



Alachua County Development Review Committee Staff Report

Project Number: DR24-000013

Revised Final Development Plan for Feed My Sheep – Learning Center

SUBJECT: Feed My Sheep – Learning Center Revised Final

DESCRIPTION: Construct a 3,718 square foot childcare facility building and associated infrastructure

AGENT/APPLICANT: Gary Dounson & Associates, Inc.

PROPERTY OWNER: First Assembly Faith Fellowship, Inc.

PROPERTY DESCRIPTION:

Location	2303 SE 27 th Street
Parcel Numbers	16134-053-000
Land Use	Low Density (1-4du/acre)
Zoning	Residential Single Family (R-1A and R1-C)
Acreage	Approximately 5.05 acres

CHRONOLOGY:

Application Submittal	07/01/2024
Insufficiency Report Sent	07/25/2024
Application Resubmitted	08/05/2024
Insufficiency Report Sent	08/23/2024
Application Resubmitted	09/03/2024
Sufficiency Determination	10/02/2024
Revised Final Development Plan	10/17/2024
Hearing	

STAFF RECOMMENDATION: Recommend **approval** of the Revised Final Development Plan for Feed My Sheep Learning Center.

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DESCRIPTION OF PROPOSED PLAN:

This application proposes a Revised Final Development Plan for construction of a child care facility, as an accessory use to the existing church, with associated infrastructure improvements. The property is approximately 5.05 acres. The new classroom building is proposed as a modular building and will have a total gross floor area (GFA) of 3,718 square feet. Infrastructure improvements include an additional stormwater basin, a sidewalk connection from the classroom building and church to the existing sidewalk on SE 27th Street, and bicycle parking. The property is within the Urban Cluster.

CONSISTENCY ANALYSIS:

Following is an analysis of the consistency of the proposed plan with the applicable policies of the Comprehensive Plan and Land Development Regulations.

COMPREHENSIVE PLAN:

FUTURE LAND USE ELEMENT

This application proposes the addition of a childcare facility on an existing church property with Low Density (1-4 du/acre) Future Land Use Designation. Comprehensive Plan Policy 5.1.2 provides broad definitions for institutional uses and Policy 5.1.2(a) identifies day care centers as an institutional uses. Institutional uses are permitted on properties with Low Density Residential (1-4 du/acre) Future Land Use Designation.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The property is in the R-1A and R-1C zoning districts. Child care facilities are only permitted in these zoning district by special exception and “must be accessory to government buildings or facilities, civic organizations, places of worship, or hospitals,” ULDC Sec. 404.31.

There is an existing place of worship on the subject property. The Board of County Commissioners approved a special exception on February 27, 2024 for a child care facility as an accessory use (Z22-000008; Resolution Z-24-2).

The following are conditions of approval from the special exception:

- (1) This special exception shall allow a child care center as a use that is accessory to the existing church on parcel 16134-053-000. In the event that the church is no longer operating, the child care center shall cease operation.*

The subject parcel in the proposed development plan is that of the existing church.

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(2) The total maximum size of buildings for the child care center shall be 4,800 sq. ft.

The proposed classroom building is 3,718 square feet.

(3) The hours of operation for the child care center shall be limited to 6am-8pm.

The proposed hours of operations are 7 am to 6 pm.

(4) A 50-ft setback shall be required for all outdoor stationary playground equipment, dumpsters, garbage cans or recycling bins.

There is adjacent open space for the subdivision to the north and residential properties to the south. All play equipment, dumpsters, garbage cans and recycling bins, are located more than 50 feet from these adjacent property lines.

(5) A development plan, covering the entirety of parcel 16134-053-000, shall be approved prior to the opening of the child care center. Any change of use of existing buildings and all future buildings on the site shall be labeled on an approved development plan according to their use.

The proposed development plan covers the entirety of parcel 16434-053-000 and shows existing and future buildings as they relate to the parcel.

(6) Future changes to the site shall comply with applicable regulations in the County's Unified Land Development Code (ULDC).

The application has been reviewed for consistency with the County's Unified Land Development Code.

(7) The child care center shall be licensed in accordance with Florida Statutes.

The applicant will apply for a license with the proper state authority.

