




# **Z22-000008**

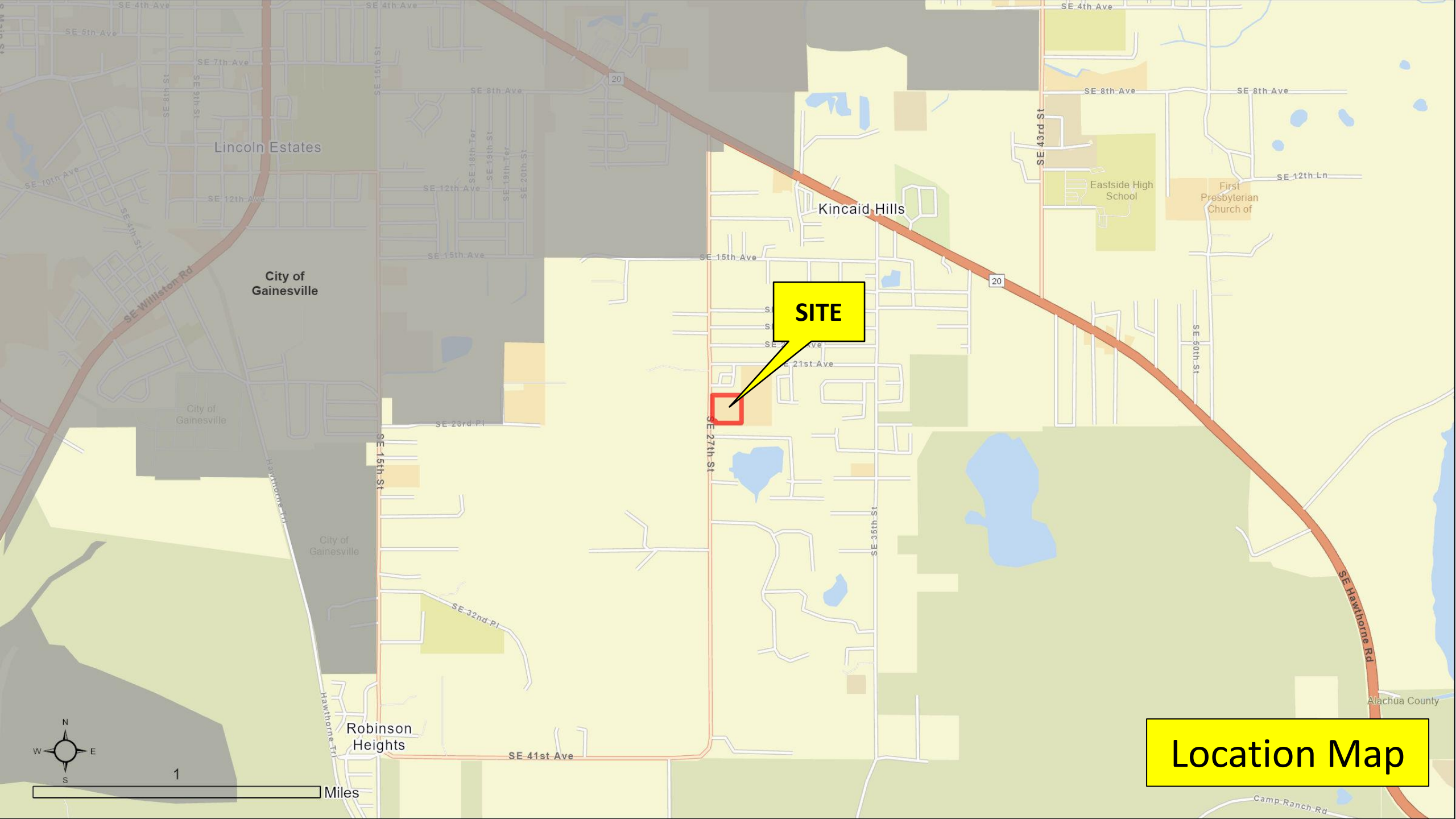
## **Special Exception for a Child Care Center**

### **First Assembly Faith Fellowship, Inc.**

Mehdi Benkhatar, Planner III  
Alachua County Growth Management

# Background

- The application is for a special exception to allow a child care center as an accessory use to an existing place of worship.
  - If approved, a child care center with up to 4,800 sq. ft. of space would be allowed.
  - Total number of children at center expected to be approx. 60 (sq. ft. requirements per child)
  - Development plan approval will be required if the special exception is approved.
- 



