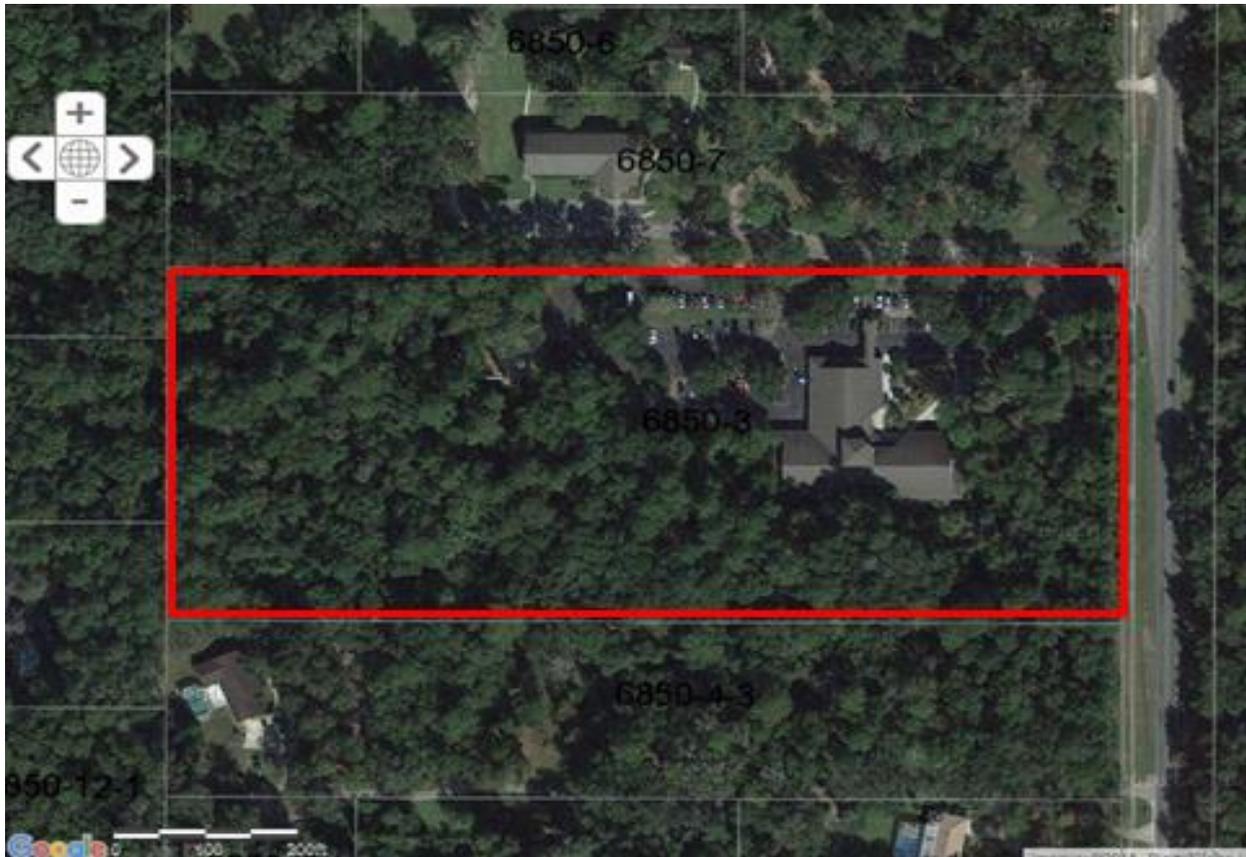


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Description of Site and Proposed Request



Aerial of Subject Property

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Comprehensive Plan Consistency

The requested special use permit is for government buildings and facilities (a public library) on an agriculturally zoned parcel. The Tower Road Branch Library is an existing facility that has been at this site for many years. When the library was originally constructed, it was permitted by right without the need for a special use permit (SUP). However, subsequent amendments to the Alachua County Unified Land Development Code (ULDC) now require a SUP for government facilities in the agricultural zoning district. The library is planning an expansion of its facility and therefore must comply with the ULDC; hence the need for a SUP at this time. The following Comprehensive Plan policies apply to this application.

