

## **RESOLUTION Z-21-9**

*A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, FOR A SPECIAL USE PERMIT TO ALLOW A GOVERNMENT BUILDING OR FACILITY (FIRE/RESCUE STATION) WITH A FUTURE LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL (1 TO 4 DWELLING UNITS/ACRE) AND AGRICULTURE ZONING ON TAX PARCEL NUMBER 06666-000-000, ON APPROXIMATELY 2.88 ACRES LOCATED AT 10404 SW 24<sup>TH</sup> AVE.*

WHEREAS, Zoning Application ZOS-01-21, a request for a special use permit for a government building or facility, has been duly filed and was considered by the Alachua County Planning Commission at its regular meeting of September 15, 2021 and;

WHEREAS, the Alachua County Board of County Commissioners considered this zoning item at its regular meeting of October 12, 2021;

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

Zoning Application ZOS-02-21, a request by Craig Brashier of CHW, Inc., agent, for Alachua County, owners, for a special use permit for a government building or facility (fire/rescue station), located 10404 SW 24<sup>th</sup> Ave. on Tax Parcel Number 06666-000-000, as summarized in the attached exhibit, is hereby approved with the following conditions and bases:

## **Conditions**

1. This special use permit shall allow a fire/rescue station consistent with the associated special use permit master plan.
2. A 40-foot wide, "High" type buffer shall be located along the western and northern site boundaries.
3. Refuse and service areas shall be located to the rear of the building.

## **Bases**

1. **Policy 5.2.1 of the Future Land Use Element** provides criteria for locating potential institutional uses. Staff has found that the proposed fire/rescue station meets these criteria. The proposed station serves an optimum area within the southwest portion of the Urban Cluster where emergency service calls and population growth have been increasing. The proposed size of the station is intended to meet these future service needs. The need for a fire/rescue station in this area of the County has been identified previously in the 2004 and 2012 Fire Service Master Plans. The station will help to ensure that the 6-minute response time standard for 80% of calls will be met. The proposed location on the site and High, 40' wide buffers along the western and northern site boundaries are intended to provide the most visual and noise buffering as possible for compatibility with surrounding residences. The site is located within the Urban Cluster on a major collector road (SW 24<sup>th</sup> Ave.). Adequate public infrastructure is in place to serve the fire/rescue station. The design of the station, with the proposed buffering and location as well as locating refuse/service areas to the rear of the building act to preserve and strengthen the residential, neighborhood

character. County staff have reviewed the environmental resources checklist submitted as part of this special use permit application and have determined that the proposed request is consistent with the protection of natural resources.

2. **Policy 5.4.2.1 of the Future Land Use Element** states that *Fire stations may be permitted 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 proposed fire/rescue station is located on a parcel with a Low Density Residential (1 to 4 dwelling units/acre) future land use designation and the applicant has submitted a special use permit application. Staff has proposed conditions to address possible impacts from this use on surrounding parcels.

3. The proposed fire/rescue station will help to ensure that the level of service standard for emergency services response time (6-minute response time for 80% of calls within a 12-month period) will be met, as mentioned in **Policy 1.2.5 (a) of the Capital Improvements Element.**

DULY ADOPTED in regular session this 12<sup>th</sup> day in October, A.D., 2021.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

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

Ken Cornell, Chair

ATTEST:

\_\_\_\_\_

Jesse K. Irby, II, Clerk

(SEAL)

APPROVED AS TO FORM

DocuSigned by:  
*Corbin Hanson*  
9FF93D92AF02438...

