

Petition PB-15-157 SUP
January 28, 2016

Appendix C Application

GAINESVILLE

EXHIBIT
C-1

APPLICATION FOR SPECIAL USE PERMIT
Planning & Development Services



OFFICE USE ONLY	
Petition No. <u>PO-19-157</u>	Fee: \$ <u>1086.00</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401	
Account No. 001-660-6680-1124 (Enterprise Zone)	
Account No. 001-660-6680-1125 (Enterprise Zone Credit)	

Application for a special use permit will be accepted for review only after a pre-application conference (First Step Meeting). Application to be completed by applicant. Application must include a preliminary development plan. Incomplete applications will be returned to the applicant.

Name of Owner(s) (please print)
Name: <u>Vineyard Christian Fellowship</u>
Address: <u>3536 NW 8th Ave</u> <u>Gainesville, FL 32605</u>
Phone: <u>(352) 371-0833</u> Fax: <u>311-2454</u>
Owner's Signature: <u>[Signature]</u>
(If additional owners, please include on back)

Applicant(s)/Agent(s), if different
Name: <u>Newberry Christian Community School</u>
Address: <u>13226 SW 15th Pl</u> <u>Newberry, FL</u>
Phone: <u>(352) 363-6322</u> Fax: <u>(352) 363-6175</u>

PROPERTY INFORMATION: (Information below applies to property for which a Special Use Permit is being requested.)
Street address: <u>3536 NW 8th Ave, Gainesville, FL 32605</u>
Tax parcel no(s): <u>06400-097-000</u>
Legal description (use separate sheet, if needed): <u>W 1/4 of S 1/2 of SE 1/4 of SE 1/4 Less 5 50ft R/W or 24'70/2091</u>

I hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area for which the permit is being requested.

Signature of applicant: [Signature] Date: 12/8/15

Certified Cashier's Receipt:

A Special Use Permit is requested pursuant to Section 30-233, Subsection N/A, Paragraph N/A, of the Land Development Code, City of Gainesville, to allow the following use:

A preliminary site plan is/is not required and is/is not attached.

Existing zoning classification: RSF-1 Existing land use designation: S.F.

Existing use of property: Education

SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)			
	Zoning	Land Use	Existing Use
North	<u>RSF-1</u>		
South	<u>RSF-1</u>		
East	<u>Education</u>		
West	<u>RSF-1</u>		

TO THE APPLICANT: (Please sign the bottom of this application after you have read the following.)

- The City of Gainesville will notify owners of property within 400 feet of the subject property of this application.
- No application for a Special Use Permit shall be entertained within 2 years after the denial or withdrawal of a request for the same use for the same property.
- The City Plan Board's decision concerning a Special Use Permit may be appealed by the applicant to a hearing officer within 15 days of the date notification of the decision is sent by certified mail to the applicant.

Signature: [Signature] Date: 1/28/15

Name of Owner (please print)	
Name:	<u>Wesley and Christina Bellamy</u>
Address:	<u>2500 NW 17th Ave</u> <u>Gainesville, FL 32607</u>
Phone:	<u>352 338 2244</u> Fax: <u>352 338 2480</u>
Owner's Signature:	<u>[Signature]</u>
(If additional owners, please list on separate sheet)	

Name of Owner (please print)	
Name:	
Address:	
Phone:	Fax:
Owner's Signature:	

Reference: Chapter 30, Land Development Code
City Code of Ordinances, Article VII, Division 5

Operator: Forrest Eddleton

Receipt no: 51631

Item	Description	Account No	Payment	Payment Reference	Paid
PB-15-00157 03536 NW 8TH AVE Newberry Christian Community School	Special Use Permit	001-660-6680-3401	CHECK	0661560	\$1,086.00
Total:					\$1,086.00

Transaction Date: 12/17/2015

Time: 09:14:39 EST



PUBLIC NOTICE

A neighborhood workshop will be held to discuss repurposing the K-9 school, located at the Vineyard Church on 4.6 acres of land, to a K-12 school. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held Thursday, December 3 at the atrium of the Vineyard Church located at 3536 NW 8th Ave., Gainesville, FL. Contact person is Deborah Cason or James Schrader at 352-363-6322

-374-5035
-338-3102
-338-3128
-338-3119
-374-5055
-374-5074
-338-3171
-374-5039
-374-5075
-338-3111

(Rates include one-time new subscriptions.

