



Alachua County
Department of Growth Management
 10 SW 2nd Ave., Gainesville, FL 32601
 Tel. 352.374.5249, Fax. 352.338.3224
<http://growth-management.alachuacounty.us>

Submit Application to:
Development Services Division

ZONING APPLICATION

For Rezoning (except Planned Developments) and Special Use Permits and Special Exceptions (including Minor SUP's and SE's).

GENERAL INFORMATION (BY APPLICANT/ AGENT)

Applicant/Agent: eda consultants, inc. Contact Person: Clay Sweger, AICP, LEED AP
 Address: 720 SW 2nd Ave, South Tower, Suite 300, Gville, FL 32601 Phone: (352) 373 - 3541
 Email address: csweger@edafl.com

IGLESIA CASA DEL ALFARERO ASAMBLEAS OF DIOS ALACHUA FL INC

SUBJECT PROPERTY DESCRIPTION

Property Owner:  _____ Property Address: 12100 NW 39th Avenue
 City: Gainesville State: Florida Zip: 32606 Phone: (_____) _____ - _____
 Tax Parcel #: 04201 - 000 - 000 Section: 24 Township: 09 Range: 18 Grant: N/A
 Total Acreage: 8.6 +/- Zoning: PD Land Use: LDR

TYPE OF REQUEST

- | | | |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | Rezoning | From: _____ To: _____ |
| <input checked="" type="checkbox"/> | Special Use Permit | For: <u>Private Educational Facility (ULDC Ch. 404.34)</u> |
| <input type="checkbox"/> | Minor Special Use Permit | For: _____ |
| <input type="checkbox"/> | Special Exception | For: _____ |
| <input type="checkbox"/> | Minor Special Exception | For: _____ |

CERTIFICATION

I, the undersigned applicant, hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief. I hereby grant the appropriate County personnel permission to enter the subject property during reasonable hours so that they may investigate and review this zoning request.

Signature of Applicant/Agent:  _____ Date: 10-22-24

Applications shall be submitted no later than 4:00 PM on the submittal deadline date



REQUIRED ATTACHMENTS

The following items must accompany your application at the time of submittal. No applications will be accepted without these attachments. Please submit the application fee, check made payable to Alachua County Board of County Commissioners, one paper copy and one digital copy of the following:

- Proof of neighborhood workshop, where applicable.
- Legal description.
- Property Owner's Affidavit, notarized.
- Proof of payment of taxes on all parcels.
- Detailed directions to the site.
- Detailed description of request and an explanation of why the request is consistent with the County's Comprehensive Plan and Unified Land Development Code.
- An analysis of the impact of the proposed development on public facilities and services.
- Survey or scaled drawing of property showing boundaries of property and adjacent properties, roads, easements, and all structures on site.
- Proposed site plans, no larger than 11" by 17", for all Special Use Permits, Special Exceptions, and Rezonings to RM or RM-1. Site plans should display the following:
 - Property boundaries and dimensions.
 - Existing and proposed buildings, additions, or structures, with distances from the property boundaries shown.
 - Streets, sidewalks, drives, parking and loading areas, and similar features.
 - Proposed landscape plan, if applicable.
- Environmental Resources Checklist, conducted by a qualified professional (certain requests may require a more extensive natural resources assessment).
- N/A* Additional requirements (listed separately) for Special Use Permits for Mining Operations, Excavation and Fill Operations, and for Personal Wireless Services Facilities.
- N/A* Other _____
Planning staff reserves the right to require additional information for all applications where such submission is necessary to insure compliance with applicable criteria in the individual case.
- A digital copy of each of the above, in either Microsoft Word or Adobe PDF format.



Alachua County, Board of County Commissioners
 Department of Growth Management
 10 SW 2nd Ave., Gainesville, FL 32601
 Tel. 352.374.5249, Fax. 352.338.3224
<http://growth-management.alachuacounty.us>

Submit Application to:
 Development Services Division

PROPERTY OWNERS' AFFIDAVIT

Iglesia Casa del Alfarero Asambleas of Dios Alachua FL Inc.
 Owner

Application No. _____

Additional Owners _____

eda consultants, inc.
 Appointed Agent(s)

04201-000-000
 Parcel Number(s)

24
 Section

09
 Township

18
 Range

Special Use Permit
 Type of Request

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the Alachua County Board of County Commissioners;
3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
4. That this affidavit has been executed to induce the Alachua County Board of County Commissioners to consider and act on the subject request;
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Pedro Marrero Jr
 Owner (signature)

N/A
 Owner (signature)

N/A
 Owner (signature)

STATE OF FLORIDA
 COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME
 THIS 18th DAY OF OCTOBER, 2024
 BY PEDRO MARRERO

WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED AS IDENTIFICATION
FLORIDA DRIVER LICENSE
 (TYPE OF IDENTIFICATION)



Lauren Joly

Notary Public, Commission No. HH 384333
 (Name of Notary typed, printed, or stamped)

Sign Up for Property Watch

Parcel Summary

Parcel ID	04201-000-000	No Image Available
Prop ID	18056	
Location Address	12100 NW 39TH AVE GAINESVILLE, FL 32606	
Neighborhood/Area	154200.00	
Subdivision		
Legal Description	SW1/4 OF SW1/4 OF SW1/4 LESS S 50 FT R/W (LESS THE WLY 50 FT FOR R/W PER OR 3931/ 0510) OR 4838/2178 <i>(Note: *The Description above is not to be used on legal documents.)</i>	
Property Use Code	CHURCHES (07100)	
Sec/Twp/Rng	24-09-18	
Tax Area	SUWANNEE (0500)	
Acres	8.55	
Homesteaded	False	

[View Map](#)

Millage Rate Value

Millage Rate: 19.1904

Owner Information

IGLESIA CASA DEL ALFARERO ASAMBLEAS OF DIOS ALACHUA FL INC
PO BOX 358026
GAINESVILLE, FL 32635-8026

Valuation

	2024 Proposed Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
Improvement Value	\$1,102,247	\$1,115,532	\$1,128,817	\$1,142,102
Land Value	\$101,745	\$101,745	\$101,745	\$101,745
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$1,203,992	\$1,217,277	\$1,230,562	\$1,243,847
Assessed Value	\$1,203,992	\$1,217,277	\$1,230,562	\$1,243,847
Exempt Value	\$1,203,992	\$1,217,277	\$1,230,562	\$0
Taxable Value	\$0	\$0	\$0	\$1,243,847
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

[2023 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Zoning
0115	SFR ACREAGE	8.55	372438	PD
Type	CHURCH	Heat	ELECTRIC	
Total Area	19,310	HC&V	FORCED AIR	
Heated Area	18,560	HVAC	CENTRAL	
Exterior Walls	PRE-FINISH METL; TILE/WD STUCCO	Bathrooms		
Interior Walls	DRYWALL	Bedrooms		
Roofing	MODULAR METAL	Total Rooms	33-Rooms	
Roof Type	GABLE/HIP	Stories	1.0	

Frame	STEEL	Actual Year Built	2009
Floor Cover	CARPET; SHEET VINYL	Effective Year Built	2009

Type	SOH MISC	Heat	
Total Area	65,824	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	2009

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use
BAS	BASE AREA	18,560	2009	2009	3	9100
CAN	CANOPY (NO SIDES)	750	2009	2009	3	9100

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use
3280	BATH HSE	128	2010	2010		C5
3800	DRIVE/WALK	3,010	2009	2009		C1
3900	FIRE PRO/COMM-INTERIOR	18,560	2009	2009		C2
4682	PAVING 2	43,526	2009	2009		C1
5022	SHED 2	600	2010	2010		C2

Sales

Sale Date	Sale Price	Instrument	Book	Page	Link to Official Records
12/2/2020	\$1,200,000	WD	4838	2178	Link (Clerk)
4/4/2006	\$400,000	WD	3349	736	Link (Clerk)
11/15/1993	\$89,000	WD	1936	90	Link (Clerk)
8/1/1985	\$100	DD	1601	325	Link (Clerk)

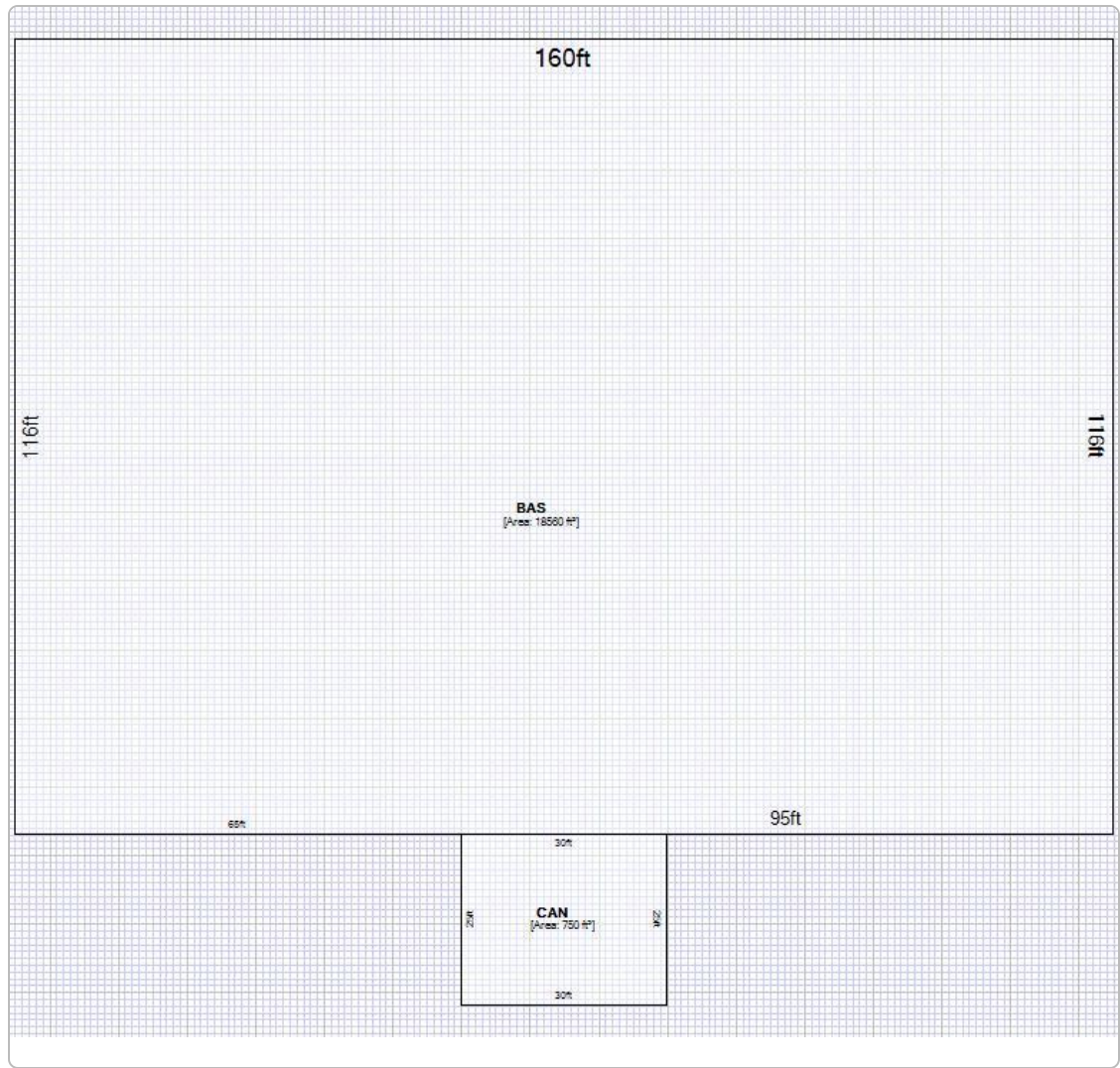
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
M24-000294	MECHANICAL	Yes	No	4/4/2024	\$10,000
M23-000441	MECHANICAL	Yes	No	5/15/2023	\$0
M22-001317	MECHANICAL	Yes	No	11/23/2022	\$7,140
M22-001017	MECHANICAL	Yes	No	8/30/2022	\$0
2012060272	NON-RES ADDN/ALT CONVERT	Yes	No	6/19/2012	\$1,650
2010060107	OTHER NONRESIDENTIAL BLD.	Yes	No	6/7/2010	\$2,295
2010020143	SIGN PERMIT	Yes	No	2/16/2010	\$500
2009070316	OTHER NONRESIDENTIAL BLD.	Yes	No	7/27/2009	\$7,000
2009050281	FIRE SPR. SYS.	Yes	No	6/1/2009	\$3,500
2009020080	FIRE SPR. SYS.	Yes	No	3/18/2009	\$28,000
2009020228	FIRE ALARM	Yes	No	3/10/2009	\$21,000
2008090137	CHURCH/RELIGIOUS BLD.	Yes	No	3/4/2009	\$1,700,000

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



Photos



No data available for the following modules: Working in Progress Parcel, Extra Features.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 10/12/2024, 9:00:27 PM](#)

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

8400.00
18.50

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3302348 2 PG(S)
December 08, 2020 04:10:42 PM
Book 4838 Page 2178
J.K. JESS IRBY, ESQ., Clerk of Court
ALACHUA COUNTY, Florida

Prepared by and return to:

Scruggs, Carmichael & Wershow, P.A.

Raymond M. Ivey, Esq.

2234 NW 40th Terrace, Suite B

Gainesville, Florida 32605

352-416-3481

(Statutory Form §689.02 F.S.)

RMI 20-2802 IGLESIA

Doc Stamp-Deed: \$8,400.00



[Space Above This Line For Recording Data]

THIS WARRANTY DEED, made and entered into on this 2nd day of **December, 2020** between

IGLESIA EVANGELICA BAUTISTA, INC., a Florida Not For Profit Corporation

whose address is **12100 NW 39th Avenue, Gainesville, FL 32606**, grantor(s)*, and

**IGLESIA CASA DEL ALFARERO ASAMBLEAS DE DIOS, ALACHUA,
FLORIDA, INC., a Florida Not For Profit Corporation**

whose address is **Post Office Box 358026, Alachua, FL 32635**, grantee(s)*,

WITNESSETH, that said grantor(s), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor(s) in hand paid by said grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee(s), and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida**, to-wit:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; LESS AND EXCEPT: THE SOUTH FIFTY (50) FEET AND THE WEST FIFTY (50 FEET) OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA FOR RIGHTS-OF-WAY.

SUBJECT TO covenants, conditions, and restrictions of record, if any;

SUBJECT TO taxes subsequent to December 31, 2020;

TAX PARCEL #04201-000-000.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

AND said grantor(s) does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor(s)" and "Grantee(s)" are used for singular or plural, as context requires.

WARRANTY DEED - PAGE 2
TP#04201-000-000

IN WITNESS WHEREOF, grantor(s) has /have hereunto set grantor(s)'s hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

IGLESIA EVANGELICA BAUTISTA, INC.

Maury W. Ivey
Witness Name: Maury W. Ivey

By: Nilo David Dominguez
Nilo D. Dominguez, President

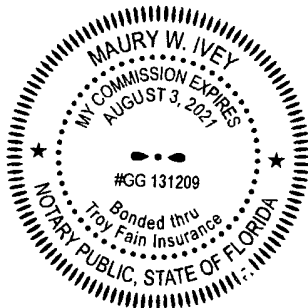
(Corporate Seal)

Jonathan Colon
Witness Name: Jonathan Colon

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of December, 2020 by Nilo D. Dominguez, President of IGLESIA EVANGELICA BAUTISTA, INC., on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Maury W. Ivey
Notary Public

Printed Name: Maury W. Ivey

My Commission Expires: _____



[Search](#) > Account Summary

Real Estate Account #04201 000 000

Owner:

IGLESIA CASA DEL ALFARERO, ASAMBLEAS OF DIOS ALACHUA FL INC

Situs:

12100 NW 39TH AVE
GAINESVILLE 32606

[Parcel details](#)

[Property Appraiser](#)



**Get bills by
email**

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/21/2023** for **\$985.44**.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2023 Annual Bill ⓘ	\$0.00	Paid \$985.44 11/21/2023	Receipt #23-0031083 Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$788.35 11/14/2022	Receipt #22-0014063 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$24,149.46 11/23/2021	Receipt #21-0037748 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2009 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2008 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2007 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2005 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2004 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2003 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
2002 Annual Bill ⓘ	\$0.00	No Balance Due	Print (PDF)
Total Amount Due	\$0.00		

LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; LESS AND EXCEPT: THE SOUTH FIFTY (50) FEET AND THE WEST FIFTY (50 FEET) OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA FOR RIGHTS-OF-WAY.

