



Z24-000009: A Request for A Special Use Permit

**A Presentation to the Alachua County Board of
County Commissioners**

Gerald Brewington, Senior Planner



SITE

Iglesia Evangelica Bautista

Saint Francis Catholic School

All Saints Anglican Church

Grand Female Protective

Florida Conference Assoc of

Abundant Grace Community

Meadowbrook Elementary School

Southside Baptist Church

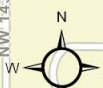
Best-Western Hotel

Gru Springhill Service Center

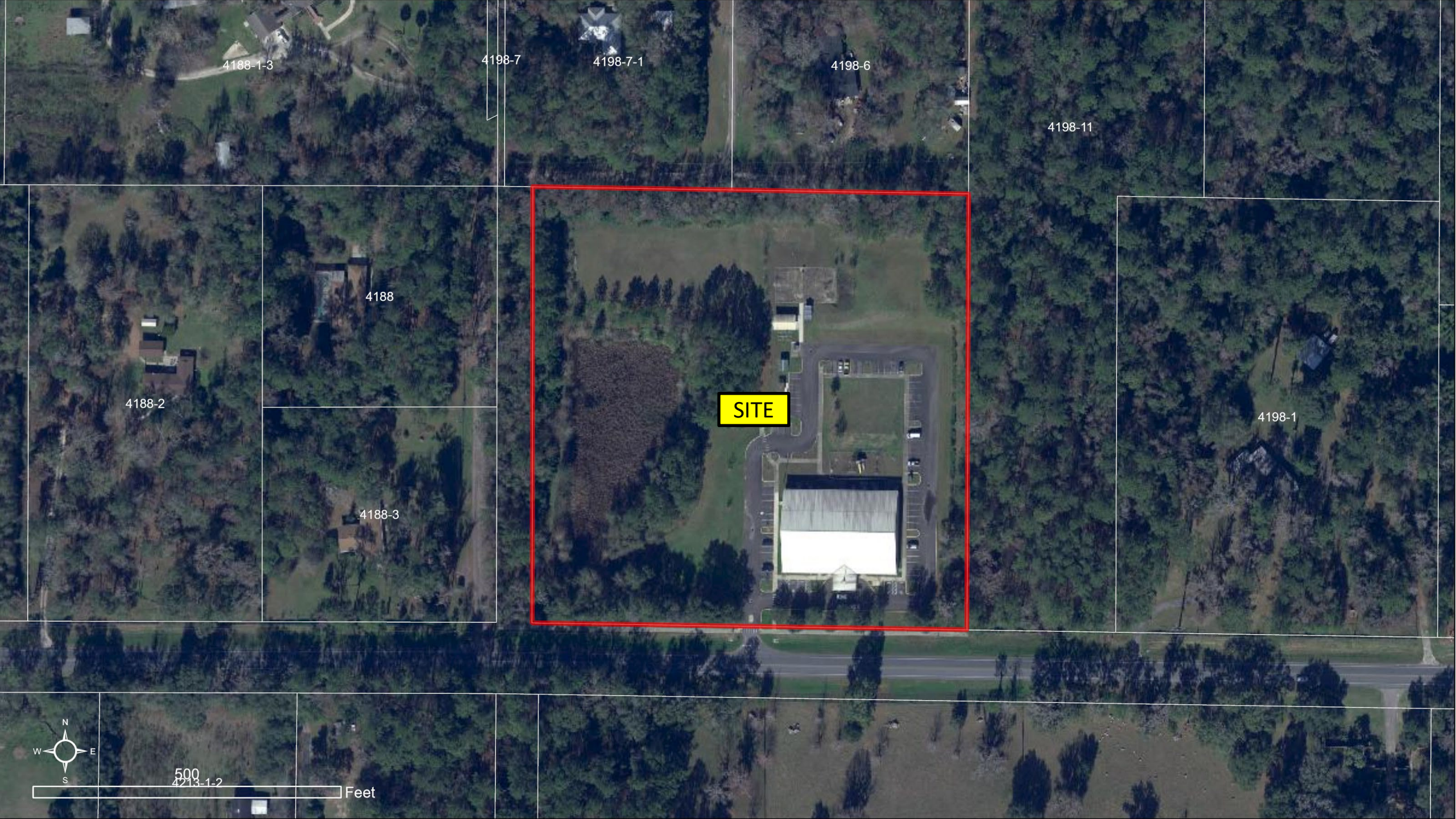
Meadowbrook Golf Club

A.C.F.R. Station #17

Jonesville Park



GWR Holdings LC 1 Miles



4188-1-3

4198-7

4198-7-1

4198-6

4198-11

4188

4188-2