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cy of delivery:
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All subscribers will be charged an additional \$0.75 for the Thanksgiving Day edition.

SUN PHOTO REPRINTS

For a reprint on 8.5x11 photo paper, contact gvillephoto@gmail.com. Only photos that were shot by a Sun photographer are available. Photos are not to be republished or for use on web sites.

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POSTMASTER

Send address changes to The Gainesville Sun, 2700 SW 13th Street, Gainesville, Florida 32608.

To: Neighbors of the Vineyard Church (3536 NW 8th Avenue, Gainesville, FL 32605)
From: Deborah Cason
Date: November 19, 2015
RE: Neighborhood Workshop Notice

PUBLIC NOTICE

A neighborhood workshop will be held to discuss repurposing the K-9 school, located at the Vineyard Church on 4.6 acres of land, to a K-12 school. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held Thursday, December 3, 2015 at the atrium of the Vineyard Church located at 3536 NW 8th Ave., Gainesville, FL (Parcel #06400-097-000).

Date: Thursday, December 3, 2015
Time: 7:00 p.m.
Place: The Vineyard Church
3536 NW 8th Avenue
Gainesville, FL 32605
Contact: Deborah Cason or James Schrader
352-363-6322

Town Meeting

December 3, 2015

Held in the Atrium of the Vineyard Church: 7PM

7PM: Meeting called to order by Vice-Principal Mrs. Cason, Newberry Christian Community School. Staff members present Mr. Cason and Mr. Lund. Mr. Lund read into minutes purpose of meeting and noted required staff present. Mrs. Cason noted that no invited public or casual observers were present. Mr. Lund questioned whether any written or electronic responses had been received. Mrs. Cason replied for the record that there were none. Having noted none in attendance a motion was made to remain on site for twelve additional minutes to allow any potential attendee running a little late to arrive. Motion seconded and carried.

7:15PM: After waiting the allowed time a motion was made to adjourn. Motion was seconded, carried unanimously and staff departed site.

Newberry Christian Community School
1520 NW 34th Street
Gainesville, FL 32605
352-363-6322



Where God is Headmaster!

*Town Meeting Log
Held in the Atrium of the Vineyard Church: 7PM
December 3, 2015*

<i>Name</i>	<i>Time In</i>	<i>Time Out</i>
Deborah Cason	7:00	7:15
Norman Lund	6:50	7:15
Richard Cason	7:00	7:15

Newberry Christian Community School
 1520 NW 34th Street
 Gainesville, FL 32605
 352-363-6322



Where God is Headmaster!

Existing use:

- **Gainesville’s After School Program (GASP)**
 - After school program operates in 5 rooms on first floor.
 - Number of student 40
 - Grade of students: K through 5th.
- **A Child’s Garden Daycare**
 - Daycare operating in 4 room of B Building.
 - Number of children: 27
 - Age of children: 6 weeks to 5 years
- **Newberry Christian Community School**
 - Pre-K through 12th Grade
 - Operating in Buildings A, B, C and D
 - Number of students: 222
 - Pre-K to 5th Grade 1st floor of buildings A, B, C and D.
 - 6th Grade to 12th Grade on 1st Floor of Buildings A, B, C, and D, and 2nd floor of Building C.

NCCS and surrounding schools hours of operations:

School	Start time	End time	Note:
NCCS	8:00 am	3:00 pm	Closely following Alachua County Public Schools Calendar.
Littlewood Elementary	7:45 am	1:45 pm	Fri early dismissal 12:30pm
Westwood Middle	9:10 am	3:23 pm	

Newberry Christian Community School
1520 NW 34th Street
Gainesville, FL 32605
352-363-6322



Where God is Headmaster!