Alachua County Attorney

DEPARTMENT APPROVAL

AS TO CORRECTNESS

\_\_\_\_\_

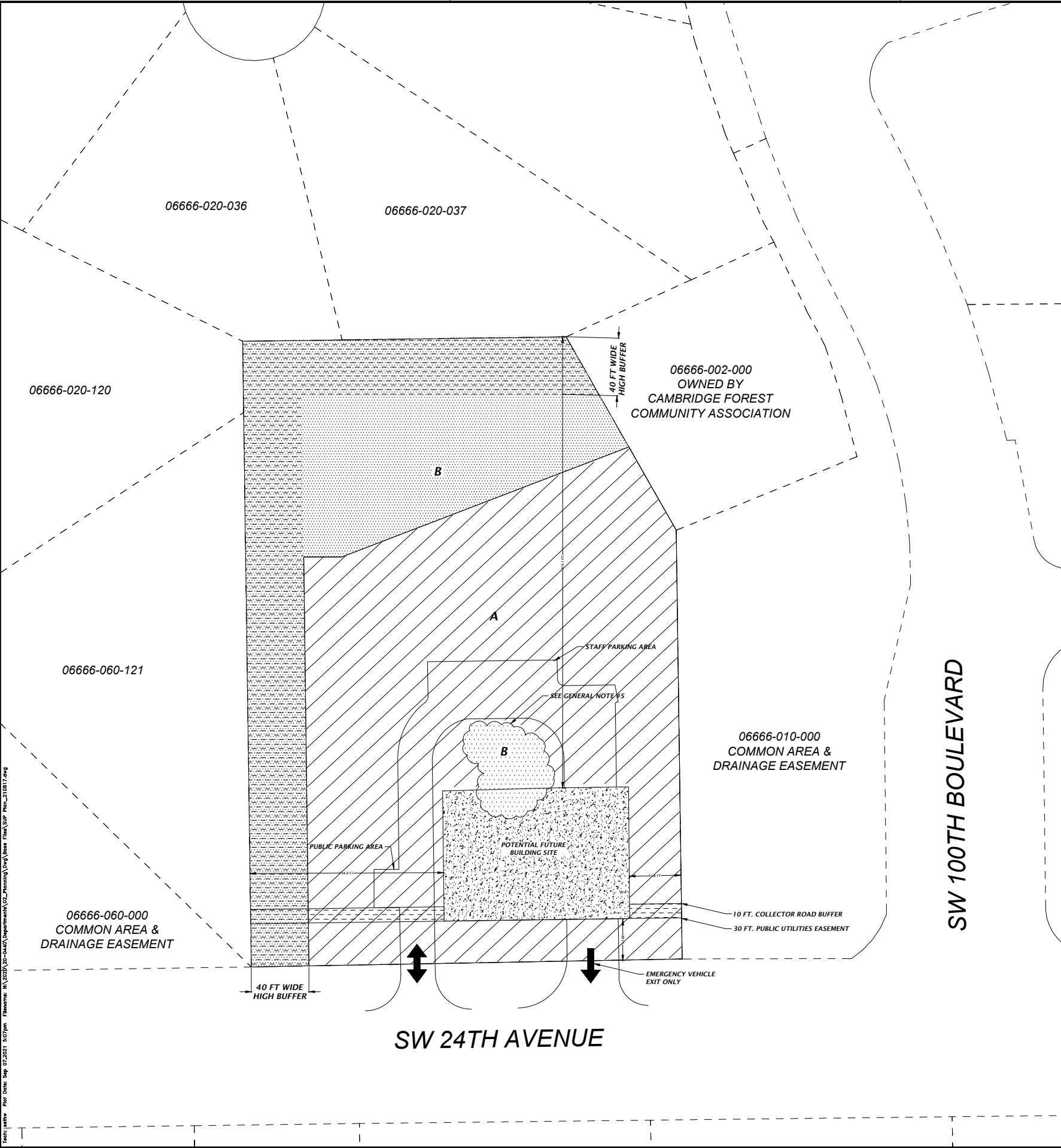
Department of Growth Management

Authorized Designee

**EXHIBIT A: LEGAL DESCRIPTION**

LEGAL DESCRIPTION AS RECORDED IN OR BOOK 2094 PAGE 1164;