4188-3

SITE

4198-1

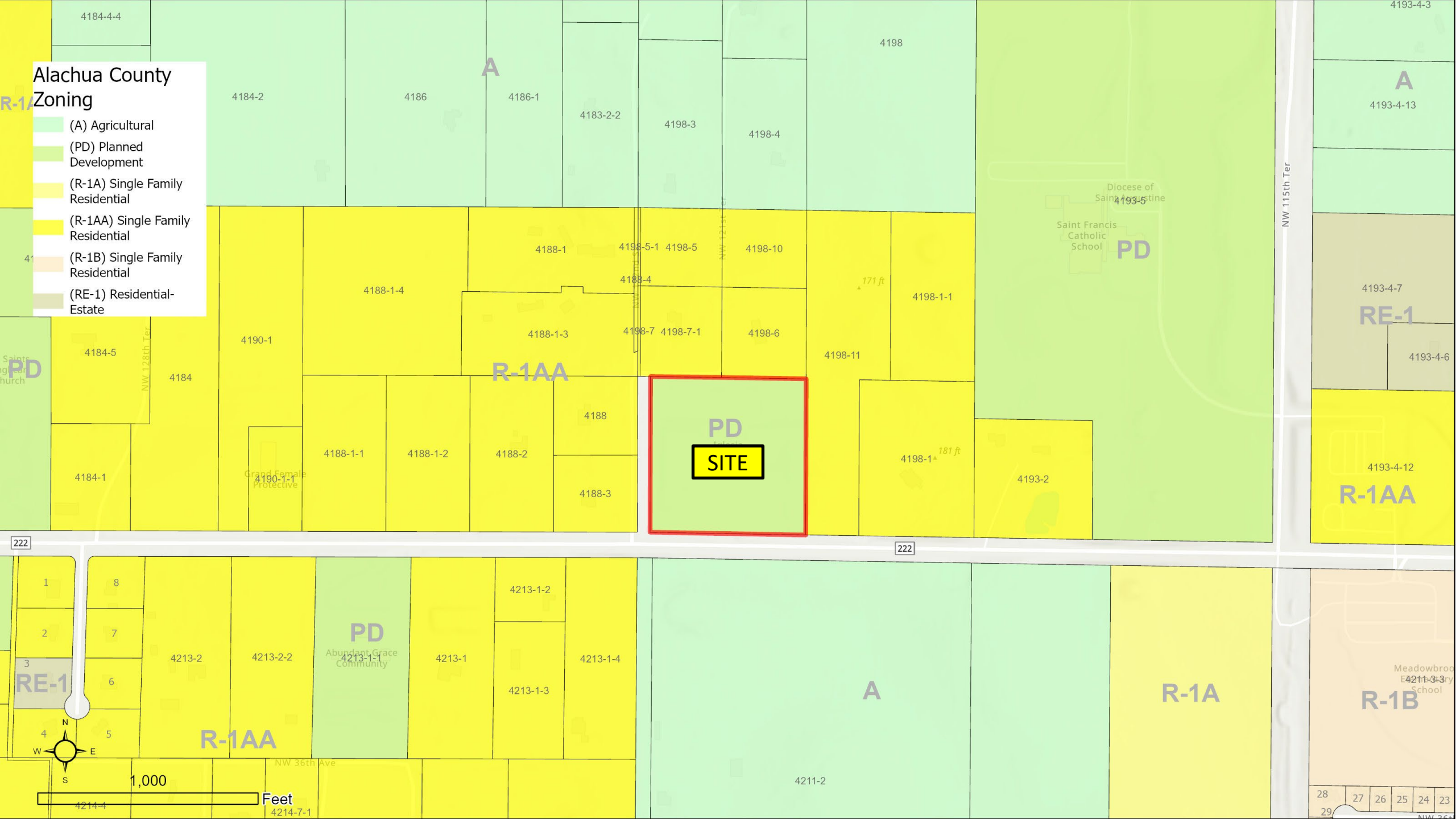
500
4213-1-2

Feet



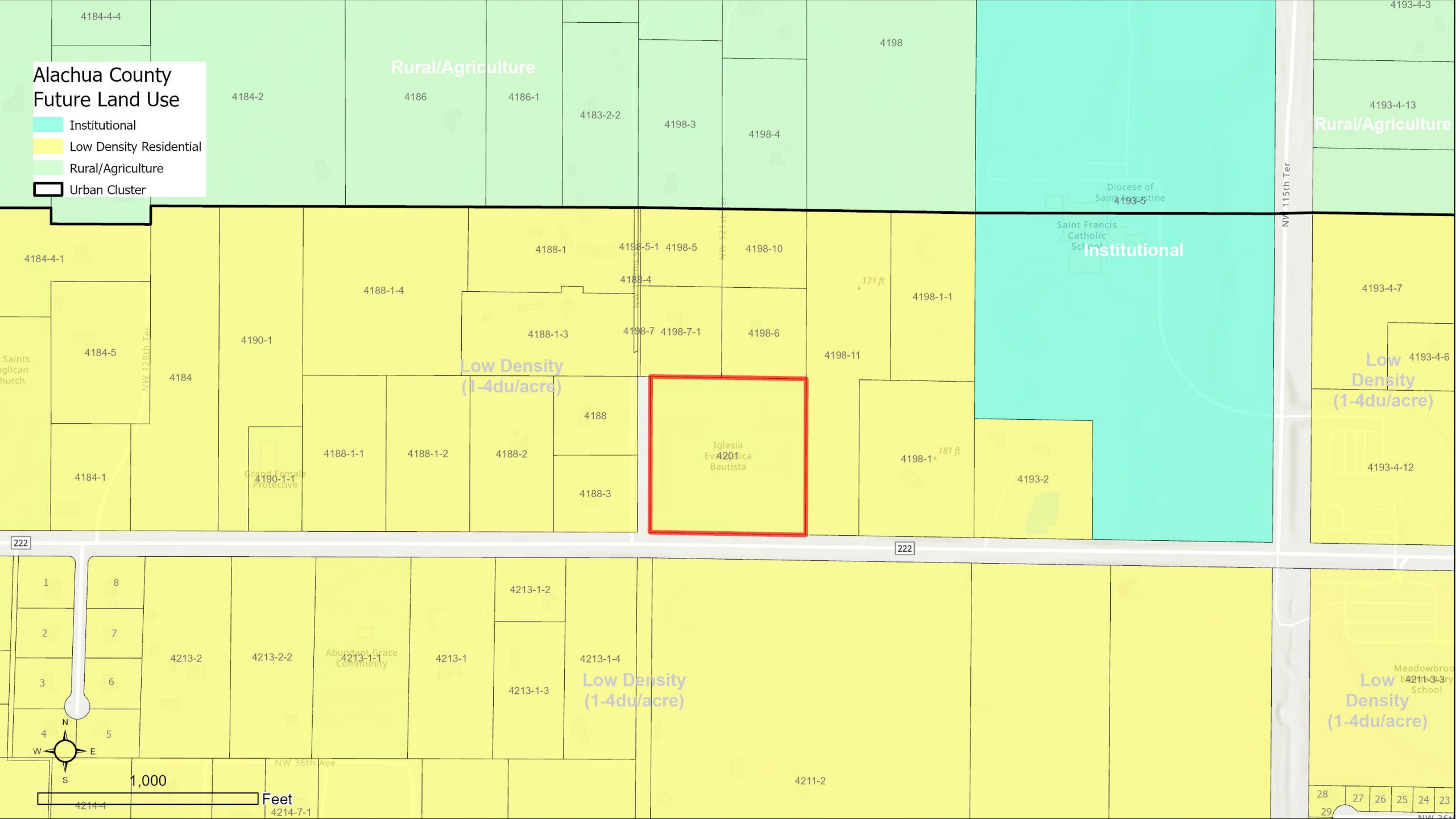
Alachua County Zoning

- (A) Agricultural
- (PD) Planned Development
- (R-1A) Single Family Residential
- (R-1AA) Single Family Residential
- (R-1B) Single Family Residential
- (RE-1) Residential-Estate



Alachua County Future Land Use

- Institutional
- Low Density Residential
- Rural/Agriculture
- Urban Cluster



Rural/Agriculture

Institutional

Low Density
(1-4du/acre)

Low Density
(1-4du/acre)

Low Density
(1-4du/acre)

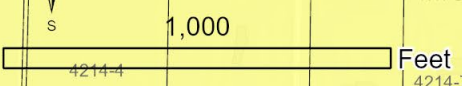
Low Density
(1-4du/acre)

Iglesia
Evangelica
Bautista

Diocese of
Saint Augustine