Bus Transportation:

- Newberry Christian Community School, NCCS, provides bus service for approximately 105 students daily to and from school. We anticipate the number of bus riders increasing with the increased proposed number of students. We currently bus in 47% of our students and have the ability and desire to expand our busing capabilities as student numbers increase.

Impervious ground cover:

- No plan to change existing impervious ground.

Building additions:

- No plans to add any additional buildings.

2nd Floor of "C" Building:

- NCCS seeks to use 2nd floor of C building, having fixed the life-safety issues that prohibited Cornerstone School from occupying 2nd floor of C building.

Bicycle Parking:

- The east side of campus currently has 6 bicycle parking, additional parking on west side of playground. NCCS will add additional bicycle parking rails to meet the code requirements within six months of special use approval.

Car Parking:

- There is currently 124 paved parking spaces, 13 are handicapped accessible.
- We have a 10 to 1 student to teacher/administrator ratio. At max capacity we would only need 48 parking spaces.

Increased number of students:

- NCCS will be occupying the entire campus and have access to 29 classrooms. A new student cap of 475 would still be within the life-safety code.
- Gainesville city fire code requires 20sf per student. There is currently 13,345 square foot of usable classroom space available, which would allow for 667 students.
- We are requesting less than the allowable amount to keep our class sizes small and student teacher ratio lower.

Add privacy fence:

- NCCS will build a privacy fence on the Northern property boundary, not to exceed 8 feet in heights within twelve months of the approval of the changes to the special use permit.

To: Ralph Hilliard
Planning Mgr.
City of Gainesville, FL

DEC 16 2015

From: Norman Lund
Special Projects
Newberry Christian Community School (NCCS)
Gainesville, FL

Subject: Addendum to Application for Change in Special Use Permit

Sir:

You desired additional information to further our application. Requested were these items or descriptions;

1. What other functions or other business entities will operate within the site at the Vineyard Church beyond the School?

Besides our school with its afterschool program, there will be a Day Care, additional after school program and a church.

2. Within what hours will all noted operations take place?

All normal functions of business will be started and completed between 6AM and 6PM, Monday through Friday and the church service Sunday between 8AM and 1pm, 5PM until 8PM. However, the School and the Church may find it incumbent to hold extra-curricular activities on occasional nights or weekends (such as, but not limited to; School Party, seasonal evening church service or Easter sunrise service, etc.)

3. Where will non-classroom activities, such as recess, occur?

There is perimeter fence around the property and just within that radius is the horseshoe-shaped one-way access drive. A fenced area for outside activities questioned already exists between the central buildings and another adjacent to the compound outside on the NE. NCCS will, after occupation of the site, consider adding to or changing the fence location for additional safety and security. The zones for the current and contemplated fence are indicated on the fence site plan, attached.

If any additional clarification or information is necessary please phone myself or the school at 352-363-4660 or 352-363-6322 respectively. Ask for Mr. Schrader at the school.

