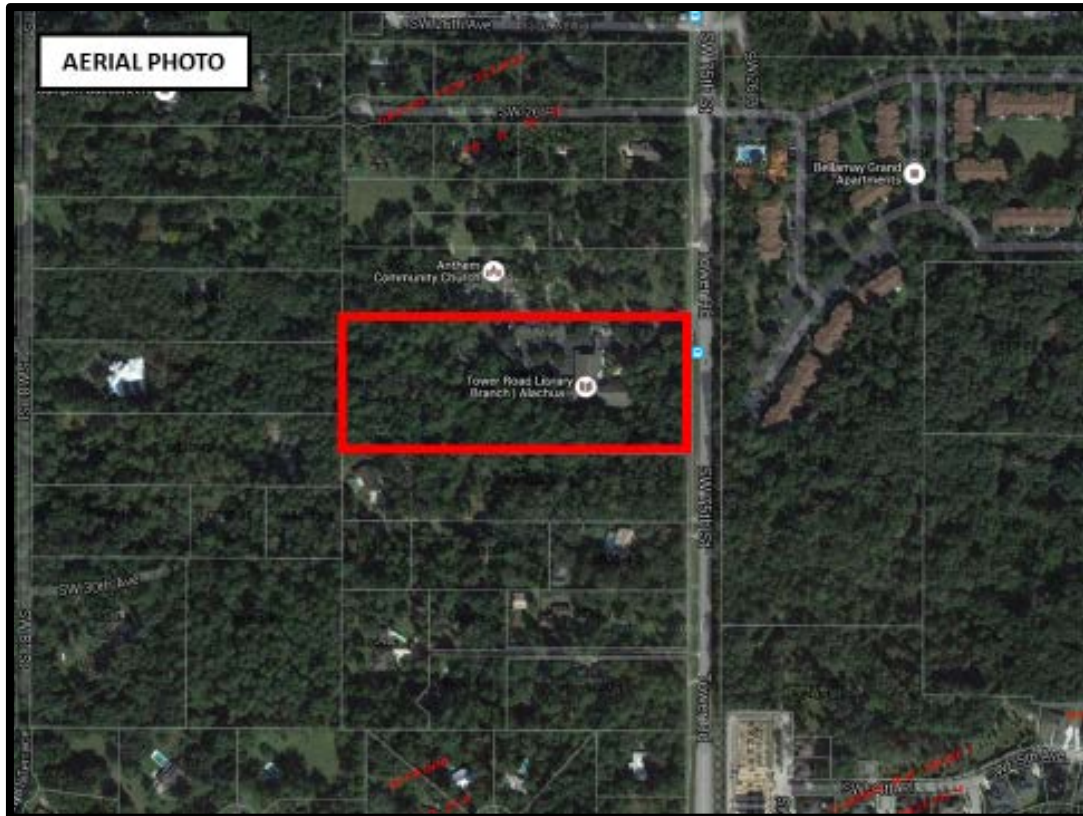




## Special Use Permit Application



**Project Request:** A Special Use Permit application to allow a government building in the Agriculture zoning district.

**Project Location:** Approximately 10-acre project area located at 3020 SW 75<sup>th</sup> Street (parcel number 06850-003-000)