All adult or child care centers are subject to the following standards outlined in ULDC 404.31 Adult or child care centers:

(1) Licensing. An adult day care center or child care facility shall be licensed in accordance with Florida Statutes.

The applicant will apply for a license with the proper state authority.

(2) Vehicle circulation. In addition to the requirements of Chapter 402, Article II, an applicant for a child care center shall provide a vehicular circulation plan showing onsite queuing and circulation based upon the location and number of patrons that utilize the facility.

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The application provides a vehicular circulation plan showing onsite queuing and traffic circulation based on the number of patrons that utilize the facility in compliance *Table 407.14.1 Parking Schedule* and *404.31 Adult or child care centers*.

(3) Recreational facilities. Outdoor recreational facilities shall be located in the rear yard for child care centers within residential zoning districts.

The outdoor play area is located in the rear yard, to the north of the existing church building and the proposed classroom space.

(4) Landscaping. In addition to the landscaping requirements of Article IV of Chapter 407, one additional shade tree per 1,000 square feet of outdoor play or activity area shall be installed.

The playground area is 4,000 square feet. There are eleven existing canopy trees (various oak species) on the north side of the playground. An additional tree is proposed on the southeast corner of the playground area to shade that section.

(5) Setbacks from residential. All stationary play equipment, dumpsters, garbage cans or recycling bins, and similar equipment shall be located at least 50 feet from any abutting residential property line and 25 feet from any abutting multi-family residential property.

There is adjacent open space for the subdivision to the north and residential properties to the south. All play equipment, dumpsters, garbage cans and recycling bins, are located more than 50 feet from these adjacent property lines.

(6) Hours of operation. Unless otherwise approved as part of a special exception, adult or child care centers within residential areas shall not operate between the hours of 7:00 p.m. and 6:00 a.m.

The child care center's planned hours of operation is 7 a.m. to 6 p.m.

(7) Parking. Parking areas for adult or child care centers that are located within the single-family residential districts shall be located to the side or rear of the principal building. Parking areas for child care centers located within traditional neighborhood or transit oriented developments must meet all requirements of Chapter 407, Article VII, Traditional Neighborhood and Transit Oriented Developments.

The child care center will use existing parking facilities for the existing church.

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NATURAL AND HISTORIC RESOURCES PROTECTION

CONSERVATION AREAS

There are no conservation areas present on the site.

CONSERVATION MANAGEMENT AREAS AND MANAGEMENT PLAN

The proposed development site does not have any conservation areas and is outside of flood zones and wetlands.

OPEN SPACE

Non-residential development is not required to provide Open Space, unless there are conservation resources present on site (ULDC 407.52 *Minimum open space requirement*). There are no conservation resources for the subject property, and therefore no Open Space is provided.

TREE PRESERVATION

The application shows that 3.7 acres of the 5.05 acre parcel is existing tree canopy and proposes to retain 3.3 acres or 89.9% percent of the existing tree canopy.

ULDC 406.13 Relocation, replacement, mitigation requires either relocation, replacement, or mitigation for the alteration of regulated trees. 19 trees are proposed to be removed and the application proposes 19 new trees for a 1-to-1 replacement.

GENERAL DEVELOPMENT STANDARDS

SETBACKS AND HEIGHT RESTRICTIONS

Comprehensive Plan Future Land Use Policy 7.1.33 requires all development within the Urban Cluster to be designed in accordance with Traditional Neighborhood Design standards under Future Land Use Element policies and sub-policies in 1.6.6, Site and Building Design, 1.6.7 Transportation Network, and 1.6.8 Parking. However, Sec. 405.45(b) *Exceptions to design standards for certain development types* states that institutional uses shall not be required to meet the design standards for a TND or TOD but shall meet as many TND/TOD design standards as practicable.

Setbacks for lots greater than one acre in the residential zoning districts are 15-foot front, 10-foot side, 15-foot rear.

The proposed modular building meets setback requirements for the zoning district.

ARCHITECTURE

The proposed structure is a prefabricated temporary classroom building that will be placed on the property adjacent to an existing sanctuary structure. The placement of the building is behind existing heavy vegetation on the property and, as such, it is not visible from the road nor is it adjacent to a public thoroughfare. Given these circumstances, no further review is required under Chapter 407.68/407.105 of the Unified Land

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Development Code.