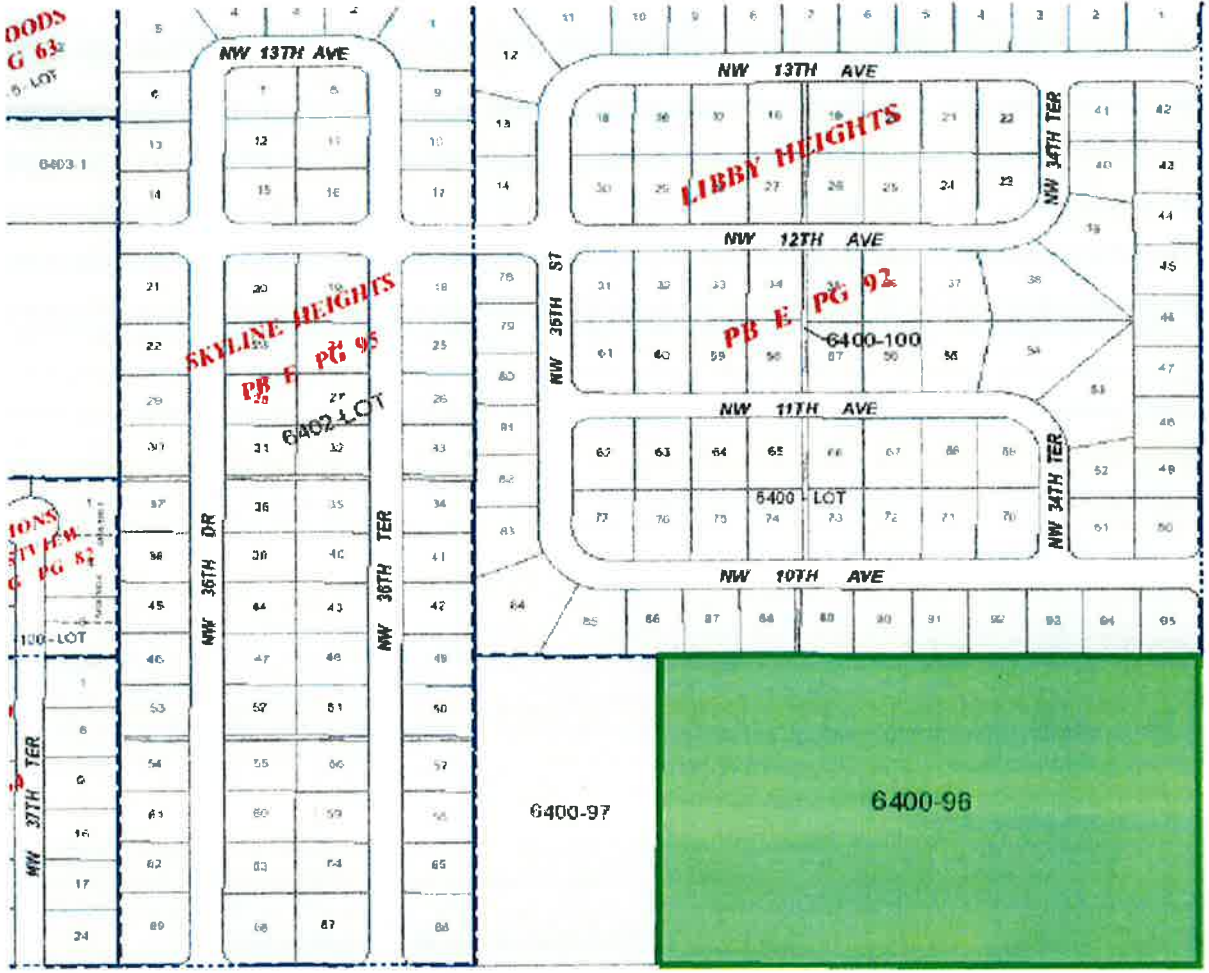


Norman Lund, Spec. Projects



James Shraeder, Head of School

**ODDS
G 63
5-LOT**



**IONS
STY FEW
G PG 87**

**100-LOT
NW 37TH TER**

NW 8TH AVE





CITY OF GAINESVILLE

Department of Community Development

August 23rd 2000

Mr. Bob Muni
Agent for Cornerstone Academy
3536 NW 8th Avenue,
Gainesville, FL 32635

Petition 115SUP-00 PB, A Special Use Permit by Bob Muni, agent for Cornerstone Academy, with associated Preliminary and Final Development plan review to allow a private school, pre-K through 9th Grade on the First Floor of Wing "C" and Wing "B" at the Vineyard Christian Fellowship church. Zoned: RSF-1 (Single Family Residential district, 3.5 du/acre). Located at 3536 NW 8th Avenue.

Dear Mr. Muni:

I am pleased to inform you that a final development order is hereby issued for the above referenced project. on August 17th 2000, the City Plan Board approved the Special Use Permit Petition 115SUP00-PB, to allow a private school, pre-K through 9th Grade on the First Floor of Wing "C" and Wing "B" at the Vineyard Christian Fellowship church, with associated Preliminary and Final Development plan review. Zoned: RSF-1(Single Family Residential district, 3.5 du/acre). Located at 3536 NW 8th Avenue.

The approval is subject to the special use permit conditions, as well as the approved development plan Petition 116SPA-00CD.