DETAILED DIRECTIONS TO SITE

County Annex Building

10 SW 2nd Ave, Gainesville, FL 32601

↑ Head north on S Main St toward SE 1st Ave/Union St E

0.6 mi

↶ Turn left onto NW 8th Ave

0.4 mi

↷ Turn right onto NW 6th St

2.0 mi

↶ Turn left onto NW 39th Ave

8.4 mi

↷ Turn right

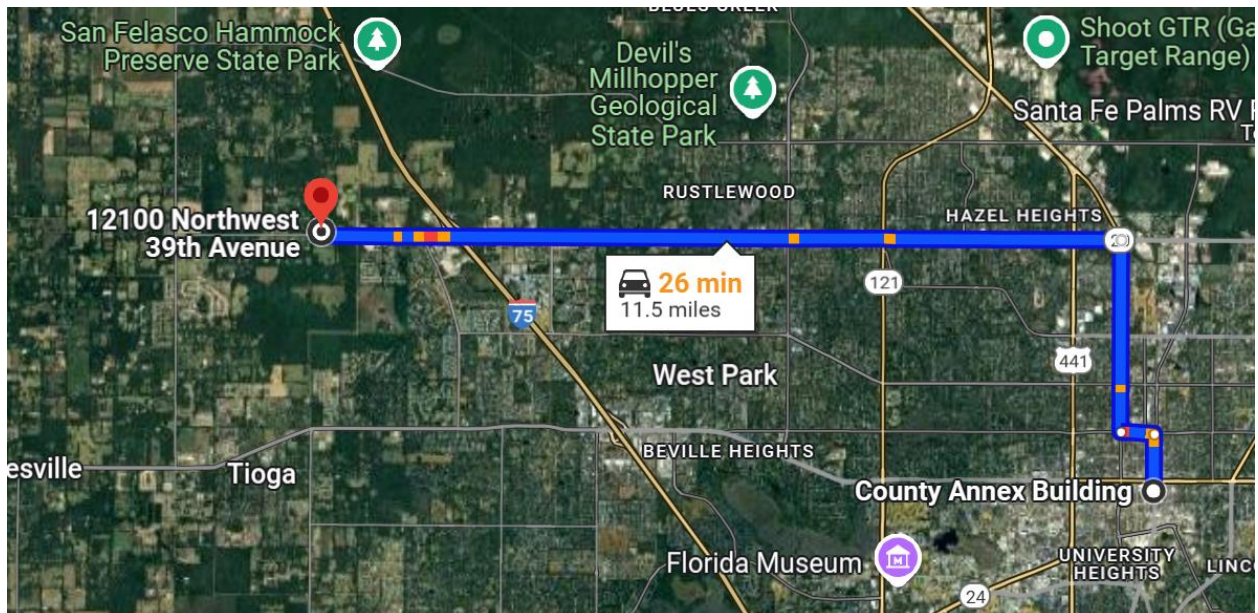
89 ft

↷ Turn right

344 ft

12100 NW 39th Ave

Gainesville, FL 32606



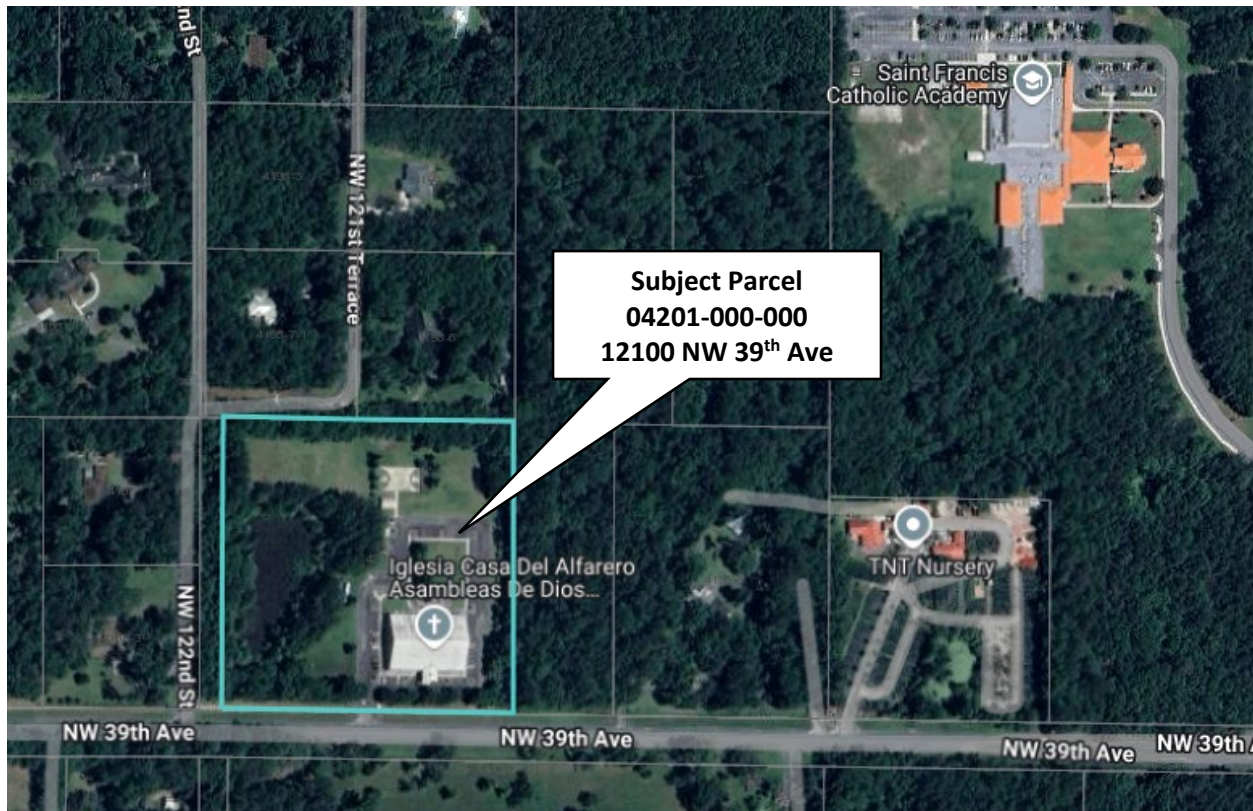
NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a proposed Special Use Permit to allow a private educational facility on the existing church campus on tax parcel number 04201-000-000 located at 12100 NW 39th Ave. This parcel has a Low Density Residential Future Land Use designation and is zoned Planned Development (PD). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held virtually as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Monday October 28, 2024
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

Following the teleconference, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. A link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the project may also be submitted to the e-mail address below or by calling the phone number below.

Contact: eda consultants, inc.
Email: permitting@edafl.com
Phone: (352) 373-3541



04193-005-000
% VICTOR GALEONE AS BISHOP
DIOCESE OF SAINT AUGUSTINE CORP
11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258

04211-002-000
MULLALLY & MULLALLY TRUSTEES
12021 NW 39TH AVE
GAINESVILLE, FL 32606

04213-001-002
SHEMA CAROLYN N
12313 NW 39TH AVE
GAINESVILLE, FL 32606

04188-001-003
MARCHAND LEWIS J II & KAREN L
17065 NW 254TH AVE
ALACHUA, FL 32615-3586

04188-000-000
GRAY JON DAVID & BROOKE
ELIZABETH
4008 NW 122ND ST
GAINESVILLE, FL 32606

04198-010-000
LONG BRIAN & ANDREE
4141 NW 121ST TER
GAINESVILLE, FL 32606

04198-003-000
AGISHEVA ZINUR & RUMILY
4218 NW 121ST TER
GAINESVILLE, FL 32606

04198-005-001
SCORPIO DOMENICO E & HOLLY N
4400 NW 122ND ST
GAINESVILLE, FL 32606

04188-004-000
GORDON & LIPSIOUS & MARCHAND
7805 NW 28TH PL APT M118
GAINESVILLE, FL 32606-8654

04193-002-000
NGUYEN & NGUYEN CO-TRUSTEES
11802 NW 39TH AVE
GAINESVILLE, FL 32606

04213-001-004
MURPHY BRIAN & SARA ANGELA
LORRAINE
12207 NW 39TH AVE
GAINESVILLE, FL 32606

04213-001-000
ESPINOZA VICTOR & ALTAIR
12405 NW 39TH AVE
GAINESVILLE, FL 32606

04198-005-000
WILLIAMS INGRID
2411 S JENKINS RD
PORT SAINT LUCIE, FL 34947-5311

04198-007-001
MILLER & ROUNDTREE W/H LIFE
ESTATE
4106 NW 121ST TER
GAINESVILLE, FL 32606

04188-001-000
MARCHAND & ROEPE CO TRUSTEES
4156 NW 122ND ST
GAINESVILLE, FL 32606

04198-000-000
HICKOX CHRISTOPHER M
4301 NW 121ST TER
GAINESVILLE, FL 32606

04188-002-000
JOHNSON JAMES T & DENISE D
5070 OHIO AVE
SANFORD, FL 32771-9031

04188-001-002
CLAY ELECTRIC COOPERATIVE INC
PO BOX 308
KEYSTONE HEIGHTS, FL 32656-0308

04198-001-000
MEDFORD WALTER R & ANTOINETTE T
11924 NW 39TH AVE
GAINESVILLE, FL 32606-4915

04188-003-000
WATHEN GERALD A & PATRICIA
12218 NW 39TH AVE
GAINESVILLE, FL 32606

04186-001-000
BROWER RANDALL L
12528 NW 39TH AVE
GAINESVILLE, FL 32606

04198-001-001
WOOD GREGORY S
3820 NW 50TH ST
GAINESVILLE, FL 32606-5940

04198-006-000
CANARD & BARLOK TRUSTEE
4113 NW 121ST TER
GAINESVILLE, FL 32606

04198-004-000
LARSEN STEPHEN J & NATALIA G
4217 NW 121ST TER
GAINESVILLE, FL 32606

04183-002-002
POLANCO JUAN R & ANTOINETTE B
4384 NW 122ND ST
GAINESVILLE, FL 32606

04211-004-000
MULLALLY & MULLALLY TRUSTEES
6202 NW 19TH PL
GAINESVILLE, FL 32605

04201-000-000
IGLESIA CASA DEL ALFARERO
ASAMBLEAS OF DIOS ALACHUA FL INC
PO BOX 358026
GAINESVILLE, FL 32635-8026

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Heather Hartman
Property Management
Office of the County Engineer
412 SE 25th Avenue
Ocala FL 34471

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Gainesville Sun, published in Alachua County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of Alachua County, Florida, or in a newspaper by print in the issues of, on:

10/18/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/18/2024

Legal Clerk

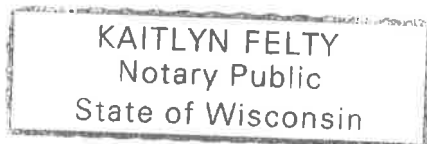
Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$354.56	
Tax Amount:	\$0.00	
Payment Cost:	\$354.56	
Order No:	10657178	# of Copies:
Customer No:	533895	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



PUBLIC NOTICE

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GF-40444536

eda
consultants • inc.

Contact: eda consultants inc.
Phone: (352) 373-3541
E-mail: permitting@edafl.com



Neighborhood Meeting Minutes

Project: Special Use Permit – Iglesia Casa del Alfarero

Meeting Date & Time: October 28, 2024, at 6:00 p.m.

Location: Zoom virtual meeting

Community Participants: 0 participants in total

Project Representatives: Clay Sweger, eda
Stephanie Sutton, eda

Meeting Minutes:

The Zoom meeting room remained open for 15 minutes, and no participants showed up, so the meeting was ended.



Iglesia del Alfarero Special Use Permit

Neighborhood Workshop

October 28, 2024

Meeting Guidelines

- This meeting is informational only
- It is required as a part of the County review process

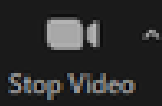
- You have been muted upon entering
- If you have a question, either:
 - Unmute yourself to speak
 - Type your question in the chat box

↓ UNMUTE/MUTE

↓ CHAT



Mute



Stop Video



Participants



Chat



Share Screen



Record



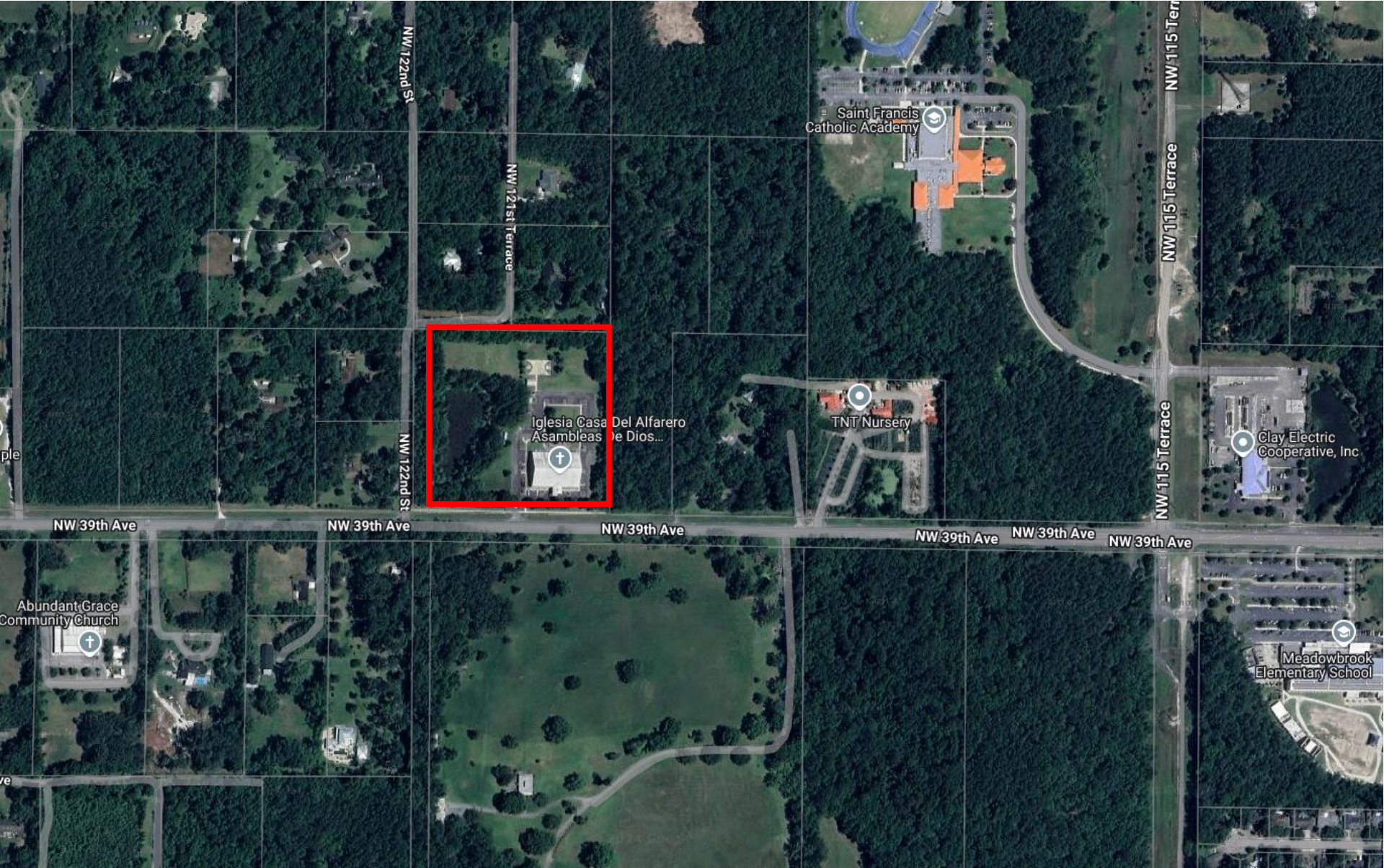
Reactions

Property Summary

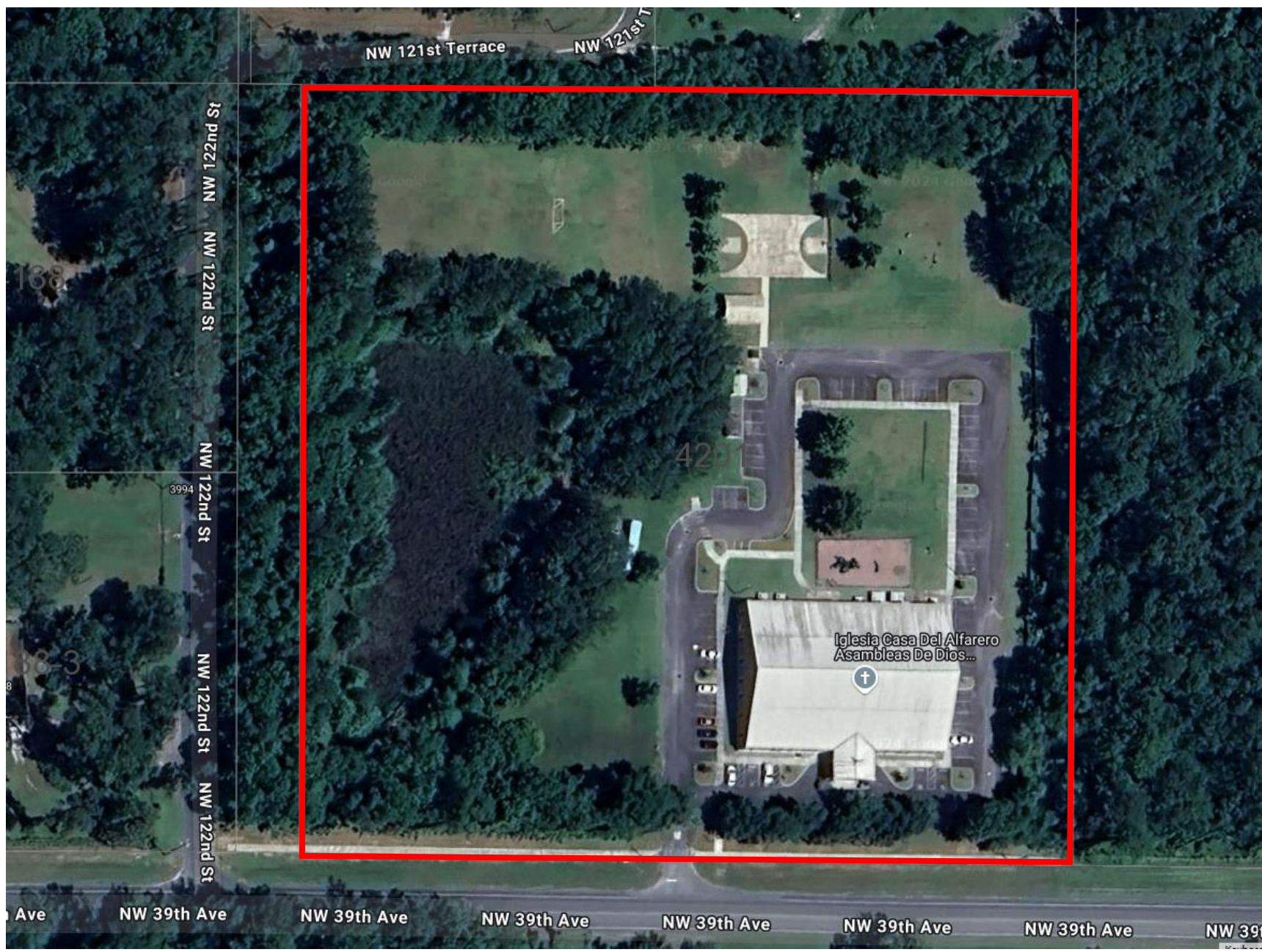
- Tax Parcel Number: 04201-000-000
- Location: 12100 NW 39th Avenue
- Future Land Use Map Designation: Low Density Residential
- Zoning District: Planned Development (PD)
- Property Size: Approximately 8.6 Acres
- Existing Use: Church
- Proposed Use: Private Educational Facility (& Church)