THAT PORTION OF LAND LYING IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 19 EAST. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH  $\frac{1}{4}$  CORNER OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR A POINT OF COMMENCEMENT. THENCE RUN NORTH 89°34'22"WEST, ALONG THE SOUTH LINE OF THE AFOREMENTIONED SOUTHWEST  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 19 EAST, A DISTANCE OF 699.87 FEET; THENCE NORTH 00°25'38"EAST, A DISTANCE OF 40.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SW 24TH AVENUE (A.K.A. COUNTY ROAD SW 30 – RIGHT OF WAY VARIES), ALSO BEING THE MOST SOUTHWEST CORNER OF THAT PROPERTY AS DESCRIBED ON THE RECORD PLAT OF CAMBRIDGE FOREST PHASE 1, AS RECORDED IN PLAT BOOK "Q" PAGE 23 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. THENCE CONTINUE NORTH 00°25'38"EAST, ALONG THE WEST LINE OF SAID CAMBRIDGE FOREST PHASE 1, A DISTANCE OF 310.00 FEET; THENCE DEPARTING SAID WEST LINE OF CAMBRIDGE FOREST PHASE 1, RUN NORTH 28°25'59"WEST, A DISTANCE OF 155.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THAT PORTION OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1710, PAGE 1413 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 89°34'22"WEST, ALONG SAID NORTH LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1710, PAGE 1413, A DISTANCE OF 225.18 FEET; THENCE DEPARTING SAID NORTH LINE DESCRIBED IN OFFICIAL RECORDS BOOK 1710, PAGE 1413; RUN SOUTH 00°25'40"WEST, A DISTANCE OF 445.75 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF SW 24TH AVENUE (A.K.A. COUNTY ROAD SW 30 – RIGHT OF WAY VARIES); THENCE RUN SOUTH 89°34'22" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.



# ALACHUA COUNTY FIRE RESCUE STATION 80 SUP MASTER PLAN

## GENERAL NOTES

1. THE LAND USE AREA BOUNDARIES AND PROPOSED CONNECTION POINTS ARE APPROXIMATE AND MAY BE ADJUSTED DURING DEVELOPMENT PLAN APPROVAL.
2. STORMWATER MANAGEMENT FACILITIES MAY BE LOCATED WITHIN ANY LAND USE AREA.
3. VEHICULAR PARKING AND CIRCULATION SHALL BE LOCATED WITHIN LAND USE AREA 'A'.
4. TEMPORARY BUILDINGS REQUIRED FOR CONSTRUCTION AND REDEVELOPMENT MAY BE LOCATED ONSITE.
5. MINIMAL DEVELOPMENT WILL BE ALLOWED WITHIN THE DRIP LINE OF THIS TREE, TO ENHANCE COMPATIBILITY WITH ADJACENT RESIDENTIAL PROPERTIES.
6. TOTAL PLANTING REQUIREMENTS IN THE 10 FT. COLLECTOR ROAD BUFFER WILL BE PROVIDED ALONG SW 24TH AVENUE FRONTAGE, BUT NO PLANTINGS WILL BE PLACED BETWEEN BUILDING AND ROADWAY.
7. REQUIRED SCREENING FOR THE 40 FT. WIDE HIGH BUFFER MAY BE PROVIDED OUTSIDE OF THE BOUNDS OF THE BUFFER AREA WITHIN THE PROJECT SITE.
8. 20% OF EXISTING TREE CANOPY MUST BE RETAINED AT DEVELOPMENT REVIEW, CONSISTENT WITH ALACHUA COUNTY UNIFIED LAND DEVELOPMENT CODE CHAPTER 406, ARTICLE 2. THIS MAY REQUIRE RETENTION OF TREES WITHIN LAND USE AREA 'A'.

## LEGEND

- PROJECT SITE**
- ALACHUA COUNTY TAX PARCELS**
- ESTIMATED BUILDING SITE**

## LAND USE AREAS

- AREA A: BUILDABLE AREA**
- AREA B: NATURALLY VEGETATED AREA**

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**CHX**  
Professional Consultants

SCALE: 1" = 80'  
VERIFY SCALE  
BAR IS ONE INCH ON  
ORIGINAL DRAWING  
0 IF NOT ONE INCH ON  
THIS SHEET, ADJUST  
SIZES PROPORTIONALLY.

CONSTRUCTION AND REVISIONS

SUBMITTALS: SUBMITTAL - JUNE 28, 2021

CLIENT: ALACHUA COUNTY

DESIGNER: SW

PROJECT: STATION NO. 80

QUALITY CONTROL: CB

SHEET TITLE: SUP MASTER PLAN

PROJECT NUMBER: 20-0440

SHEET NO: 1 of 1