**SITE**

**Location Map**





Conservation/Ag zoned property

Common Area of Lana's Place

SITE

Church

Utility Easement

Aerial Image



300

Feet

16206-25

16206-26

16206-27

16206-28

16206-29

16206-30

16134-52

16134-51

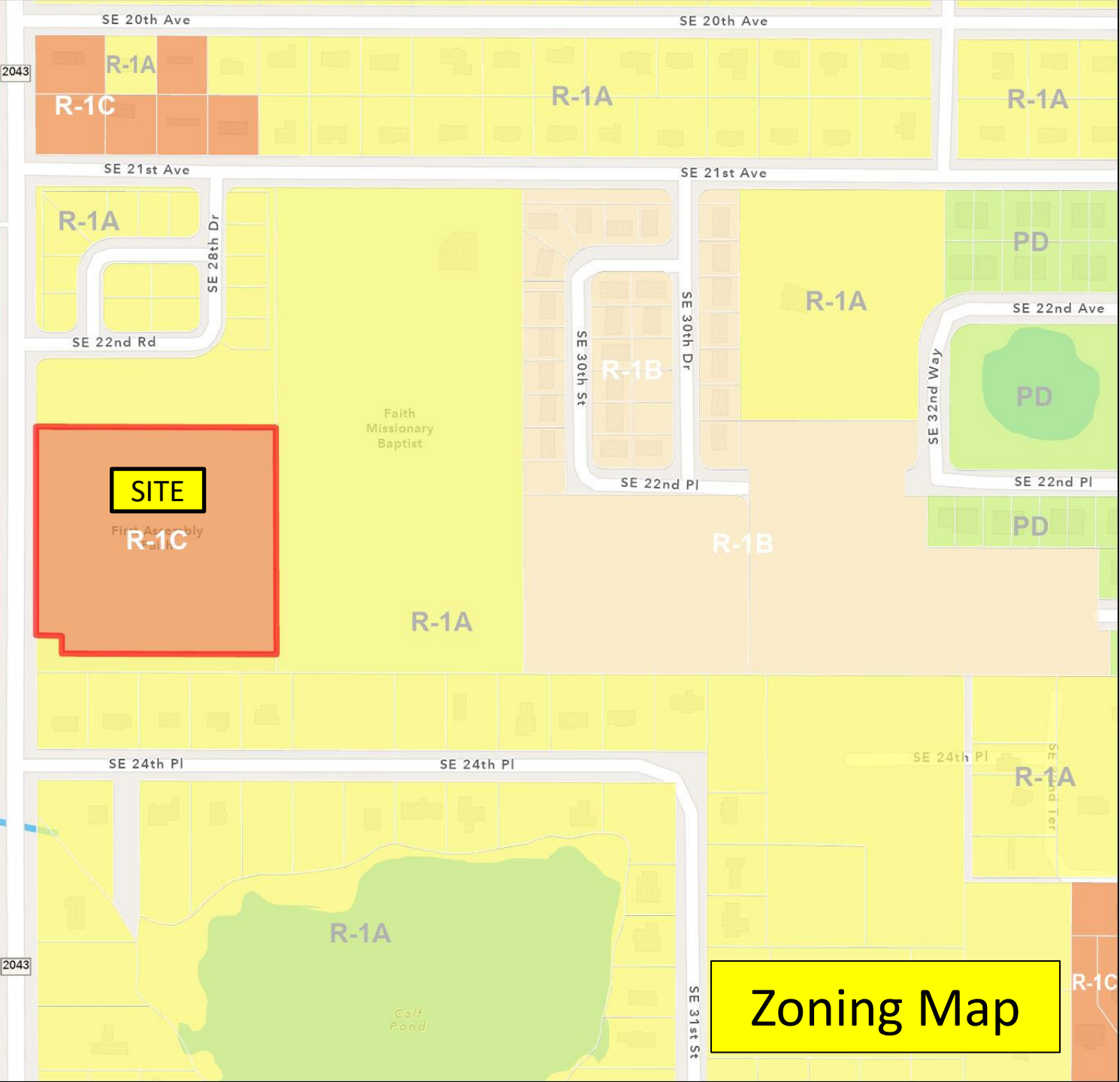
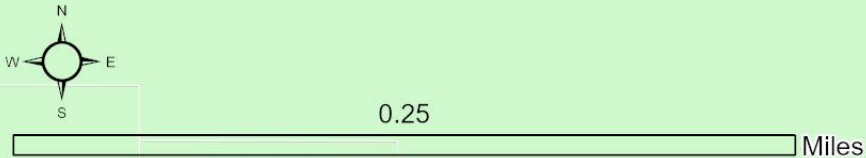
16223-12

16206-34



Alachua County  
Zoning

- (A) Agricultural
- (C-1) Conservation
- (PD) Planned Development
- (R-1A) Single Family Residential
- (R-1B) Single Family Residential
- (R-1C) Single Family Residential
- Parcels (white outline)



Alachua County  
Future Land Use

- Estate Residential
- Low Density Residential
- Medium Density Residential

Low Density  
(1-4du/acre)

Estate (0.5  
du/acre)

Low Density  
(1-4du/acre)

Medium Density  
(>4-8du/acre)

Medium  
Density  
(>4-8du/acre)

Low Density  
(1-4du/acre)

Low Density  
(1-4du/acre)

Low Density  
(1-4du/acre)