You have one (1) year from the date of approval, that is, until August 23rd 2001, to implement development plan and the Special Use Permit. The plans have been forwarded to the Building Division who will provide you with a copy of the approved plans at the time you are issued a building permit.

The final development order is effective for a period of one (1) year from the date of approval unless otherwise specified at the time of approval. You may request an extension, prior to the expiration date, through the Current Planning Division.

The special use permit is granted for a period of one-year. If the use has not been established in that period, the special use permit will expire. An extension of the special use permit may be sought prior to its expiration, in compliance with Sec. 30-236. If the use granted by the special use permit pursuant to this approval ceases for a continuous period of twelve (12) months, the permit becomes void.

Planning Division

P.O. Box 490 • Gainesville, FL 32602-0490
(352) 334-5023 • FAX (352) 334-3259

Bob Muni
Petition 115sup-00PB
August 23rd 2000
Page 2

Should you have any questions or need additional information, please contact me at (352) 334-5023.

Sincerely,

A handwritten signature in black ink, appearing to read "LDC", is written over a circular stamp. The signature is fluid and cursive.

Lawrence Calderon
Chief of Current Planning

Enclosure

LDC:ldc

k

C:\000work\DOCS\zoning\zining\115sup00apv.doc

City of
Gainesville

Inter-Office Communication

Planning Division
X5022, FAX x2282, Station 12

Item No. 4

TO: City Plan Board

DATE: August 17, 2000

FROM: Planning Division Staff

SUBJECT: Petition 115 SUP-00 PB, Bob Muni, A Special Use Permit with associated Minor Development Plan Review to allow a Private School, pre-K through 9th, on the first floor of Wing "C" and Wing "B" at the Vineyard Christian Fellowship Church. Zoned: RSF-1 (Single-family Residential District). Located at 3536 Northwest 8th Avenue. Related to Petition 163SUP-93PB.

Recommendation

Staff recommends approval of Petition 115SUP-00PB for a Special Use Permit, subject to conditions which shall also be reflected on the associated minor development plan.

Explanation

This petition involves a request for a Special Use Permit to establish an pre-K school (pre-K through 9th, Grade), at the Vineyard Christian Fellowship Church. The church is located in an RSF-1 (Single-family residential, 3.5 units/acre) zoning district. An associated minor development plan has been submitted for City staff to review (see Exhibit A).

Vineyard Christian Fellowship (Formerly Trinity United Methodist) Church is located on N.W. 8th Avenue immediately west of Littlewood Elementary School. The church site consists of 4.7 acres, and is surrounded by single-family and educational development. Property to the north, south and west of the site is zoned RSF-1. Littlewood Elementary School, located to the east of the site, is zoned ED (Educational Services).

The proposed school (Cornerstone Academy) would consist of grades pre-K through 9th, Grades, and would operate from 8:45 a.m. to 2:15 p.m., three days per week. Students would range from 6 to 11 years of age. The maximum number of students cannot exceed 110 or any such number as specified by the Building Division.

The Millhopper Cooperative Nursery School will consist of 2 ½ to 5 year olds in an educational curricular, operating from 9:00 to 12:45 p.m. There will be 26 students on Monday, Wednesday and Friday and 15 on Tuesday and Thursday.

The school would occupy the entire first floor of one existing building, Wing "C" and two classrooms on the first floor of a second existing building, Wing "B". However, because the occupancy classification of the building would remain assembly, educational use of the second floor would not be allowed by the Building Division. Therefore, the school shall not be operated within any rooms on the second floor of either building.

For outdoor activities, students would use the area to the south (front) of the church building ("Wing C"). Although the City Land Development Code does not require schools to provide outdoor play areas, it would be necessary for the petitioner to operate any outdoor play area away from the adjacent residential uses.

Student loading and unloading for the school would occur on the north side of the building, in which the school would be located. The north side of the building faces the church parking lot, which would serve as required vehicle parking for the school. According to the code, a total of forty-four (44) parking spaces are required. An equivalent number of bicycle spaces are required. The vehicular use parking is met through existing shared parking for the church, which will not be in operation during school hours. Since there are less than the required number of bicycle spaces, it is required that the adequate number of bicycle spaces, forty-four (44) should be provided. Staff recommends that the petitioner be required to provide a fenced area near the entrance of the building for the safe storage of bicycles during school hours. A fenced area would appear to be more economically feasible for the petitioner than new bike racks.