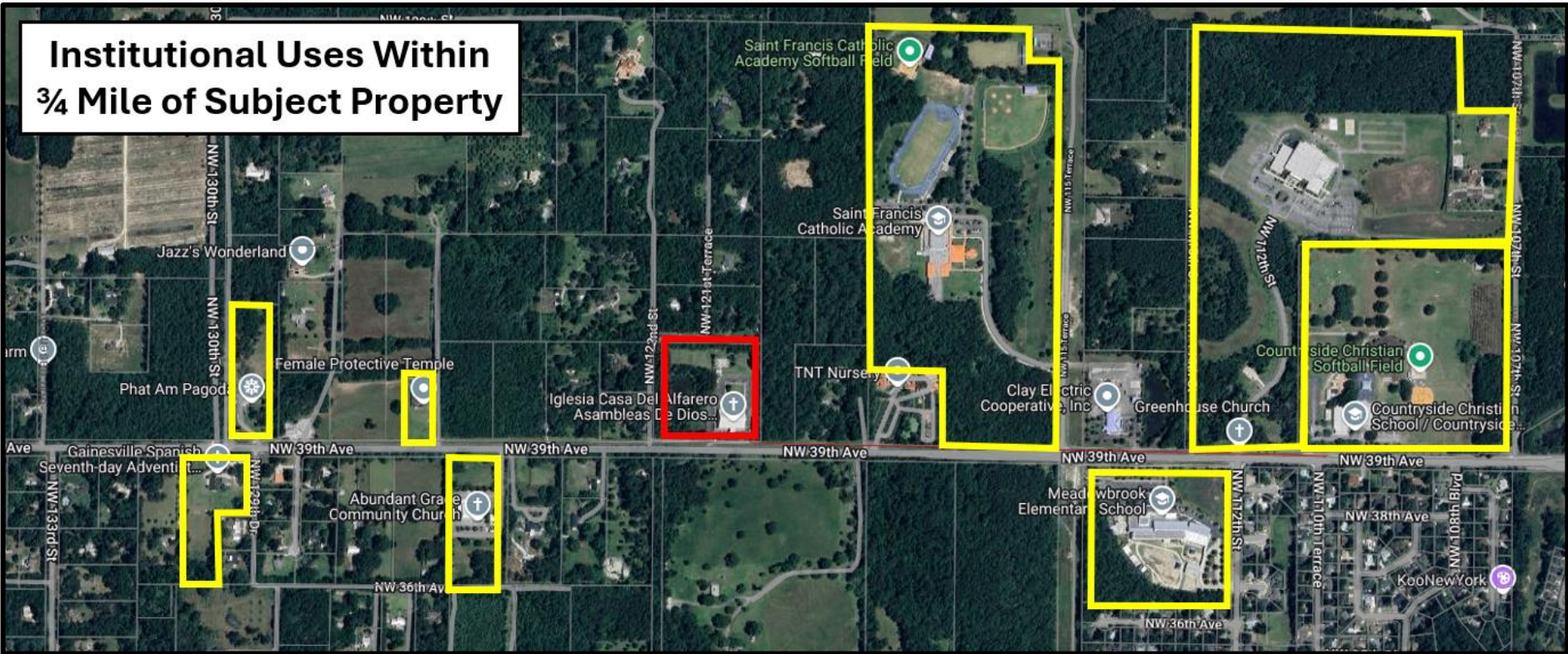
Location Map/Aerial



Location Map/Aerial



**Institutional Uses Within
3/4 Mile of Subject Property**



Street View

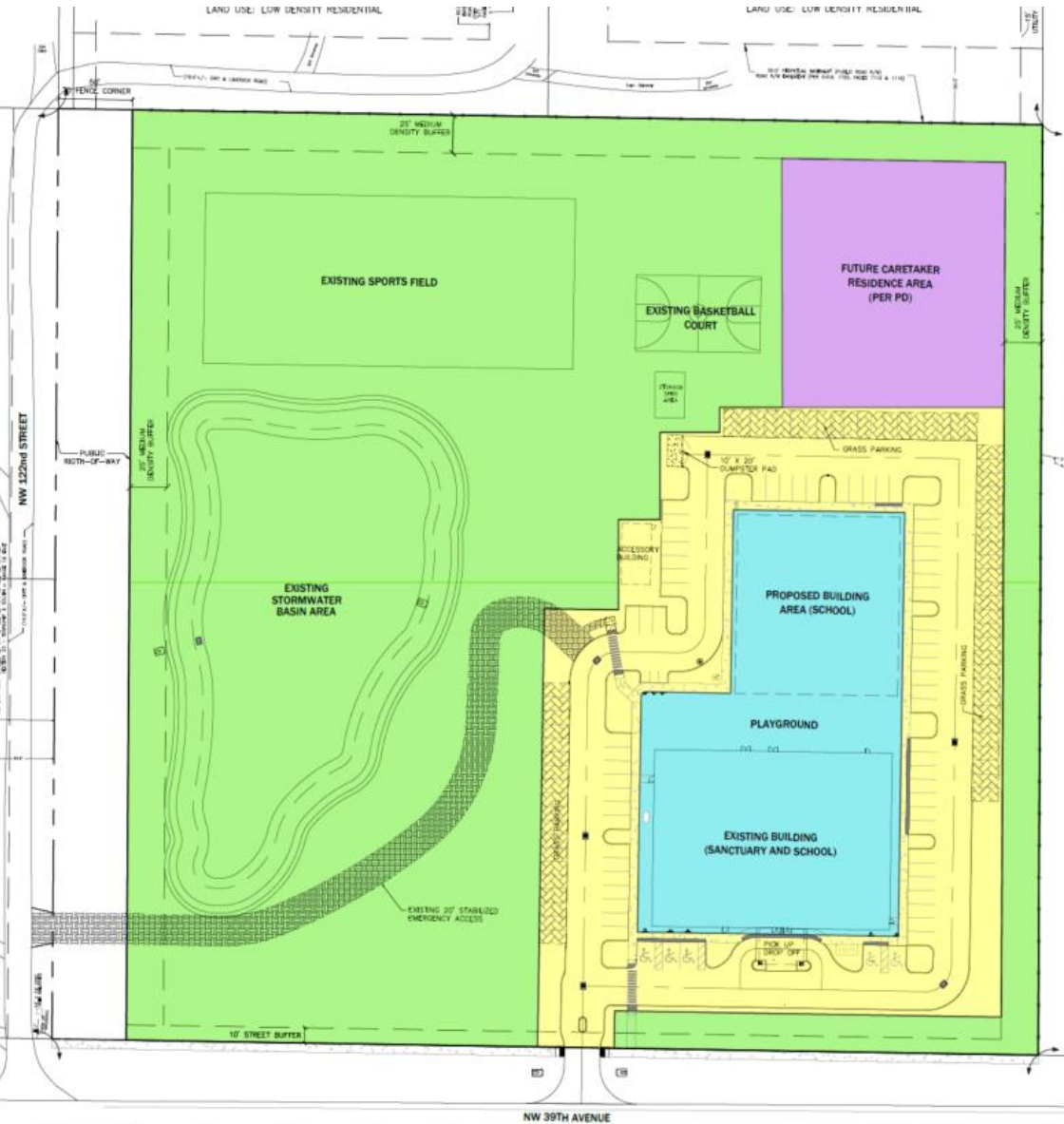


Proposed Application

- **Special Use Permit (SUP)**
 - County Considers private schools as an institutional use
 - Required as part of PD zoning and land use map designation.
 - Must address County LDC regulations, including:
 - Setbacks
 - Landscape Buffers
 - Abutting Public Roadways
 - Hours of Operation
 - Access / Drop-Off & Pick Up
 - Outdoor lighting



Special Use Permit Master Plan



SPECIAL USE PERMIT CONDITIONS

1. A SPECIAL USE PERMIT IS ISSUED FOR THE SUBJECT PROPERTY TO ALLOW UP TO 300 STUDENTS BETWEEN GRADES K-12.
2. THE CLASSROOM / BUILDING AREA USED FOR THE PRIVATE SCHOOL WILL BE LIMITED TO THE EXISTING CHURCH BUILDING AND A SECOND PROPOSED BUILDING AREA LOCATED TO THE NORTH OF THE CHURCH BUILDING AND SURROUNDED BY THE EXISTING VEHICULAR CIRCULATION AREA.
3. HOURS OF OPERATION SHALL NOT EXCEED 7 AM -6 PM.
4. THE PRIVATE EDUCATIONAL FACILITY IS REQUIRED TO COMPLY WITH ALL APPLICABLE STATE OF FLORIDA COMPULSORY EDUCATION REQUIREMENTS.
5. NO OUTDOOR LIGHTING OR AUDIO SYSTEM IS PROPOSED FOR THE EXISTING ATHLETIC FIELD.
6. PARKING IS SHARED BETWEEN WITH THE CHURCH AND PRIVATE EDUCATIONAL FACILITY AND SHALL BE PROVIDED IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS IN ULDC CH. 407, ARTICLE II (PARKING, LOADING & STACKING).
7. THE SCHOOL FACILITY WILL CONNECT TO GRU CENTRALIZED SANITARY SEWER SERVICE, PROVIDED THAT GRU WILL GRANT APPROVAL IF GRU DENIES SERVICE TO THIS PROPERTY, AN ON-SITE SEPTIC SYSTEM WILL BE UTILIZED THAT IS PROPERLY SIZED AND DESIGNED TO SERVE THE STUDENT POPULATION.

LAND USE AREAS

	BUILDING AREA / PLAYGROUND <ul style="list-style-type: none"> • EXISTING BUILDING (CHURCH & SCHOOL USE) • PROPOSED BUILDING (SCHOOL USE) • PLAYGROUND AREA 	0.93 ACRES ±
	VEHICULAR USE AREA <ul style="list-style-type: none"> • PARKING LOT FOR SCHOOL AND CHURCH • SITE INGRESS/EGRESS • PICK UP & DROP-OFF AREA • PEDESTRIAN/BICYCLE FACILITIES • SOLID WASTE RECEPTACLES 	1.70 ACRES ±
	GREEN SPACE <ul style="list-style-type: none"> • STORMWATER AREAS • OTHER LANDSCAPE AREAS/BUFFERS • OUTDOOR RECREATION AREAS 	5.40 ACRES ±
	FUTURE CARETAKER RESIDENCE <ul style="list-style-type: none"> • PER PD 	0.60 ACRES ±
TOTAL		8.63 ACRES ±

Next Steps

- Neighborhood Workshop – October 28, 2024
- Special Use Permit
 - County Submittal – October 29, 2024
 - Planning Commission – December or January (Anticipated)
 - County Commission – January or February 2025 (Anticipated)



Presentation will be posted to: <http://edafl.com/neighborhoodworkshops>

Follow-up questions? Email permitting@edafl.com or call 352-373-3541



Thank You!

Questions?



Alachua County Board of County Commissioners
Department of Growth Management

10 SW 2nd Ave., Gainesville, FL 32601
 Website: <https://growth-management.alachuacounty.us>

Submit application to: **Development Review**
 Tel. 352.374.5249

Email: developmentreview@alachuacounty.us


ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:

Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.
 Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

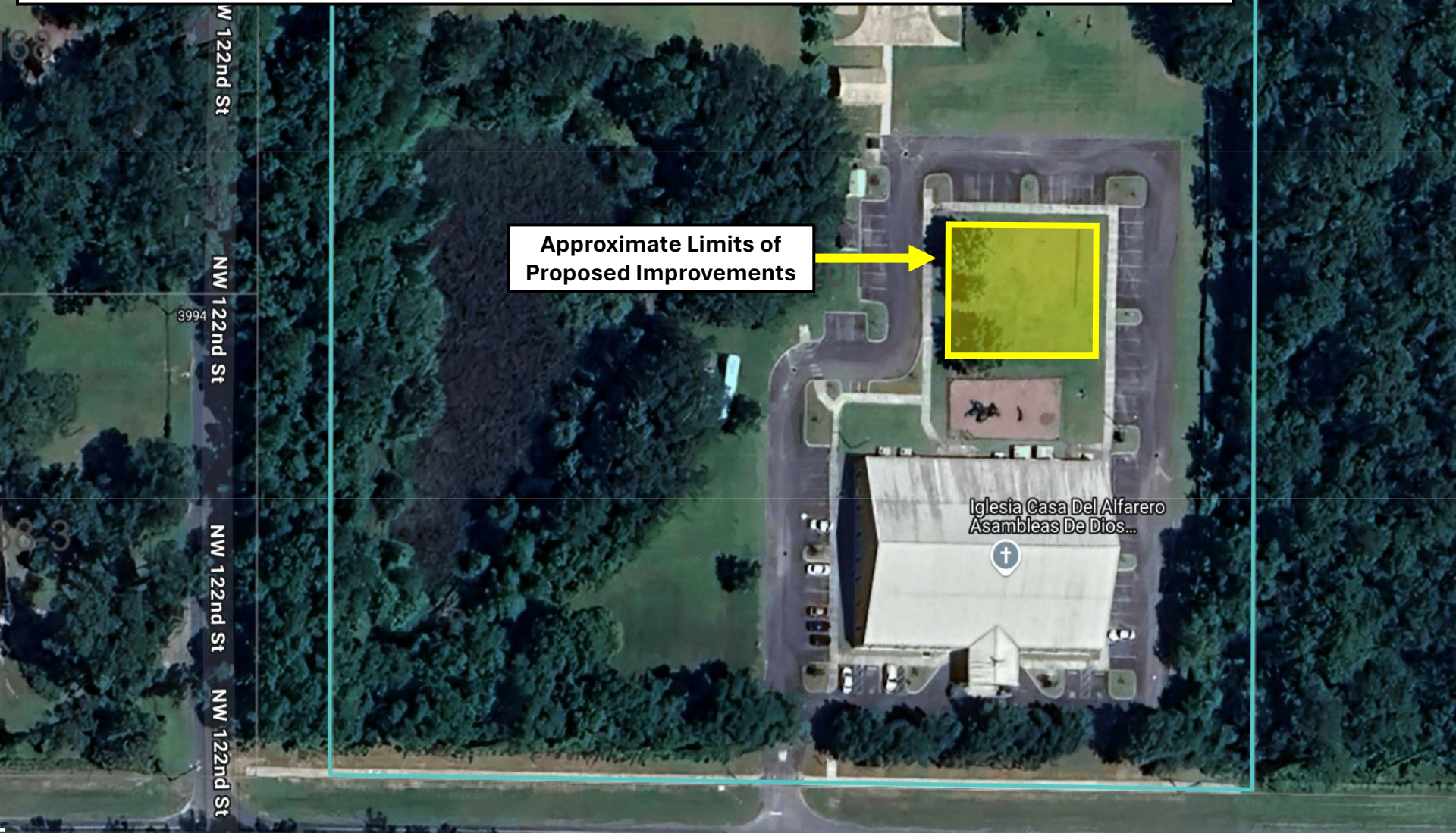
- | | | | | |
|-----|-------------------------------------|-----|-------------------------------------|--|
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Surface Waters (ponds, lakes, streams, springs, etc.) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Wetlands |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Surface Water or Wetland Buffers |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Floodplains (100-year) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc.) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Strategic Ecosystems (within or adjacent to mapped areas) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Significant Habitat (biologically diverse natural areas) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Non-native Invasive Species |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Recreation/Conservation/Preservation Lands |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Significant Geological Features (caves, springs, sinkholes, etc.) |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> | High Aquifer Recharge Areas |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Wellfield Protection Areas |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Wells |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> | Soils |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Mineral Resources Areas |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Topography/Steep Slopes |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Historical and Paleontological Resources |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Hazardous Materials Storage Facilities |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Contamination (soil, surface water, ground water) |

Signed:  **Project #:** _____ **Date:** 10-22-24

For assistance in completing this form, please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://alachuacounty.us/Depts/EPD/Pages/EPD.aspx> or contact ACEPD at (352) 264-6800.