SITE

First Assembly  
Faith

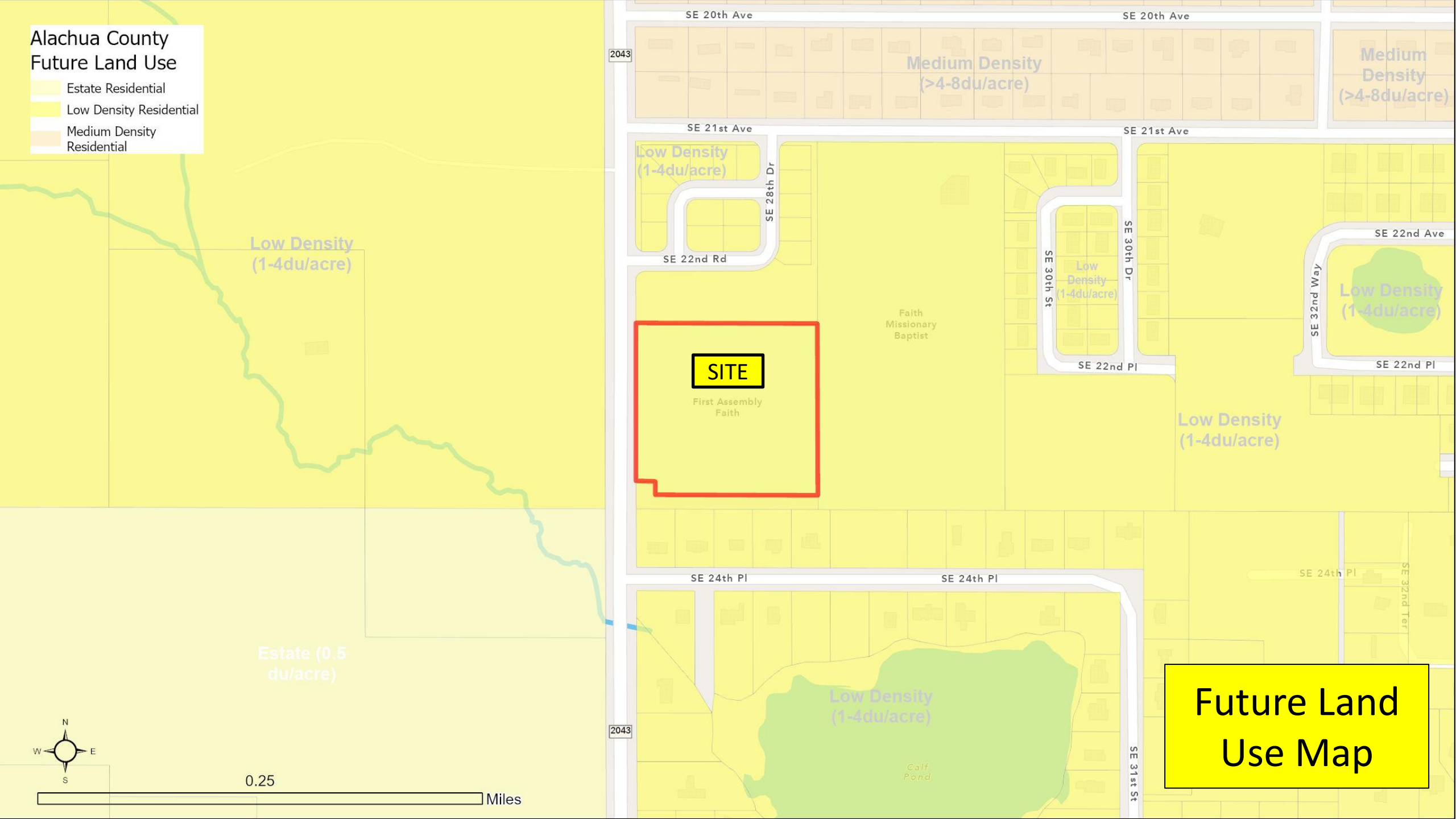
Faith  
Missionary  
Baptist

Calf  
Pond

Future Land  
Use Map




0.25  
Miles






# Staff's recommended conditions

- Maximum building size for the child care center
  - Hours of operation
  - Setbacks and location of playground equipment and dumpsters
  - Vehicle circulation/parking
  - Landscaping
  - Licensure
- 



# Staff Bases for Approval

1. Child care centers are allowed as an accessory use for places of worship when located within the R-1c zoning district, by means of a special exception.
  2. **Sec. 404.31 of the Unified Land Development Code (ULDC)** (*standards for child care centers*)
  3. **Sec. 402.113 of the ULDC** (*approval criteria for special exceptions*)
  4. **Policy 7.1.2 of the Future Land Use Element** (*changes to the zoning map*)
- 

# Staff Recommendation

- Staff recommends that the Board of County Commissioners **approve** Z22-000008 with the conditions and bases as listed in the staff report.



# Planning Commission Recommendation

- At its meeting on 1/17/24, the Planning Commission recommended (8-0) that the Board of County Commissioners **approve** Z22-000008 with the conditions and bases as listed in the staff report, *with the exception of amending condition #3 and extending the hours of operation to 6AM-8PM.*
  - Subsequent to this meeting, staff revised its recommendation consistent with the PC recommendation.
- 