Saint Francis
Catholic
School

Meadowbrook
Elementary
School



222

222

NW 115th Ter

NW 128th Ter

NW 121st Ter

NW 36th Ave

4184-4-4

4184-2

4186

4186-1

4183-2-2

4198-3

4198-4

4198

4193-4-13

Rural/Agriculture

4184-4-1

4188-1

4198-5-1

4198-5

4198-10

4188-1-4

4188-4

171 ft

4198-1-1

4184-4-1

4184-5

4190-1

4188-1-3

4198-7

4198-7-1

4198-6

4198-11

4193-4-7

4193-4-6

Low Density
(1-4du/acre)

4193-4-12

4184-1

Grand Female
Protective

4188-1-1

4188-1-2

4188-2

4188

4188-3

4201

4198-1⁺

181 ft

4193-2

222

222

1

8

4213-1-2

2

7

4213-2

4213-2-2

Abundant Grace
Community

4213-1-1

4213-1

4213-1-4

4213-1-3

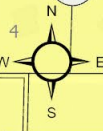
Low Density
(1-4du/acre)

3

6

4

5



1,000

Feet

4214-4

4214-7-1

4211-2

28

27

26

25

24

23

29

NW 29th












Background

The Iglesia Casa Del Alfarero is located on the north side of 39th Avenue west of I-75. The congregation wishes to establish a private (K-12) school on the property, which is 8.6 acres in size. Private schools are permitted as an accessory use to institutional buildings by Special Use Permit (SUP). The applicant wishes to establish a private school not to exceed 300 student. Classes will be held in the existing church building as well as a new classroom building constructed at the rear of the worship facility.