Notes:

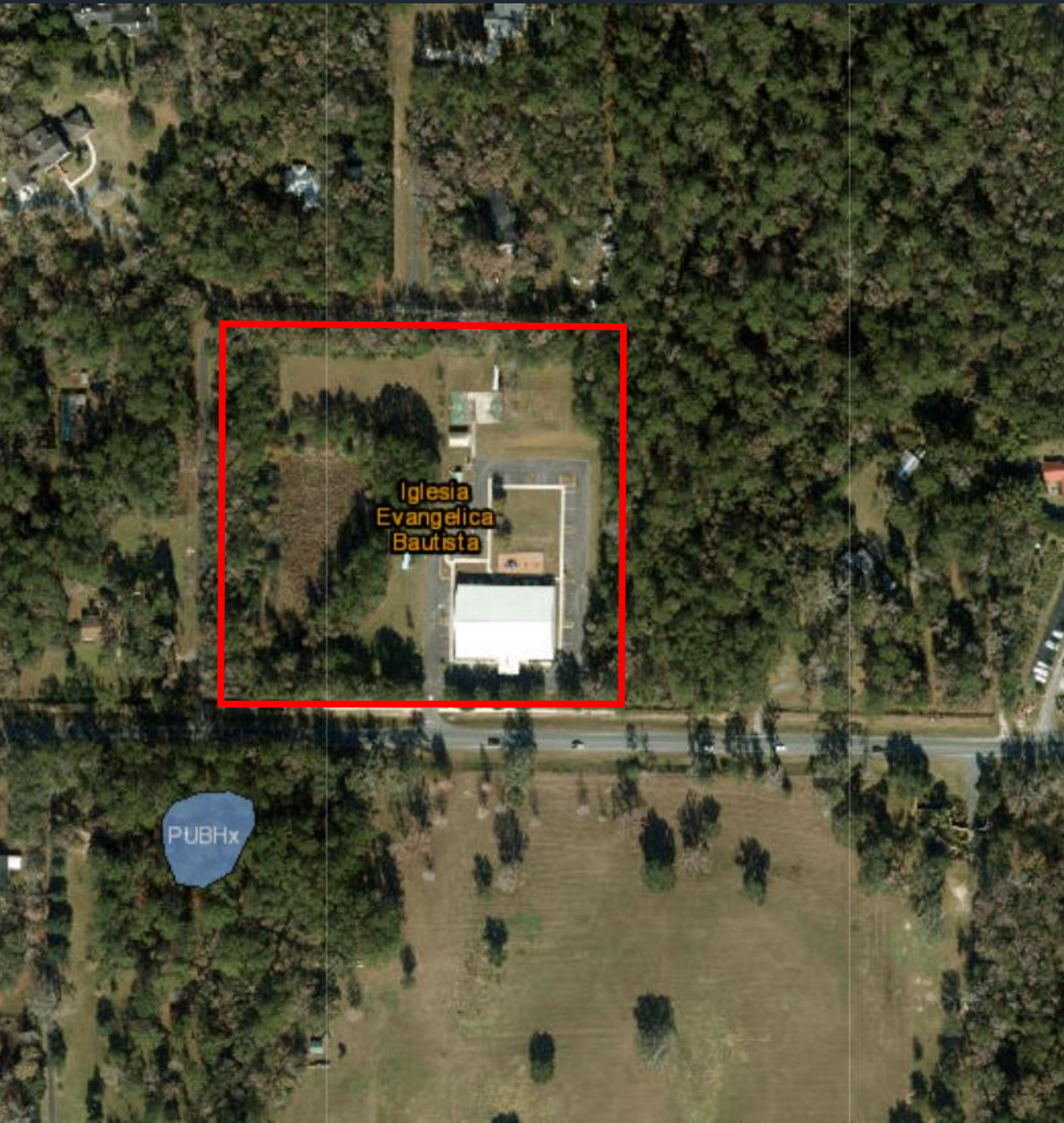
- 1) The subject property is an existing developed site, with a Development Plan approved by the DRC in 2007.
- 2) The project area (shown in yellow) was cleared and graded as part of the original 2007 church site improvements.





National Wetlands Inventory

surface waters and wetlands



LEGEND

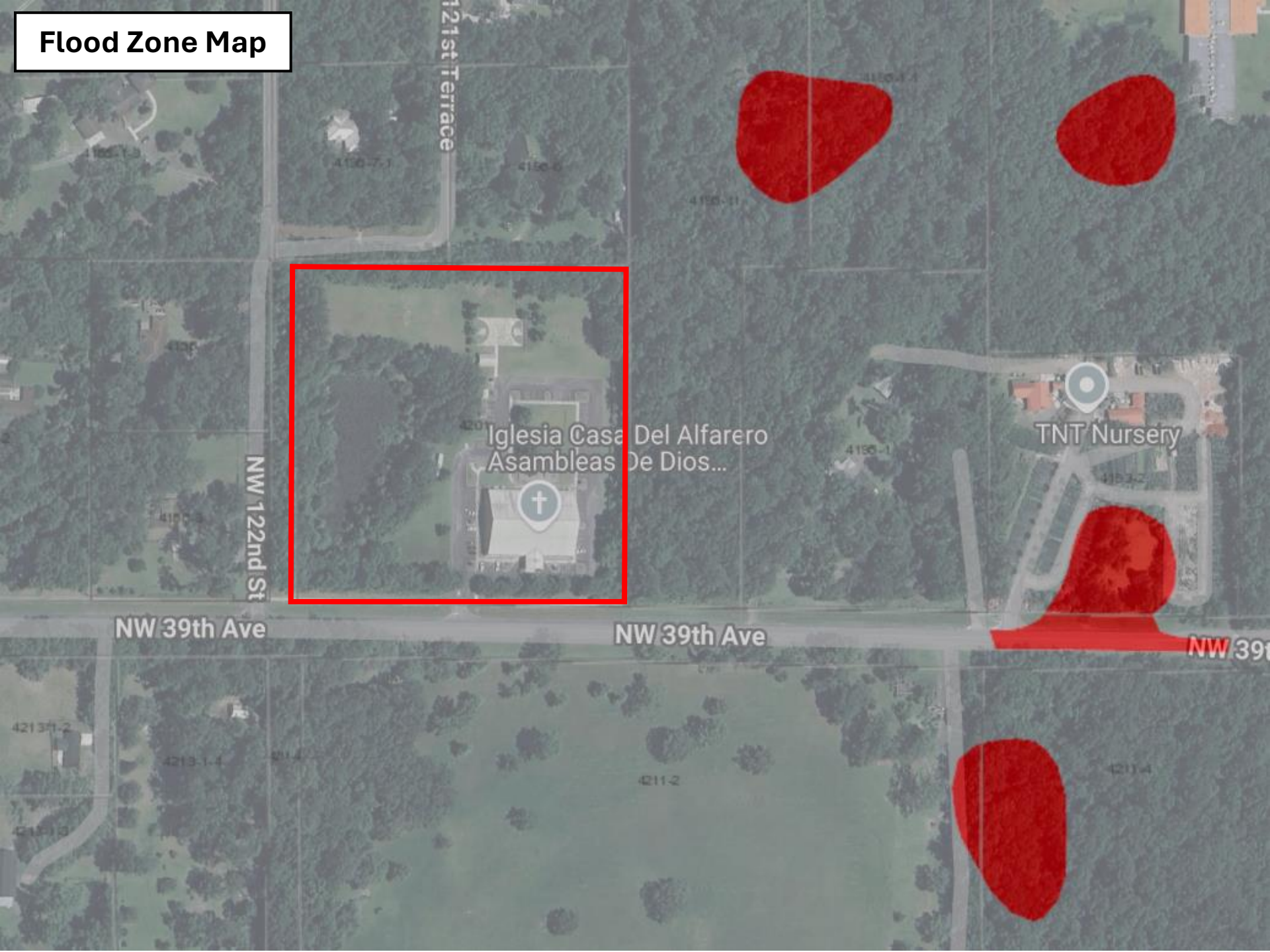
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Riparian

- Forested/Shrub
- Herbaceous

Flood Zone Map



NW 121st Terrace

NW 122nd St

NW 39th Ave

NW 39th Ave

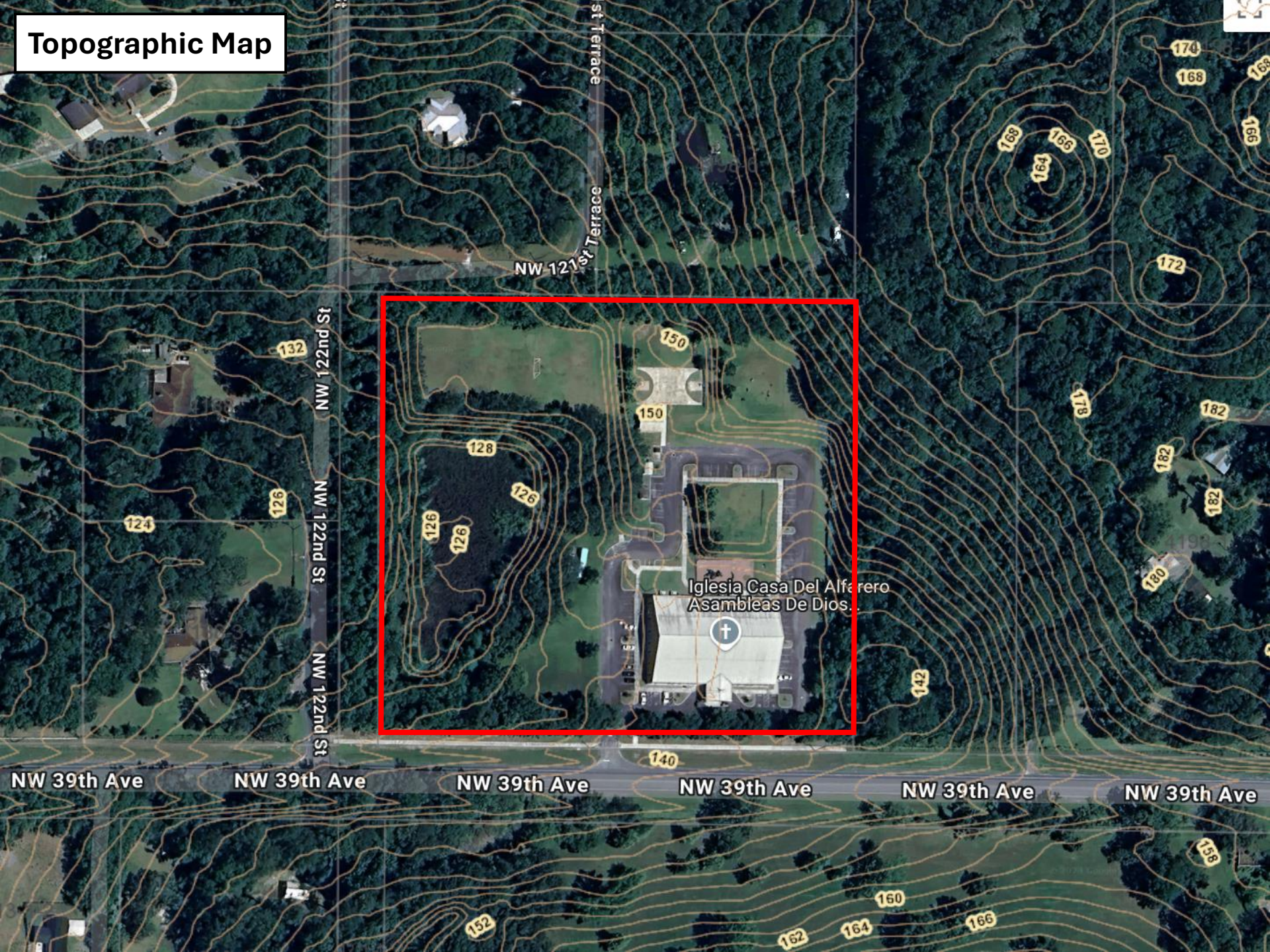
NW 39th Ave

Iglesia Casa Del Alfarero
Asambleas De Dios...

TNT Nursery



Topographic Map



NW 121st Terrace

NW 122nd St

NW 122nd St

NW 122nd St

Iglesia Casa Del Alfarero
Asambleas De Dios

NW 39th Ave

NW 39th Ave

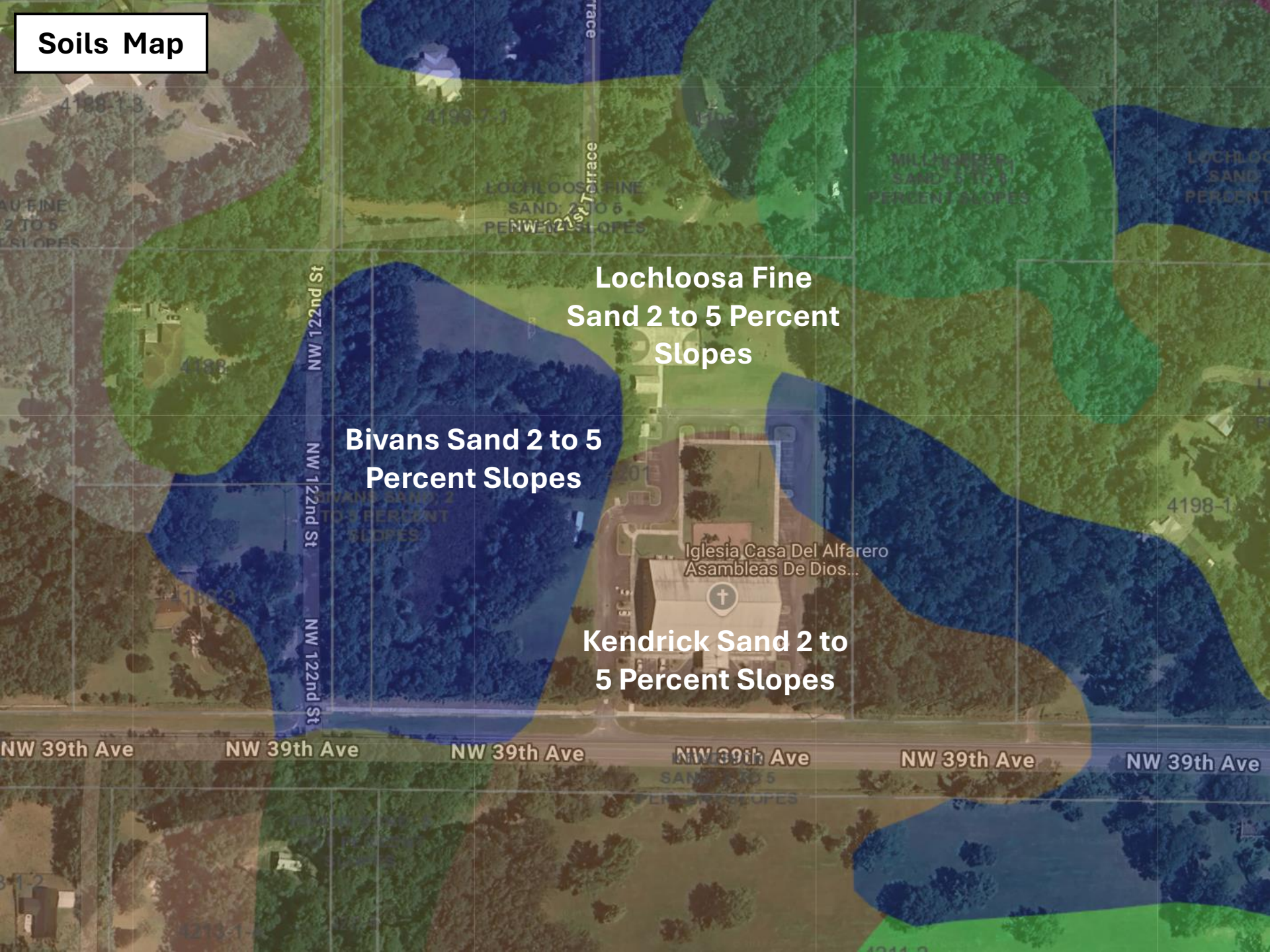
NW 39th Ave

NW 39th Ave

NW 39th Ave

NW 39th Ave

Soils Map



**Lochloosa Fine
Sand 2 to 5 Percent
Slopes**

**Bivans Sand 2 to 5
Percent Slopes**

**Kendrick Sand 2 to
5 Percent Slopes**

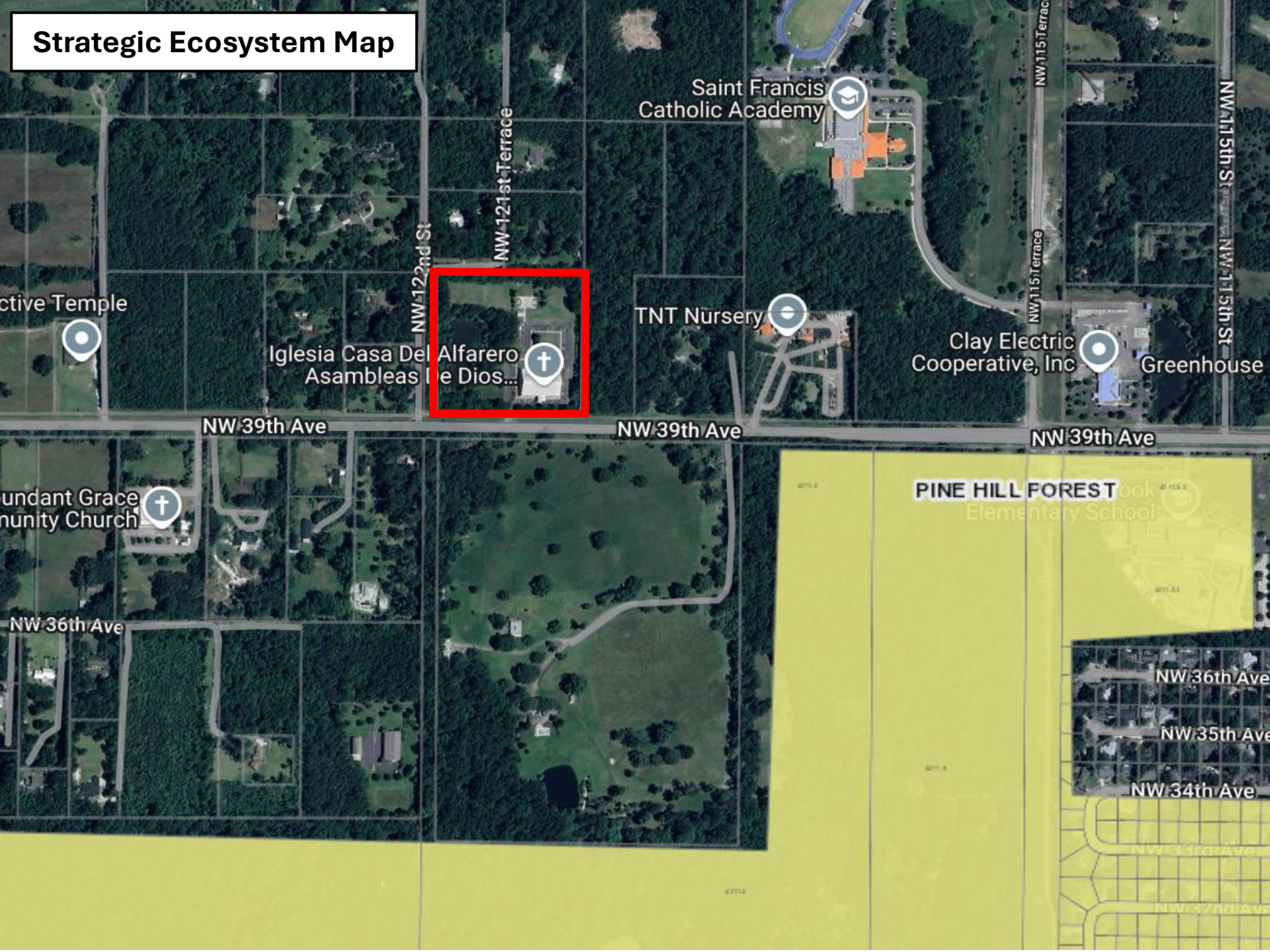
Iglesia Casa Del Alfarero
Asambleas De Dios...

NW 39th Ave NW 39th Ave NW 39th Ave NW 39th Ave NW 39th Ave NW 39th Ave

NW 122nd St NW 122nd St NW 122nd St

1st Terrace

Strategic Ecosystem Map



Aquifer High Recharge Area Map

Alachua County Floridan Aquifer High Recharge Area

Legend

Generalized Vulnerability Rating

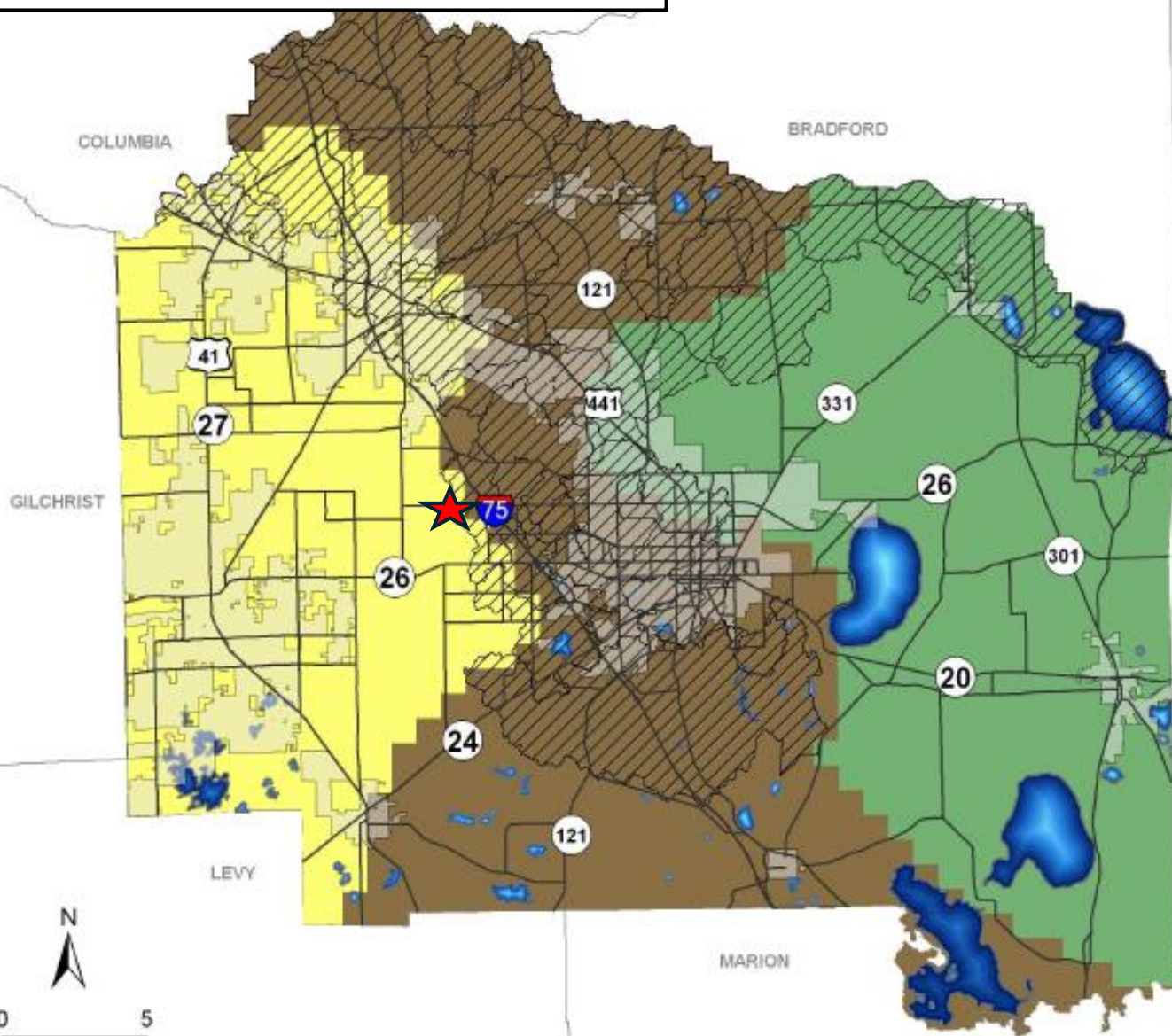
- Low Vulnerability
- Vulnerable
- High Vulnerability
- Stream-to-Sink Basins
- Municipalities
- Major Roads
- Lakes

High Aquifer Recharge Areas: Areas where stream-to-sink surface water basins occur and areas where the Floridan aquifer system is vulnerable or highly vulnerable

Sources:
Basins Layer used to produce the Stream-to-Sink Basins Layer (FDEP, 1998)
Generalization of Alachua County (Floridan) Aquifer Vulnerability Assessment Results (Advanced Geospatial Inc., 2005)

Prepared At:
Alachua County
Environmental Protection Department
201 SE 2nd Avenue, Suite 201
Gainesville, FL 32601

DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind, implied or expressed, regarding accuracy, completeness, or fitness of use. The quality of the data is dependent on the various sources from which each data layer is obtained. 3-27-2009



IGLESIA EVANGELICA BAUTISTA PLANNED DEVELOPMENT

ZONING MASTER PLAN

Alachua County
Planned Development
Zoning Master Plan

Application #: ZOM-09-07

Resolution #: _____

BOCC Approval Date: 4/10/07

Planning: Initial: [Signature] Date: 4/24/07

Public Works: [Signature] Date: 4/25/07

Environmental: MD Date: 4/25/07

Minor Changes: _____

Description: _____ Date: _____

ALLOWABLE LAND USES	
LAND USE CATEGORY	
1. BUILDING AREA	
A. SANCTUARY	MAXIMUM SIZE: 21,000 SQ FT
B. MULTIPURPOSE BUILDING	MAXIMUM SIZE: 10,000 SQ FT
2. SPORT FIELDS & OUTDOOR RECREATION AREA	
A. PERMITTED ACTIVITIES	
-USABLE OPEN SPACE	
-STORMWATER AREAS	
-BASEBALL FIELDS	
-SOCCER FIELDS	
-PLAYGROUNDS	
-PICNIC AREAS	
-BASKETBALL COURTS	
-STORAGE SHED/BUILDINGS	
-BATHROOMS	
-ASSOCIATED IMPROVEMENTS TO ACTIVITIES LISTED ABOVE	
3. PASTOR RESIDENCE	
-ONE SINGLE-FAMILY STRUCTURE IS PERMITTED FOR USE AS A PASTOR RESIDENCE.	

LAND USE AREA DATA			
MAP HATCH PATTERN	LAND USE CATEGORY	AREA AC.±	AREA (%)
	BUILDING AREA	0.7	8
	VEHICULAR ACCESS & PARKING AREA	1.9	20
	OPEN SPACE/STORMWATER/OUTDOOR RECREATION	4.9	53
	LANDSCAPE BUFFERS	1.2	13
	CARETAKER RESIDENCE	0.5	6
TOTALS:		9.2 Ac.	100%

NOTES:

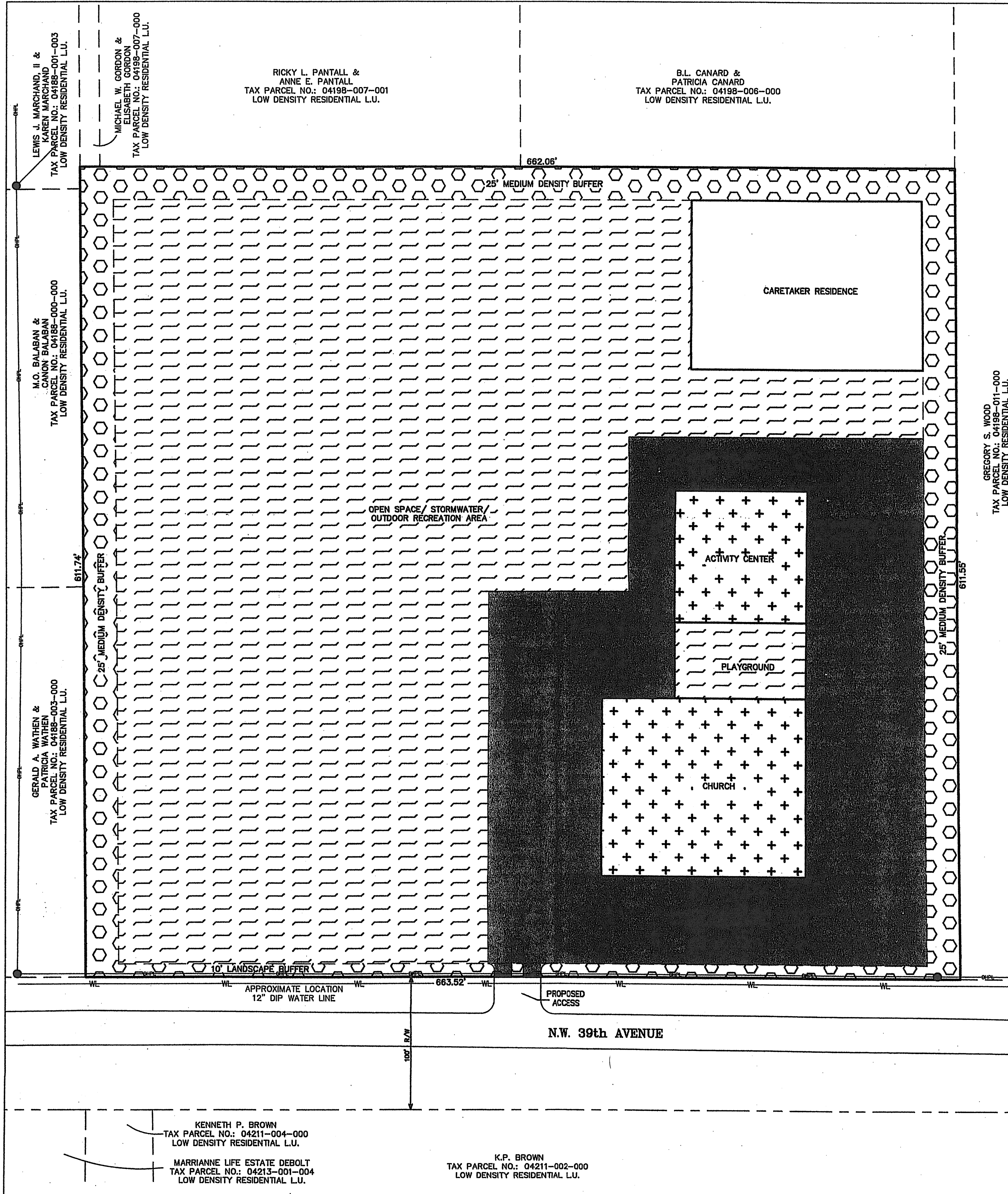
- THE LOCATION AND BOUNDARIES OF EACH LAND USE CATEGORY IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO BE EXACT. THESE BOUNDARIES MAY BE ADJUSTED DURING THE DEVELOPMENT REVIEW PROCESS BASED ON ANY APPLICABLE SITE CONSTRAINTS AND/OR U.L.D.C. CRITERIA.

SITE ACCESS STANDARDS

- THE PROPOSED VEHICULAR ACCESS IS CONCEPTUAL IN NATURE AND MAY BE ADJUSTED.
- THE CONFIGURATION OF INTERNAL CIRCULATION ROADWAYS AND PARKING AREA IS NOT INTENDED TO BE EXACT. THESE BOUNDARIES AND LAYOUT MAY BE ADJUSTED DURING THE DEVELOPMENT REVIEW PROCESS BASED ON ANY APPLICABLE SITE CONSTRAINTS AND/OR U.L.D.C. CRITERIA.
- IT IS THE OWNER'S INTENT TO UTILIZE GRASS PARKING FOR A PORTION OF THE REQUIRED NUMBER OF SPACES, PER U.L.D.C. PROVISIONS. THE EXACT RATIO OF PAVED VS. GRASS PARKING SHALL BE DETERMINED DURING THE D.R.C. PROCESS.

PHASING

- PHASING SCHEDULE
 - PHASE 1: SANCTUARY - 3 YEARS (2010)
 - PHASE 2: ACTIVITY CENTER - 8 YEARS (2015)
 - PHASE 3: OUTDOOR RECREATION AND CARETAKER RESIDENCE - 10 YEARS (2017)
- NOTE: TIMING OF PHASING BEGINS FROM THE P.D. ADOPTION DATE BY THE B.O.C.C.
- FINAL DEVELOPMENT PLAN APPROVAL (FOR EACH PHASE) MUST OCCUR BY THE SPECIFIED EXPIRATION DATE.
 - THE PHASING SCHEDULE REPRESENTS MINIMUM DEVELOPMENT ACTIVITY AND DOES NOT PREVENT AN ACCELERATED DEVELOPMENT SCHEDULE.



BUFFER REQUIREMENTS

- NORTH - 25 FT. MEDIUM DENSITY LANDSCAPE BUFFER.
- EAST - 25 FT. MEDIUM DENSITY LANDSCAPE BUFFER.
- SOUTH - 10 FT. LOW DENSITY LANDSCAPE BUFFER ADJACENT TO R/W LINE ALONG N.W. 39th AVENUE.
- WEST - 25 FT. MEDIUM DENSITY LANDSCAPE BUFFER.

SIGNAGE

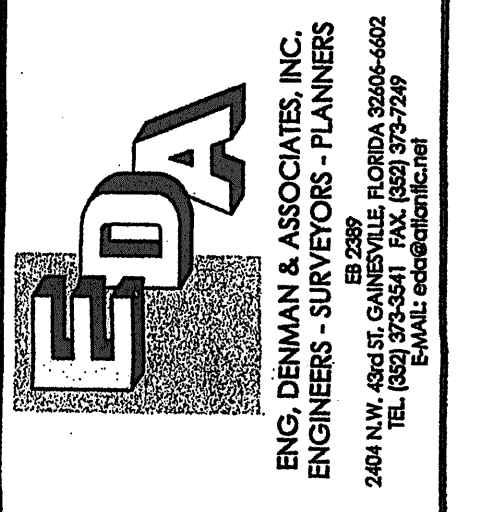
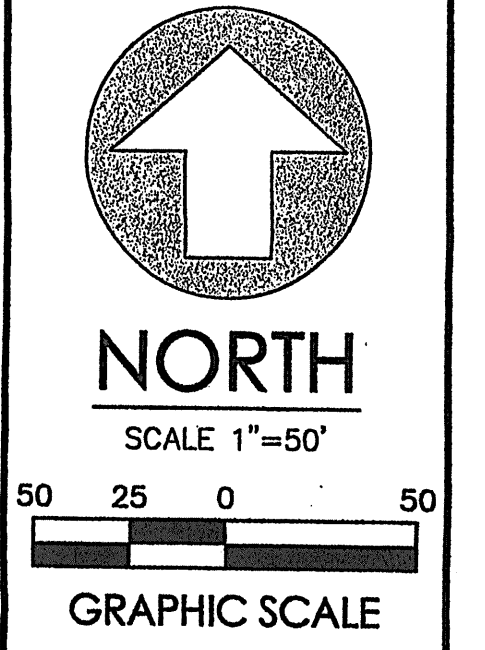
- ANY PROPOSED SIGNAGE WILL COMPLY WITH U.L.D.C. REQUIREMENTS.

OPEN SPACE

- THE PD SHALL PROVIDE AT LEAST 20% OPEN SPACE IN ACCORDANCE WITH U.L.D.C. ARTICLE 5, CHAPTER 407. THESE OPEN SPACE AREAS MAY BE PROVIDED IN THE FORM OF SPORTS FIELDS AND OUTDOOR RECREATION AREAS, PLAYGROUNDS, LANDSCAPED AREAS AND OTHER USABLE SPACE. IN ADDITION, STORMWATER AREAS DESIGNED TO COMPLY WITH THE OPEN SPACE CRITERIA OUTLINED IN THE U.L.D.C. SHALL BE COUNTED TOWARD THE REQUIREMENT.
- THE HATCHED OPEN SPACE AREA IS CONCEPTUAL IN NATURE AND MAY BE SLIGHTLY ADJUSTED AT THE TIME OF DEVELOPMENT PLAN APPROVAL.
- THESE OPEN SPACE AREAS REPRESENT A MINIMUM TO BE PROVIDED AND MORE OPEN SPACE AREA MAY BE LOCATED THROUGHOUT THE SITE.

CONDITIONS (ZOM-09-07)

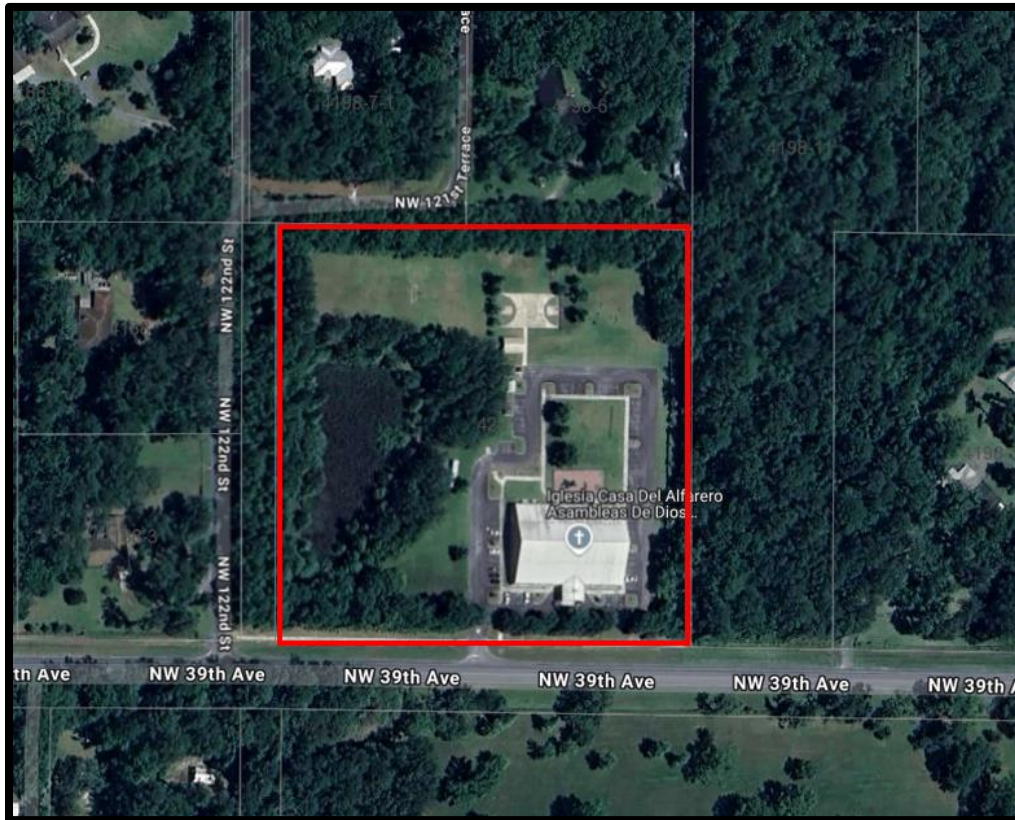
- THE PERMITTED USES FOR THIS PD ARE A CHURCH AND THOSE ACTIVITIES ASSOCIATED WITH THE CHURCH PROGRAM. ANY ADDITIONAL PROGRAMS OR ACTIVITIES (SUCH AS A PRIVATE SCHOOL OR DAY CARE FACILITY) WILL REQUIRE REVIEW BY THE COUNTY AND MAY REQUIRE THE OBTAINING OF A SPECIAL USE PERMIT.
- THE FACILITY SHALL CONNECT TO AVAILABLE CENTRAL WATER SYSTEM AND INSTALL HYDRANTS PER SYSTEM REQUIREMENTS.
- THE APPLICANT SHALL, AT THE TIME OF INITIAL CONSTRUCTION, EITHER HOOK UP TO SANITARY SEWER OR, ALTERNATELY, PROVIDE DRY SEWER LINES TO FACILITATE FUTURE HOOK-UP TO CENTRALIZED SEWER SERVICE WHEN IT BECOMES AVAILABLE.
- SETBACKS AND RELATIVE LOCATIONS OF BUILDINGS, PARKING, OPEN SPACE AND STORMWATER MANAGEMENT SHALL BE AS SHOWN ON THE ZONING MASTER PLAN.



IGLESIA EVANGELICA BAUTISTA
 PLANNED DEVELOPMENT
 ALACHUA COUNTY, FLORIDA
 ZONING MASTER PLAN

Project:	REZONING
Designed:	CBS
Drawn:	EV
Date:	4/10/07
Project No.:	2008-278
Sheet No.:	

Special Use Permit Application



Prepared by:
Clay Sweger,
AICP LEED AP

Project Request: A Special Use Permit application for a private educational facility in the Planned Development (PD) zoning district as identified in ULDC Ch. 404.34.

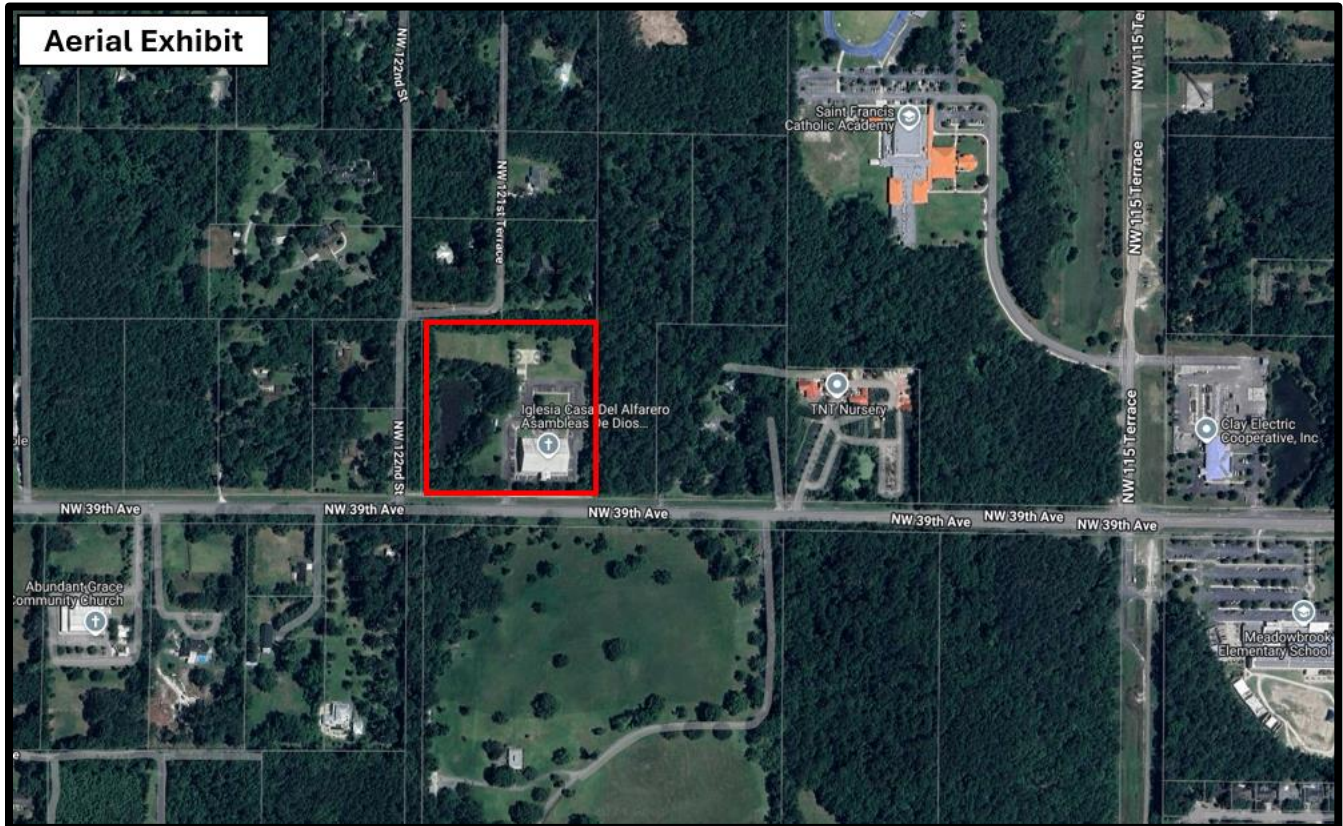
Project Location: 12100 NW 39th Avenue
(Parcel Number 04201-000-000)

Project Owner: Iglesia Casa Del Alfarero Asambleas of Dios Alachua FL, Inc.

Submitted:
Oct. 28, 2024

Background & Summary of Request

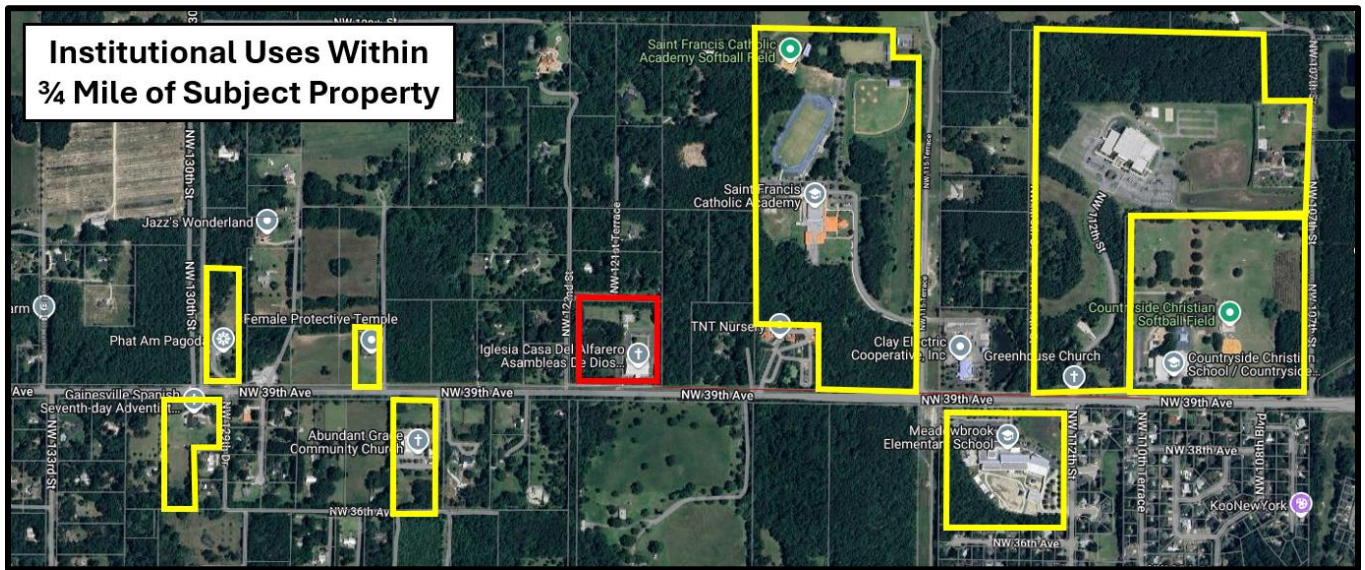
The subject property is approximately 8.6 acres in size, located at 12100 NW 39th Avenue on parcel number 04201-000-000. The subject property is an existing developed church site, which was approved by Alachua County in 2007 (PD zoning) and 2008 (Development Plan). The location of the subject property and land within close proximity of the area is illustrated in the following exhibit:



This application requests Special Use Permit approval of a proposed ‘private educational facility.’ The intent of this application is to operate a private school with grades K-12 that will be associated with the existing church located on the subject property. The subject property is an existing developed site and the proposed private school will utilize portions of the existing building and a second future building in a portion of the site which has always been master planned for an additional building. Existing parking/access & stormwater infrastructure is already in place, as indicated on the Special Use Permit Master Plan included in this application.

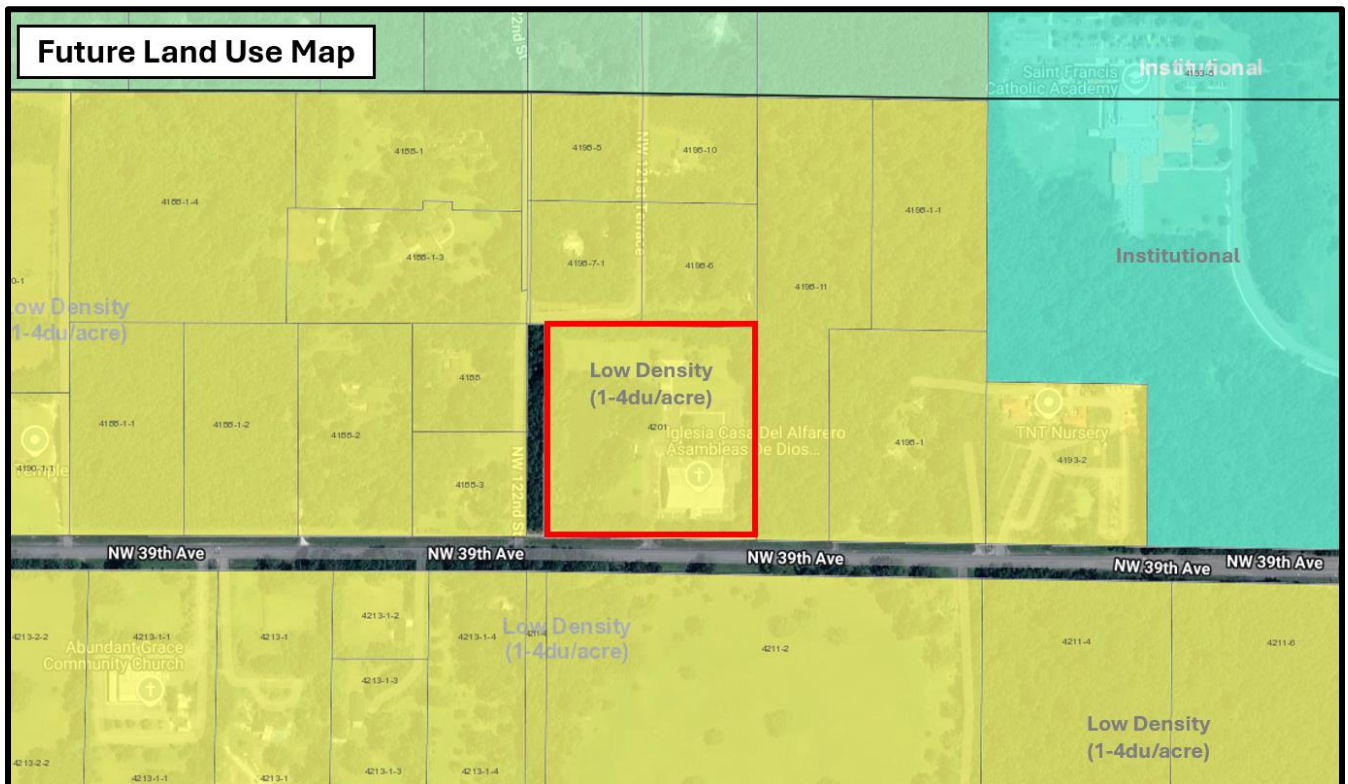
The subject property is located along NW 39th Avenue, a county arterial roadway within the designated Urban Cluster. The future land use designation of the property is Low Density Residential, which according to ULDC Sec. 404.34, a Special Use Permit is required for private educational facilities. This application has been prepared to demonstrate compliance with all applicable Comprehensive Plan and ULDC regulations, including the applicable use specific standards that are addressed in this report.