Levels of Service

The Alachua County Comprehensive Plan Capital Improvement Element requires that the public facilities and services needed to support development be available concurrent with the impacts of development and that issuance of a Certificate of Level of Service Compliance (CLSC) be a condition of all final development orders. 'Concurrent' shall mean that all adopted levels of service (LOS) standards shall be maintained or achieved within a reasonable timeframe. Per **Policies 1.2.4** and **1.2.5** of the Capital Improvements Element of the Alachua County Comprehensive Plan, LOS standards have been adopted for various types of public facilities.

Traffic

The proposed use, if approved as part of this special use permit request, will generate limited additional vehicular trips. The request is to expand an existing use (public library). No impacts to level of service standards are anticipated as a result of this request.

Water and Sewer

Policy 1.2.4 (e) describes the minimum Level of Service standards for potable water and sewer. These are summarized in the following table:

	Peak Residential & Non Residential	Pressure	Storage Capacity
Potable Water	200 gallons/day/du	40 p.s.i.	½ peak day volume
Sanitary Sewer	106 gallons/day/du	Na	Na

There will be no impacts to water and sewer levels of service resulting from this request.

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Drainage

Policy 1.2.4 (d) states that the minimum drainage LOS standard for non-residential development requires a floor elevation of one (1) foot above the 100-year/critical duration storm elevation or flood resistant construction. The applicant will be required to show how they intend to implement remediation measures for activities in flood prone areas (if any) as a part of this request at the development review stage.

Emergency Services

The LOS standard for emergency services will not be exceeded by this request. The request for approval of additions to an existing library facility will not result in additional impacts to the LOS for emergency services at this site.

Solid Waste

Policy 1.2.4 (c) states that the minimum level of service standard for solid waste disposal used for determining the availability of disposal capacity to accommodate demand generated by existing and new development, at a minimum, shall be 0.73 tons per person per year. LOS standards for solid waste will not be exceeded by this request.

Recreation

The proposed land use change will not have an impact on the recreation level of service in Alachua County. The requested permit is not a residential development and will not generate additional recreational demand.

Schools

The proposed zoning change will not have an impact on public school enrollment in Alachua County. The requested permit is not a residential development and will not generate additional school demand.

Institutional Policies

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

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use. The library is a government (Alachua County Library District) facility and thus allowed by special use permit in this agricultural zoning district.

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. All buffering as required will be determined by the Development Review Committee (DRC) and will be consistent with the ULDC and Plan. 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.

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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.

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.

Changes to the Zoning Map

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

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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.

ULDC Consistency

Staff finds the request to be consistent with the applicable requirements of the ULDC outlined here.

Special Use Permits

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:*
 1. *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;*
 2. *off-street parking and loading areas where required, with particular attention to item 1 above;*
 3. *the noise, glare or odor effects of the special use permit on surrounding properties;*
 4. *refuse and service areas, with particular reference to location, screening and items 1 and 2 above;*
 5. *Utilities, with reference to location and availability;*
 6. *Screening and buffering with reference to type, dimensions and character;*
 7. *Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;*

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8. *Required yards and other open space;*
9. *General compatibility with surrounding properties; and*
10. *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.

Staff Recommendation

Staff recommends **approval** of ZOS-02-16 with the following 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*

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requiring special use permits shall be demonstrated prior to establishing the institutional use:

- a. *Optimum service area.*
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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

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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:*

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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:

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- 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:*
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 - 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;*
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 - 7. *Required yards and other open space;*
 - 8. *General compatibility with surrounding properties; and*
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location of this facility as an institutional use along Tower Road is therefore both appropriate and does not adversely impact surrounding land uses.

Staff Comments

Department of Public Works: There are no FEMA designated 100 year flood plain on the 10.05 acre property. The site is proposing to access off of the existing driveway of SW 75th Street (County maintained paved road) and the impacts of the proposed site improvements will be evaluated at the time of DRC review

Environmental Protection Department: No comments

Transportation/Concurrency: