10 acres) is optimal for the placement of the library while permitting buffering from adjoining uses as needed. The library does not generate undue noise or odors and, per the LOS section of this report, will not adversely impacts LOS standards found in the Plan. The property does not contain environmentally sensitive resources and is consistent with the goals, objectives and policies of the COSE.

**3. Policy 5.4.1** states that *government facilities shall be located along major transit routes, in activity or village centers or near other community services to ensure accessibility.* The library is located along Tower Road as is readily accessible by vehicle as well as transit service that runs directly in front of the library property.

**4. Policy 5.4.1.2** states that *government facilities may be allowed in all land use categories designated on the Future Land Use Map through the special use permit process subject to performance criteria regarding site size, scale and dimensions, building coverage, parking, buffering, access and other impacts.* The applicant is seeking a special use permit for the library. The site is approximately 10 acres in size and can easily accommodate the proposed expansion of the library facility as well as parking and site access. Buffering will be provided per the Alachua County ULDC.

**5. Policy 7.1.2** of the Future land Use Element states that *Proposed changes in the zoning map shall consider:*

- a. *consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan*
- b. *the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage*

*of development plan review, as detailed in Policy 2.1 of the Potable Water and Sanitary Sewer Element.*

- c. the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice and redevelopment opportunities.*
- d. those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.*

As shown in the LOS section of this report, the impacts to public facilities are very limited. The facility is connected to public water and sewer facilities. The library is an existing facility located on Tower Road. The proposed special use permit is needed to ensure that this institutional use is consistent with the Alachua County Comprehensive Plan and Code. The library is an institutional structure that is not out of character with other institutional structures that are in the area (e.g. churches and schools) nor with the commercial development located at various points along Tower Road.

6. Any Special Use Permit is required to demonstrate that it complies with the general criteria identified in **Section 402.124** of the ULDC. These criteria are:

- a. the proposed use is consistent with the Comprehensive Plan and ULDC;*

- b. *the proposed use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan;*
- c. *the proposed use shall not adversely affect the health, safety, and welfare of the public; and*
- d. *satisfactory provisions and arrangements have been made concerning the following matters, where applicable:*
- e. *ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;*
  - 1. *off-street parking and loading areas where required, with particular attention to item 1 above;*
  - 2. *the noise, glare or odor effects of the special use permit on surrounding properties;*
  - 3. *refuse and service areas, with particular reference to location, screening and items 1 and 2 above;*
  - 4. *Utilities, with reference to location and availability;*
  - 5. *Screening and buffering with reference to type, dimensions and character;*
  - 6. *Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;*

7. *Required yards and other open space;*
8. *General compatibility with surrounding properties; and*
9. *Any special requirements set forth in this ULDC for the particular use involved.*

As shown in the LOS section of this report, the impacts to public facilities are very limited. The facility is presently connected to a centralized sewer system. Off-street parking is provided on-site and adequate space exists to expand parking should this be required at development review. The nature of the project (library expansion) is consistent with the institutional/commercial nature of the area. As shown in the aerial photograph, the large size of the site in relation to the use allowed for placement of the library in such a manner to maintain significant buffering from surrounding uses. While the library does generate traffic to and from the site, it does not generate undue noises or odors. The limited hours of operation also ensure that there is minimal impact on surrounding residential development with most activity occurring during daylight hours. Open space requirements will be addressed at the DRC but, as previously stated, the large size of the site allows for compliance with any open space requirements. The location of this facility as an institutional use along Tower Road is therefore both appropriate and does not adversely impact surrounding land uses.

DULY ADOPTED in regular session this 9<sup>th</sup> day in August, A.D., 2016.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

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

Robert H. Hutchinson, Chair

ATTEST:

\_\_\_\_\_

J. K. Irby, Clerk

APPROVED AS TO FORM

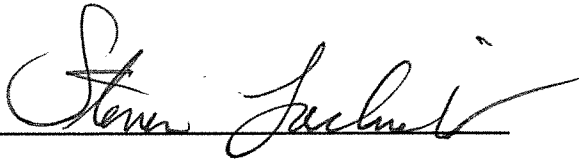
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(SEAL)

Alachua County Attorney

DEPARTMENT APPROVAL

AS TO CORRECTNESS

  
\_\_\_\_\_

Department of Growth Management

Authorized Designee



# EXHIBIT A

## LEGAL DESCRIPTION

THE SOUTH 417.5 FEET OF THE NORTH 1915 FEET OF THE EAST 1100 FEET OF SECTION 17, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

LESS THE EAST 50 FEET RESERVED FOR ROAD RIGHT-OF-WAY.