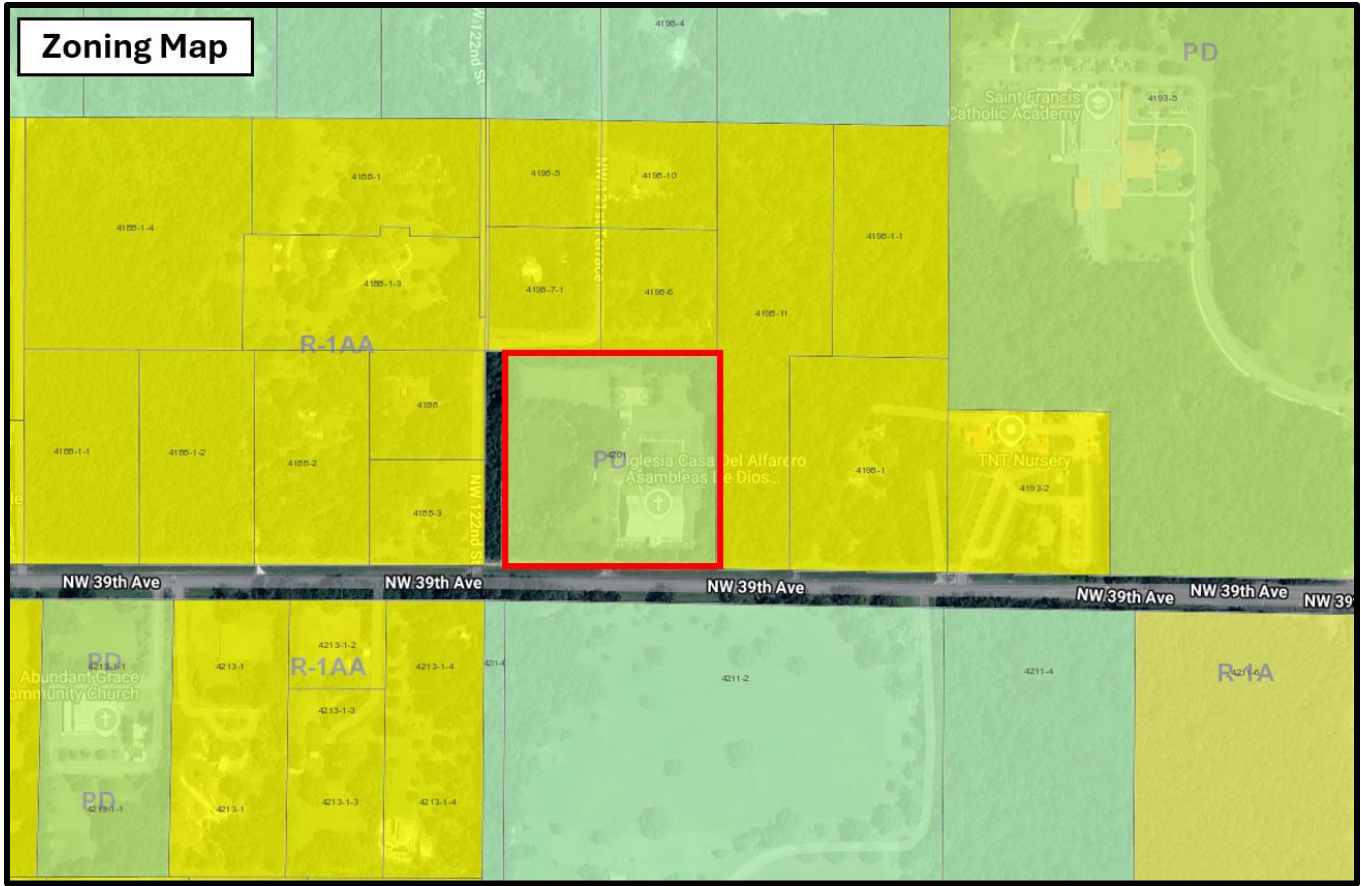
The proposed use is defined as an institutional use and is compatible with the land use pattern in the area. The exhibit below shows that there are eight other institutional facilities located within ¼ mile of the subject property:



Future Land Use Map Designation & Zoning District

The subject property has a Low Density Residential future land use designation and Planned Development (PD) zoning district, as illustrated on the maps below:





As stated, private educational facilities are a permitted use via Special Use Permit in the Low Density Residential future land use category. In addition, the existing PD zoning for the subject property includes a condition that indicates if a private school is proposed, a Special Use Permit shall be required. As such, the applicant requests Special Use Permit approval by the Board of County Commissioners.

Comprehensive Plan Consistency

The following is an analysis of the consistency of this proposed Special Use Permit application with the Alachua County Comprehensive Plan.

Future Land Use

Policy 5.1.2 states that Private Educational Facilities (meeting State of Florida compulsory education requirements) are considered institutional uses in Alachua County.

Policy 5.2.1 of the Future Land Use Element outlines the criteria to 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.

Consistency: The subject property is located in an optimum service area. The site is co-located with a church, with a congregation of families who will enroll children at the school. In addition, the property is located along NW 39th Avenue, a County arterial roadway, which will provide safe and efficient access to the on-site facility. Public utilities are available to serve the property as well. The subject property is also located within the Urban Cluster, including close proximity to residential areas, other institutional uses and Jonesville Park.

(b) Optimum operating size.

Consistency: The proposed private educational facility is proposed at an optimal operating size, both in relation to demand for the services to be provided and the proposed facility size and student enrollment.

(c) Access to clientele.

Consistency: Access to clientele (aka the public) will be from NW 39th Avenue, a county arterial roadway. In addition, the location of a private school within the urban cluster where the highest concentration of students and families are located, is optimal for providing access to the '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.

Consistency: The proposed private educational facility is proposed at a scale that is appropriate to adequately serve the public and is also designed in a manner that is compatible with surrounding uses. Regarding compatibility, this proposed plan is compatible with the surrounding area. The property is located along NW 39th Avenue, a County arterial roadway, which will provide safe and efficient access to the on-site facility. The scale of the project in relation to proposed facilities and student enrollment, is appropriate. In addition, the project layout was established in order to provide significant green space areas and provide substantial buffers between adjacent neighboring properties to help ensure compatibility.

(e) Nature of service provision.

Consistency: The proposed private educational facility provide educational services to the local community for families and their children that would like to utilize this facility for their education. The services will all be provided on the subject property, which is located within the urban cluster.

(f) Needs of the clientele.

Consistency: The existing church congregation is growing and with it is an increased need for a private school to serve not just the children associated with the church, but others in the community who wish to attend a private school for their education.

(g) Availability and adequacy of public infrastructure to serve the particular use.

Consistency: Adequate public infrastructure is in place to serve the private educational facility. The site is located along a County maintained arterial roadway (NW 39th Avenue). In addition, public utilities are available to serve the property.

(h) Preservation and strengthening of community and neighborhood character through design.

Consistency: As shown on the Special Use Permit Master Plan, the proposed location of the private school is located along NW 39th Avenue for immediate access to a County arterial roadway. In addition, the project layout was established in order to provide significant green space areas and provide substantial buffers between adjacent neighboring properties to help ensure compatibility.

(i) Consistency with the goals, objectives, and policies of the Conservation and Open Space Element.

Consistency: The proposed private educational facility is consistent with the goals, objectives and policies of the Conservation and Open Space Element (COSE). The subject property provides significant usable green spaces and landscaped areas. In addition, the proposed request is consistent with the protection of natural resources as there are no documented resources located on the property.

OBJECTIVE 5.3 - EDUCATIONAL FACILITIES

Policy 5.3.1 The following areas shall be avoided when locating future educational facilities in Alachua County:

- (a) Noise Attenuation Area or Noise Sensitive District, and other airport impact areas as prohibited by Chapter 333, Florida Statutes.*
- (b) Environmentally sensitive areas as determined in accordance with the conservation policies of Alachua County (see the Conservation and Open Space Element.)*
- (c) Areas designated for Rural/Agriculture land use.*
- (d) Existing or designated industrial districts (except for vocational schools).*
- (e) Any area where the nature of existing or proposed adjacent land uses would endanger the safety of students or decrease the effective provision of education.*

Consistency: The subject property is not located within any of the areas identified above (that should be avoided).

Policy 5.3.2 Elementary and middle schools are encouraged to locate:

- (a) within existing or proposed residential areas or village centers, and*
- (b) near existing or designated public facilities such as parks, recreational areas, libraries, and community centers to facilitate the joint use of these areas.*

Consistency: The subject property is located within the Urban Cluster, which contains the type of public facilities referenced above, including close proximity to residential areas, other institutional uses and Jonesville Park.

Policy 5.3.3 To ensure the safety of children, elementary schools shall be located on paved roads. Direct access should be available from local or collector streets, or from arterials with an interior road to the school.

Policy 5.3.4 To ensure accessibility, middle and senior high schools shall be located near arterial streets.

Policy 5.3.5 To ensure safety and accessibility, all schools shall be linked with surrounding residential areas by bikeways and sidewalks.

Consistency: The subject property is located along a paved arterial roadway with a sidewalk network.

Policy 5.3.7

(d) Private educational facilities shall be allowable uses in Medium Density, Medium-High Density, and High Density Residential, Institutional, Office, Commercial, Light Industrial, and Industrial, within specific zoning districts subject to performance criteria in the land development regulations directed toward the specific characteristics of private schools.

(e) Private educational facilities may be allowed through the special use permit process in other land use categories.

Consistency: The proposed private educational facility is within the Low Density Residential future land use designation and as such, is proposed as a Special Use Permit.

(f) Land development regulations for public and private educational facilities shall include reasonable development standards and conditions, and shall provide for consideration of the site plan's adequacy as it relates to environmental concerns, health, safety, and general welfare, promotion of safe pedestrian and bicycle access with interconnections to related uses, and effects on adjacent property.

Consistency: The project is proposed in compliance with the development standards referenced above, including avoidance of environmentally sensitive areas, providing safe pedestrian / bicycle access and adequate buffering / separation from adjacent uses.

Levels of Service / Public Facilities

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 specified timeframe. Per Policy 1.2.4 and Policy 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

This special use permit is for a private educational facility located on a County arterial roadway. Any additional development on the site will require mitigation through the required mobility fee program payment.

Water and Sewer

Policy 1.2.4 (d) of the Capital Improvements Element describes the minimum Level of Service standards for potable water and sewer.

Drainage

Policy 1.2.4 (c) of the Capital Improvements Element states that the minimum drainage LOS standard for nonresidential development requires a floor elevation of one (1) foot above the 100-year/critical duration storm

elevation or flood resistant construction. The subject property is an existing developed site that is served by a master planned stormwater facility that is designed to meet this standard.

Emergency Services

Policy 1.2.5(a)(1) of the Capital Improvements Element states that the LOS standard for fire services in the area inside the urban cluster is as follows:

- (1) In the Urban Cluster, initial unit response LOS guideline is within 6 minutes for 80% of all emergency responses within a 12 month period. Land development regulations shall require that 100% of development shall provide water supply served by hydrants.*

The project site is located in the urban cluster and is served by ACFR Station #24, located less than 2 miles away. No issues related to emergency services are expected.

Solid Waste

The proposed use of the property as a private educational facility will utilize existing solid waste pickup service and will not degrade the level of service below adopted standards.

Schools

The proposed special use permit will provide additional educational opportunities for the local student population and, as such, will not have a negative impact on the school system.

Recreation

The proposed special use permit does not authorize residential units and will not have an impact on the recreational LOS in the County.

Unified Land Development Code (ULDC) Consistency

The proposed Special Use Permit is consistent with the applicable sections of the Unified Land Development Code.

Sec. 402.124. of the ULDC lists criteria for approval for special use permits:

- (a) The proposed use is consistent with the comprehensive plan and ULDC;*

Consistency: The proposed use is consistent with the Comprehensive Plan and ULDC. Private educational facilities are a permitted use via Special Use Permit in the Low Density Residential future land use category. In addition, the existing PD zoning for the subject property includes a condition that indicates if a private school is proposed, a Special Use Permit shall be required. As such, the applicant requests Special Use Permit approval by the Board of County Commissioners.

- (b) The proposed use is compatible with the existing land use pattern and future uses designated by the comprehensive plan;*

Consistency: The proposed use type and location is compatible with the existing and future land use pattern of the immediate area and the Comprehensive Plan. (see Comprehensive Plan Consistency' section of report).

The Special Use Permit Master Plan associated with the proposed private educational facility has been designed to provide compatibility with surrounding properties. The proposed location of the school buildings are within the interior of the property and in the center of the existing developed portion of the site. Landscape buffers are currently in place to provide screening / separation from adjacent uses. In addition, the private educational facility does not propose any outdoor public announcement system or field lighting.

In addition, the proposed use is defined as an institutional use and is compatible with the land use pattern in the area. An exhibit shown previously in this report shows that there are also eight other institutional facilities located within ¾ mile of the subject property.

(c) The proposed use shall not adversely affect the health, safety, and welfare of the public; and

Consistency: A private educational facility will not adversely affect the health, safety and welfare of the public.

(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;

Consistency: As shown on the proposed Special Use Permit Master Plan, ingress and egress is provided via a direct access point onto NW 39th Avenue, a county-maintained arterial roadway. In addition, the subject property connects to a sidewalk provided in the County right-of-way.

(2) Off-street parking and loading areas where required, with particular attention to item (1) above;

Consistency: Existing off-street parking and loading areas for students, parents and faculty are shown on the Special Use Permit Master Plan, which was designed for safe and convenient use and was approved by the County.

(3) The noise, glare or odor effects of the special use permit on surrounding properties;

Consistency: There are no anticipated glare or odor effects to impact surrounding properties. The proposed private educational facility does not propose any outdoor public announcement system or field lighting.

(4) Refuse and service areas, with particular reference to location, screening and items (1) and (2) above;

Consistency: The proposed private educational facility will utilize existing refuse and service areas which are identified on the Special Use Permit master plan, with specific details on size and screening will be provided on the required Development Plan in order to ensure safety and traffic flow.

(5) Utilities, with reference to location and availability;

Consistency: The proposed facility will be served with utilities necessary to serve the intended use.

(6) Screening and buffering with reference to type, dimensions and character;

Consistency: As indicated on the special use permit master plan, existing established landscape buffers are located along the perimeter of the subject property and meet or exceed ULDC requirements for the proposed use.

(7) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;

Consistency: Any proposed signage will be required to be shown on the subsequent Development Plan, in compliance with ULDC requirements.

(8) Required yards and other greenspace;

Consistency: The proposed educational facility will accompany an existing church on a developed site, which as indicated on the Special Use Permit Master Plan, includes sizable outdoor recreation areas and landscaped greenspaces for the use and enjoyment of the attendees of the school.

(9) General compatibility with surrounding properties; and

Consistency: The Special Use Permit Master Plan associated with the proposed private educational facility has been designed to provide compatibility with surrounding properties. The proposed location of the school buildings are within the interior of the property and in the center of the existing developed portion of the site. Landscape buffers are currently in place to provide screening / separation from adjacent uses. In addition, the private educational facility does not propose any outdoor public announcement system or field lighting.

(10) Any special requirements set forth in this ULDC for the particular use involved.

Consistency: The proposed private educational facility is permitted via Special Use Permit in the Low Density Residential future land use designation, via ULDC Sec. 404.34 below:

Sec. 404.34. Educational facility, public or private.

Where educational facilities may be allowed as a limited use or special use permit, the following standards shall apply. The determination of whether a facility is a limited use or requires a special use permit depends on the future land use designation of the property, based on Table 404.34.1 below.

(a) Location.

(2) Private educational facilities. Private educational facilities shall be allowed either as a limited use or by special use permit in all zoning districts, and within a Traditional Neighborhood or Transit Oriented Developments, except C-1, RM-1, BW, ML, MS, MP, and MB subject to the requirements of Table 404.34.1 below.