PARKING STANDARDS

The minimum number of required parking spaces is based on a ratio of 1 space per 6 persons of licensed capacity per Table 407.14.1. The licensed capacity is 75 persons, which requires 13 total spaces.

There are 20 existing parking spaces, 2 of which are paved ADA spaces. The spaces are shared with the existing church building.

Section 407.15 *Bicycle Parking* requires a minimum of one (1) bicycle parking space for every 10 required vehicular spaces or two (2) spaces for each public and employees entrance, whichever is greater. There are 20 existing parking spaces, therefore two (2) bicycle parking spaces are required. The plan proposes four (4) bicycle parking spaces.

LANDSCAPING AND BUFFERING

The subject property is bordered to the north by platted residential common area and to the south by residential lots. A 25-foot wide, medium density buffer is provided along the northern and southern property lines, as required by Table 407.43.2.

The stormwater basin in the southwest corner of the site complies with Section 407.43.2 *Landscape design of stormwater management facilities*.

No final certificate of occupancy shall be issued until the County has granted final approval and acceptance of the installed landscape as well as the protection of existing native vegetation. Final approval shall include as-built landscape plan certification from a registered landscape architect certifying that the landscaping is installed and functioning as intended, that prohibited and discouraged non-native vegetation listed in Table 406.16.2 has been removed, and that all of the provisions of this Chapter have been met. The land owner shall submit a Certificate of Compliance, in a form acceptable by the Director, to the County as a condition of issuance of a Certificate of Occupancy.

Landscape Irrigation Design and Maintenance Standards, Article II of Part II, Title 7, Chapter 79 of the Alachua County Code has been in effect since 4/1/16 with the latest revision effective 6/12/23. All new irrigation systems installed in Alachua County require County approval prior to installation, with applicable review and inspection fees. Irrigation professionals must submit required documents and pay fees through the [Alachua County Citizenserve Portal](#). For more information about the irrigation design standards and for a list of helpful resources, we encourage you to click [HERE](#), contact Water Resources staff at 352-264-6800, or email Irrigation@AlachuaCounty.us.

ACCESS MANAGEMENT

There is an existing driveway serving the site from SE 27th Street. The plans also propose a pedestrian connection from the proposed modular building to the sidewalk

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along SE 27th Street.

WATER AND WASTEWATER SERVICES

The development is within the Urban Cluster and is therefore required to connect to central water and sewer services by Policy 2.1 of the Potable Water and Sanitary Sewer Element of the Comprehensive Plan.

STORMWATER MANAGEMENT

The stormwater management facility complies with the requirements of Article 407, Article 9.

TRANSPORTATION

Mitigation for development resulting from this development plan will be through payment of impact fees prior to issuance of a Certificate of Occupancy.

CONCURRENCY

A Final Certificate of Levels of Service Compliance (CLSC) for all public facilities will be issued upon Final Development Plan Approval and will be valid for one year. Provided that construction has commenced within the allowable period, the project shall have reserved capacity for a period of no more than two years from commencement of construction.

STATE AND FEDERAL PERMIT

The issuance of a state or federal permit shall not obligate the County to grant approval of any local permit and shall not be deemed to satisfy the requirements of the ULDC. As well, the issuance of this permit does not indicate that Alachua County believes that the applicant has all federal and state permits necessary prior to commencing construction.

Because §125.022(4), F.S. makes it hard for local governments to coordinate their permitting activities with state and federal permitting agencies, the applicant is advised that conflict with a subsequently issued state or federal permit may cause a need to apply for an amendment to this development plan approval.

Upon approval of a development plan, the applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.

DEVELOPMENT PLAN EXPIRATION:

According to Section 402.47(b) *Time limitation for expiration of development plans*, an approved Final Development Plan shall expire unless a complete application for a construction, building or other required permit has been accepted by the appropriate reviewing department within 12 months of the date of final approval and that such

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development is continuing in good faith. Applications for extension of time limit may be processed pursuant to Article 6 or Article 10 of Chapter 402 of the ULDC.

STAFF RECOMMENDATION

Staff has found the proposed Revised Final Development Plan to be consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval** of the Revised Final Development Plan for Feed My Sheep Child Care Facility.