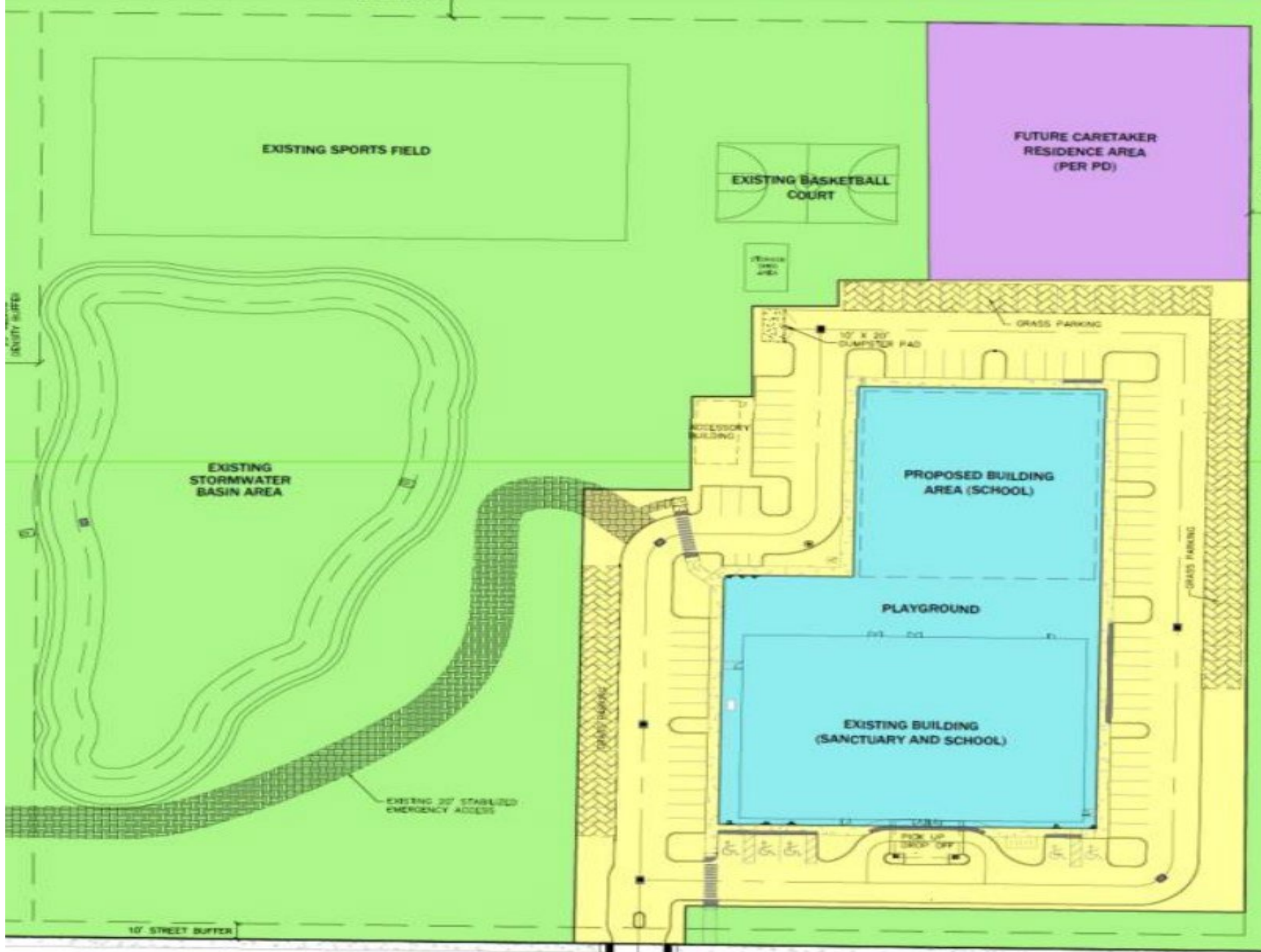
Staff Analysis

As shown in your staff report, the proposed special use permit is consistent with both the Alachua County Comprehensive Plan and ULDC. The school facility is an institutional use permitted in all land use areas per Section 5.0 of the Plan's Future Land Use Element (FLUE). It will not cause adverse impacts to surrounding uses and is consistent with the locational criteria for institutional uses found in this section of the Plan. Level of Service (LOS) standards found in the Plan will not be adversely impacted by this request. The proposed school meets the locational criteria for institutional uses found Policy 5.2.1 of the Future Land Use Element.

Staff Analysis

The Unified Land Development Code (ULDC) also provides criteria for approval of a SUP found in Section 402.124. These include operating size, access to the intended population as well as impacts to surrounding uses. The school, as conditioned, will meet these criteria and the proposed use is thus consistent with this section of the ULDC.





Staff Recommendation

Staff recommends that the BoCC adopt the requested Special Use Permit application with the conditions and bases as noted in your staff report (Resolution Z-25-01).