Table 404.34.1		
Educational Facilities and Future Land Use Categories		
Future Land Use Designation	Public	Private
<i>Low Density Res.</i>	<i>L</i>	<i>SU</i>

In addition, private educational facilities have use specific standards that must be met in order to gain Special Use Permit approval. Below, these standards are listed with the applicant’s response for consistency indicated following each:

(b) *General standards. The following standards shall apply to all educational facilities.*

(1) *Accessibility.*

a. *Sites for all schools shall be located on publicly accessible paved roads constructed to County standards.*

Consistency: The school facility is located along a publicly accessible paved road (NW 39th Avenue).

b. *Access to elementary schools shall be available from a local road or on a residential collector road or from arterials with an interior road access to the school. Elementary schools are encouraged to be located within existing or proposed residential areas or village centers.*

Consistency: The school facility is located along a County arterial roadway with an interior driveway access to the school.

c. *Access to middle and high schools shall be available from a collector or arterial road. Those middle or high schools within Traditional Neighborhood or Transit Oriented Developments may be accessed from a local road if the school is located within one thousand three hundred twenty (1,320) feet (one-quarter (1/4) mile) of an existing or proposed collector or arterial road, as shown in the Transportation Mobility Element of the Comprehensive Plan.*

Consistency: The school facility is located along a County arterial roadway with an interior driveway access to the school.

d. *All schools shall be linked with surrounding residential areas by bikeways and sidewalks.*

Consistency: The school facility has access to the existing sidewalk provided along NW 39th Avenue.

e. *All schools shall be designed to accommodate public bus transportation and/or other means of public transit.*

Consistency: No public bus transportation is currently provided to this area. However, there is adequate room for a future bus stop fronting the property along NW 39th Avenue (with sidewalk access to the school facilities) at such time as service becomes available.

(2) *Minimum setbacks. All buildings shall comply with the yard and setback requirements of the district in which they are located; and, in no case shall be less than twenty-five (25) feet on the*

front, twenty (20) feet in the rear, and ten (10) feet on interior side, and twenty-five (25) feet on street side.

Consistency: As indicated on the Special Use Permit Master Plan, the building area housing the private school exceeds the minimum setbacks referenced above.

- (3) *Outdoor lighting. Any lighting installed for sports facilities or parking areas shall be consistent with the standards of Article XIV, Outdoor Lighting, of Chapter 407 and with Subsection (c)(3) below.*

Consistency: No outdoor lighting for sports facilities is proposed as part of this project. Existing site lighting was originally approved by the County based on compliance with the ULDC requirements. Any modifications would also be required to comply with all applicable Land Development Code criteria.

- (4) *Vehicular circulation. In addition to the requirements of Chapter 402, Article II, an applicant shall provide a vehicular circulation plan, showing onsite queuing and circulation, vehicle stacking, drop-off areas, and interior roads, based upon the location of and number of patrons that utilize the facility.*

Consistency: The project area is an existing developed site, designed for a church facility. The parking lot, driveway and circulation pattern is set. The proposed school use will utilize the existing improvements and will occur in building(s) in the center of the parking lot area. Adequate vehicular circulation is provided via these existing improvements.

- (c) *Additional requirements for private educational facilities. In addition to the standards specified above, the following standards shall apply to all private educational facilities.*

- (1) *Hours of operation. No activities shall be conducted on-site between the hours of 11:00 p.m. and 6:00 a.m. unless approved otherwise as part of a special use permit.*

Consistency: The school will only operate within these stipulated hours of operation (7 am – 6 pm).

- (2) *Additional buffering. All private facilities shall meet the landscape buffer requirements in Article IV, Landscaping, of Chapter 407. For facilities serving one hundred (100) or more students, a minimum 25-foot wide medium-density buffer shall be maintained along any boundaries adjacent to residential areas or as required by Chapter 407, whichever is greater.*

Consistency: A 25-foot medium density buffer was required and installed as part of the original church development and will remain in place in order to satisfy this requirement.

- (3) *Athletic fields adjacent to single-family residential areas. Unless approved as part of a new special use permit or added as an amendment to an existing special use permit for a school, a special exception is required where designated outdoor athletic fields designed for formal athletic competition including lighting and installation and/or use of an audio system are included on the site of a private educational facility that is adjacent to an area either zoned for single-family residential use or with existing single-family homes. The following criteria shall apply:*

Consistency: No outdoor lighting or audio system for sports facilities is proposed as part of this project.

- a. *No activities shall occur on the athletic field(s) between the hours of 11:00 p.m. and 7:00 a.m. unless approved otherwise as part of a special use permit or special exception.*

Consistency: Not applicable (no outdoor lighting or audio system for sports facilities is proposed).

- b. *All applications for special exceptions shall be submitted and analyzed in accordance with Chapter 402, Article XVII, Special Exceptions.*

Consistency: Not applicable (no outdoor lighting or audio system for sports facilities is proposed).

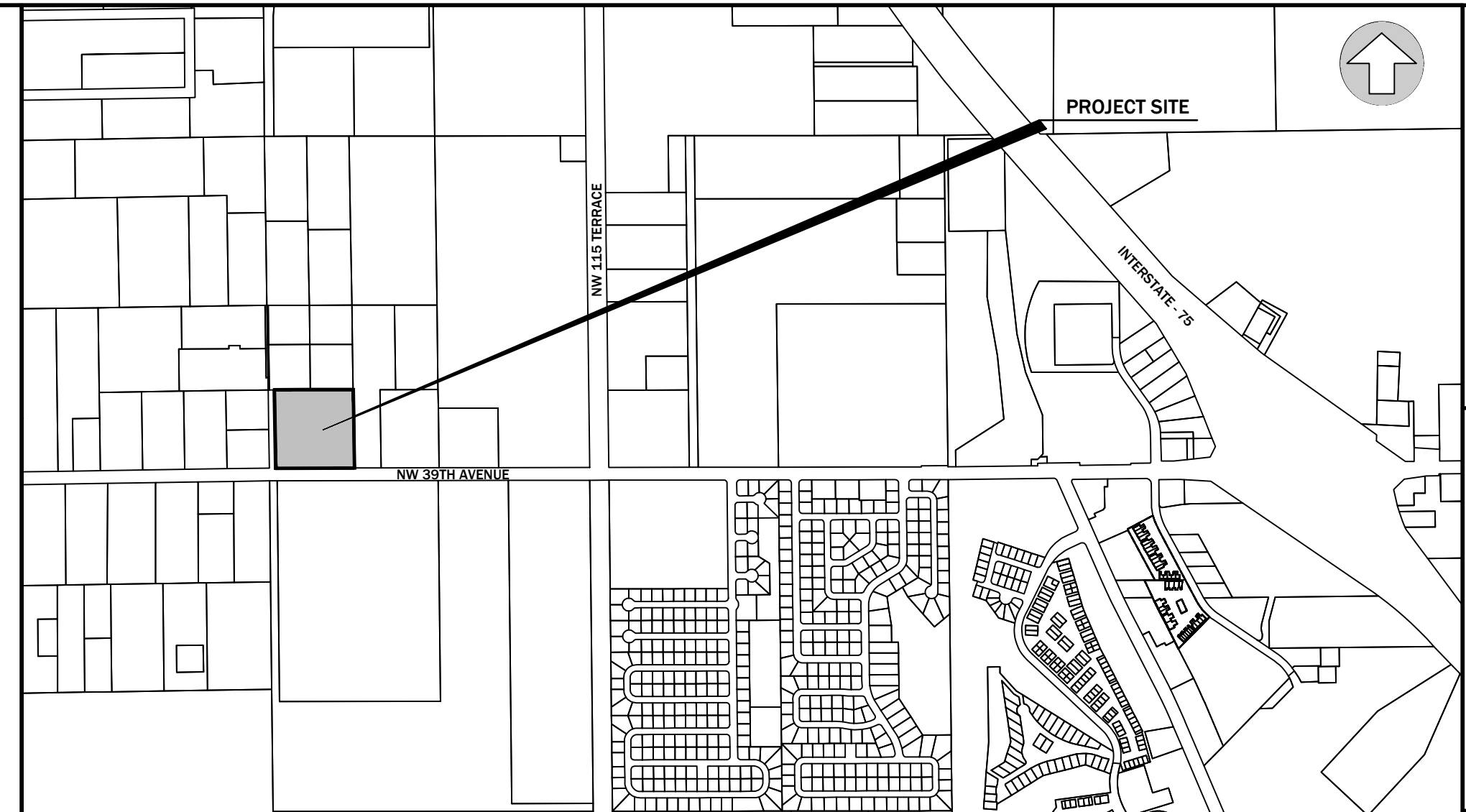
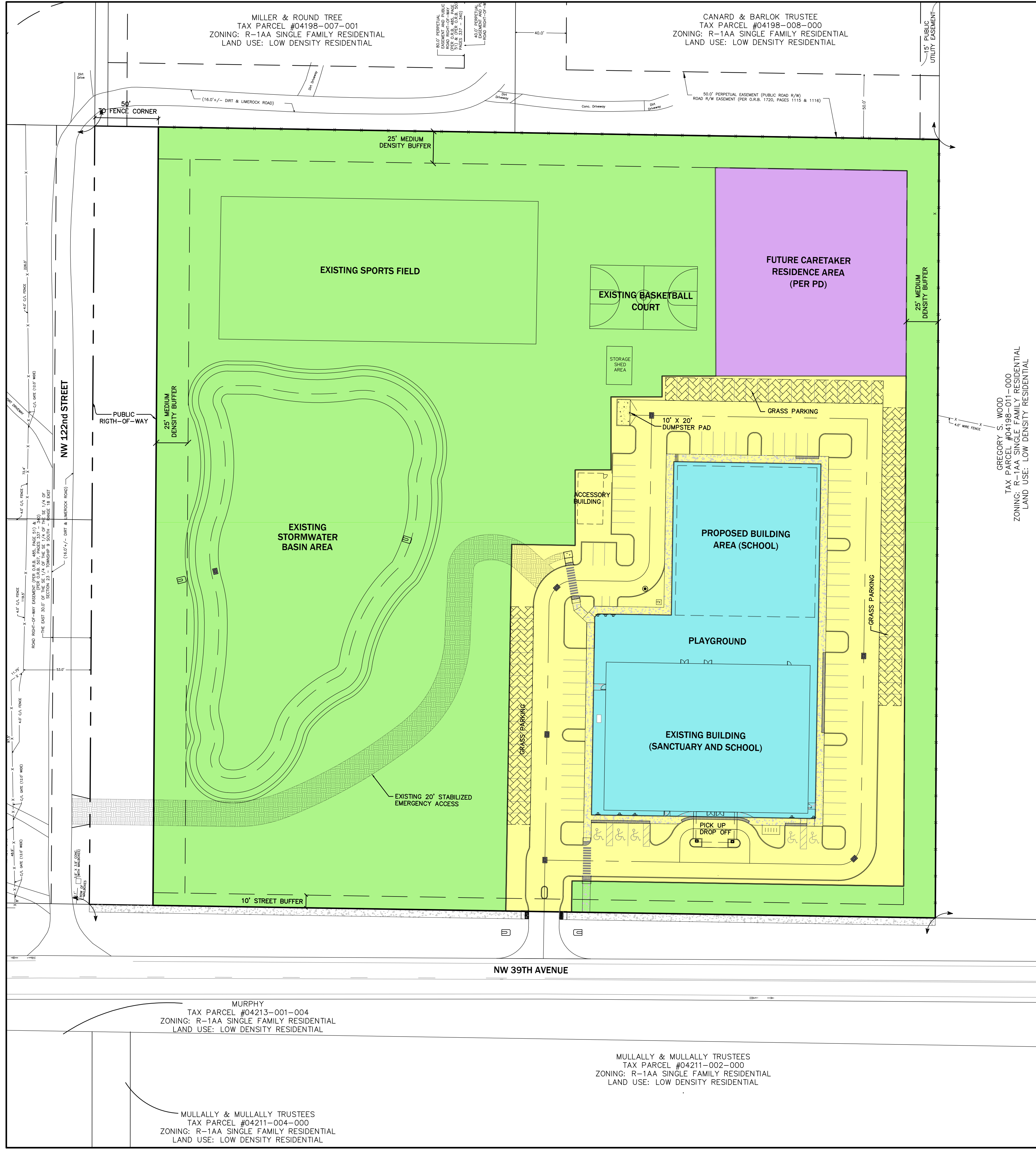
- c. *All applications for new or amended special use permits shall be submitted and analyzed in accordance with Chapter 402, Article XVIII, Special Use Permits.*

Consistency: Not applicable (no outdoor lighting or audio system for sports facilities is proposed).

Special Use Permit Conditions

Below are the proposed conditions of approval for the Special Use Permit related to the private educational facility:

1. A Special Use Permit is issued for the subject property to allow up to 300 students between grades K-12.
2. The classroom / building area used for the private school will be limited to the existing church building and a second proposed building area located to the north of the church building and surrounded by the existing vehicular circulation area.
3. Hours of operation shall not exceed 7 am – 6 pm.
4. The private educational facility is required to comply with all applicable State of Florida compulsory education requirements.
5. No outdoor lighting or audio system is proposed for the existing athletic field.
6. Parking is shared between with the church and private educational facility and shall be provided in compliance with the applicable requirements in ULDC Ch. 407, Article II (Parking, Loading & Stacking).
7. The school facility will connect to GRU centralized sanitary sewer service, provided that GRU will grant approval. If GRU denies service to this property, an on-site septic system will be utilized that is properly sized and designed to serve the student population.



VICINITY MAP
ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION

THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; LESS AND EXCEPT: THE SOUTH 50 FEET OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

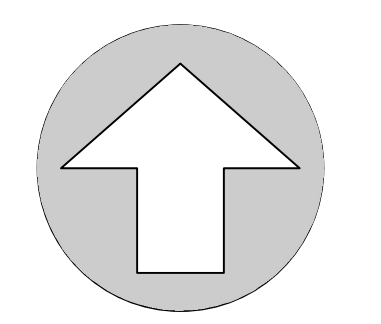
SPECIAL USE PERMIT CONDITIONS

1. A SPECIAL USE PERMIT IS ISSUED FOR THE SUBJECT PROPERTY TO ALLOW UP TO 300 STUDENTS BETWEEN GRADES K-12.
2. THE CLASSROOM / BUILDING AREA USED FOR THE PRIVATE SCHOOL WILL BE LIMITED TO THE EXISTING CHURCH BUILDING AND A SECOND PROPOSED BUILDING AREA LOCATED TO THE NORTH OF THE CHURCH BUILDING AND SURROUNDED BY THE EXISTING VEHICULAR CIRCULATION AREA.
3. HOURS OF OPERATION SHALL NOT EXCEED 7 AM - 6 PM.
4. THE PRIVATE EDUCATIONAL FACILITY IS REQUIRED TO COMPLY WITH ALL APPLICABLE STATE OF FLORIDA COMPULSORY EDUCATION REQUIREMENTS.
5. NO OUTDOOR LIGHTING OR AUDIO SYSTEM IS PROPOSED FOR THE EXISTING ATHLETIC FIELD. PARKING IS SHARED BETWEEN THE CHURCH AND PRIVATE EDUCATIONAL FACILITY AND SHALL BE PROVIDED IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS IN ULDC CH. 407, ARTICLE II (PARKING, LOADING & STACKING).
6. THE SCHOOL FACILITY WILL CONNECT TO GRU CENTRALIZED SANITARY SEWER SERVICE, PROVIDED THAT GRU WILL GRANT APPROVAL. IF GRU DENIES SERVICE TO THIS PROPERTY, AN ON-SITE SEPTIC SYSTEM WILL BE UTILIZED THAT IS PROPERLY SIZED AND DESIGNED TO SERVE THE STUDENT POPULATION.

LAND USE AREAS

BUILDING AREA / PLAYGROUND <ul style="list-style-type: none"> EXISTING BUILDING (CHURCH & SCHOOL USE) PROPOSED BUILDING (SCHOOL USE) PLAYGROUND AREA 	0.93 ACRES ±
VEHICULAR USE AREA <ul style="list-style-type: none"> PARKING LOT FOR SCHOOL AND CHURCH SITE INGRESS/EGRESS PICK UP & DROP-OFF AREA PEDESTRIAN/BICYCLE FACILITIES SOLID WASTE RECEPTACLES 	1.70 ACRES ±
GREEN SPACE <ul style="list-style-type: none"> STORMWATER AREAS OTHER LANDSCAPE AREAS/BUFFERS OUTDOOR RECREATION AREAS 	5.40 ACRES ±
FUTURE CARETAKER RESIDENCE <ul style="list-style-type: none"> PER PD 	0.60 ACRES ±
TOTAL	8.63 ACRES ±

- NOTES:**
1. LAND USE AREAS ABOVE ARE APPROXIMATE AND MAY BE SLIGHTLY ADJUSTED ON DEVELOPMENT PLAN.
 2. ADDITIONAL STORMWATER INFRASTRUCTURE IS ALLOWED WITHIN ANY LAND USE AREA.
 3. UTILITIES THAT ARE REQUIRED TO SERVE THE FACILITY ARE PERMITTED IN ALL LAND USE AREAS.
 4. CHURCH FACILITY AND CARETAKER RESIDENCE ARE REGULATED PER PD ZONING.



NORTH
SCALE: 1" = 40'
0 20 40 80
GRAPHIC SCALE

No.	Date	Comment

Project No: 24-017
Project phase: SPECIAL USE PERMIT
Project title: IGLESIA CASA DEL ALFARERO ALACHUA COUNTY, FLORIDA

Sheet title: SUP MASTER PLAN

Designed: CS
Drawn: MAB
Checked: CS
Date: 10/28/24
Sheet No.: P000