**Project Owner:** Alachua County Library District

**Submittal Date:** April 16, 2016

**Prepared By:** Clay Sweger, AICP, LEED AP  
eda engineers-surveyors-planners, inc.

## Project Summary

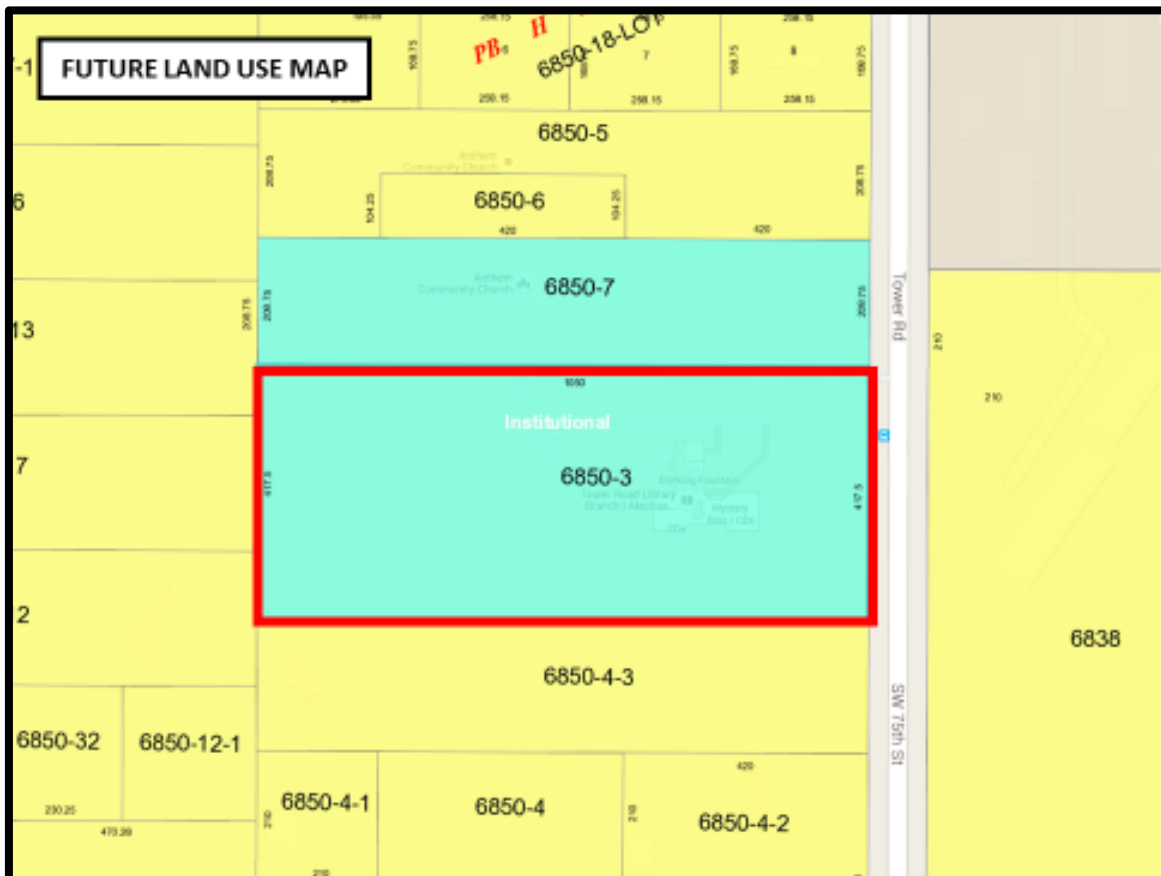
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The project proposes a Special Use Permit (SUP) for a government building in the Agriculture zoning district on approximately 10 acres. Government buildings are required to secure SUP approval in the Agriculture zoning district, per ULDC Ch. 404.35. Specifically, this SUP request is associated with the Tower Road Library Branch, which has been in existence prior to the requirement for a SUP for government buildings. As such, the proposed building addition to the Tower Road library requires that the facility be issued a SUP by the Board of County Commissioners.

## Future Land Use Designation and Zoning District

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The subject property currently has an Institutional Future Land Use map designation and Agriculture zoning district, as shown on the following maps:





According to the Alachua County Comprehensive Plan, government buildings (including libraries) are an allowable use in the Institutional Future Land Use Designation.

## **Compatibility with Adjacent Uses**

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The Comprehensive Plan requires that any approved Special Use Permit applications demonstrate compatibility with the adjacent properties. The following Comprehensive Plan policy stresses compatibility with adjacent uses when considering any zoning action:

*Policy 7.1.2 Proposed changes in the zoning map shall consider:*

- c. the relationship of the proposed development to existing development in the vicinity...*

The following land uses currently exist on the adjacent properties:

*North:* Church (Institutional Use)  
(Institutional future land use designation).

*East:* Multifamily Development  
(Low Density Residential future land use designation).

*South:* Single Family Residential  
(Low Density Residential future land use designation).

*West:* Single Family Residential  
(Low Density Residential future land use designation).

Upon analyzing these existing land uses, the existing library is compatible with the neighboring properties, which include single family residences and another institutional use (church). It is based on these facts that the subject property is compatible with the existing surrounding uses and shall not create an adverse impact.

## **Comprehensive Plan Consistency**

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The proposed government building (library) SUP complies with the underlying Institutional Future Land Use Element designation, as confirmed in FLUE Policy 5.1.2 below:

**Policy 5.1.2** *The following uses are considered institutional and governmental uses in Alachua County:*

- (a) Public and Private Educational Facilities (meeting State of Florida compulsory education requirements), Day Care Centers, and Nursery Schools.*
- (b) Community Services (e.g. civic and government facilities, fire and emergency services, law enforcement, health facilities, community service organizations, correctional facilities).*
- (c) Public Utility, Communications or Infrastructure Services (e.g. utility transmission and distribution facilities, landfills).*
- (d) Religious Facilities; and*
- (e) Cemeteries.*

## **Unified Land Development Code (ULDC) Consistency**

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The following ULDC code section outlines the requirement for a Special Use Permit for government buildings (including churches) in the (A) Agriculture zoning district:

*Article 8      Community Services*

*404.35      Government Buildings and Facilities*

*Government buildings and facilities may be allowed by a special use permit in all zoning districts. In any district except A, A-RB, C-1, or RM-1, such buildings or facilities may be allowed as limited uses, provided that the site is located within an Activity Center or in a Traditional Neighborhood and Transit Oriented Development. In these cases, no special use permit shall be required.*

There are no specific use standards for government buildings and therefore, the site is simply required to comply with the standard development criteria in the ULDC. The existing library complies with the applicable criteria and the proposed building addition will comply as well.

## **Proposed Special Use Permit Conditions**

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Given the use associated with this project, there are no conditions proposed as part of this SUP.