Staff recommends approval of this request for a Special Use Permit, subject to conditions, based on the findings of fact below:

1. *That the use or development complies with all regulations and standards of Chapter 30 and all other applicable regulations.*

The City of Gainesville, Technical Review Committee considers the petition approvable, subject to conditions. However, the petitioner must also comply with required regulations of the State of Florida.

Condition 1: In addition to complying with the required regulations and standards of the City, the petitioner shall also comply with the regulations and standards enforced by the State of Florida.

Condition 2: The school shall not operate within any of the classrooms on the second floor of the church buildings ("Wings "B" & "C").

Condition 3: The school shall operate the playground area within the interior courtyard of the church. Playgrounds shall not be operated in areas adjacent to existing residential areas.

2. *That the proposed use or development will have general compatibility and harmony with the uses and structures on adjacent and nearby properties.*

The school and playground area would be located in the interior of the Trinity United Methodist Church site. Both would be at least eighty (80) feet from the property line. There would also be a combination of vegetation, fences and berms separating the site from adjoining properties.

Although the proposed use is not expected to have a negative impact, these conditions would provide adequate screening and buffering to protect adjacent properties from noise and other potentially negative impacts generally associated with the operation of schools.

3. *That necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.*

Comments received from Gas and the Gainesville Regional Utilities indicate that necessary public utilities with adequate capacity are available to service the proposed use.

4. *That the use or development is serviced by streets of adequate capacity to accommodate the traffic impacts of the proposed use.*

The City of Gainesville, Traffic Engineering Department has approved this petition in consideration of the traffic impacts of the proposed use. The proposed use will be occupying a facility, church, which is currently existing and in operation. The impacts of the proposed use is less than that of the existing facility. The facility is also equipped with sidewalks and pedestrian connections to the street and nearby public school.

Condition 4: A final Certificate of Concurrency is required for operation of 110 students at the site on a part time basis.

5. *That screening and buffers are proposed of such type, dimensions and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.*

A combination of vegetation, berms and fences presently separates the Trinity United Methodist Church site from adjoining properties. The maintenance of these landscape features will serve to protect the compatibility of the church site with adjacent and nearby properties.

Condition 5: With the addition of the school, the petitioner shall maintain existing screening and buffers on the Trinity United Methodist Church site in order to protect the compatibility of the church site with adjacent and nearby properties.

6. *That the use or development conforms to the general plans of the city as embodied in the city comprehensive plan.*

The proposed use is consistent with the City's policy for allowing appropriate community level institutional facilities on property with a single-family land use classification, subject to adopted land development regulations.

7. *That the proposed use or development meets the level of service standards adopted in the comprehensive plan and conforms with the concurrency management requirements of this chapter as specified in Article III, Division 2.*

The proposed use is not expected to negatively affect the level of service on the adjacent road network. A certificate of concurrency will be required based upon the total number of students proposed for the facility.

Respectfully submitted,



Ralph Hilliard
Planning Manager

LDC/lde

Cooperative preschool reopens at new location

Special to The Sun

The Millhopper Cooperative Preschool has moved. For the past five years the school has been located in the Association for Retarded Citizens building across from Santa Fe Community College. Because ARC is expanding their services, it was time to relocate.

After looking for a year, the relocation committee decided on a space closer to the center of town, right behind the Vineyard, 3536 NW 8th Ave. (it has no connection with the church). The Millhopper Co-op families all pitched in with trucks, vans, lots of energy and great attitudes to make the move go smoothly.

An open house is scheduled Aug. 14-18 from 10 a.m. to noon each day. Parents of children ages 2½ to 5 are welcome to visit.

The co-op was founded in 1967 and still remains true to its original mission: to provide a culturally diverse environment for both parents and children to partake in a creative learning experience. Parents volunteer once a month to bring in a

healthy snack and assist in their child's class for the morning. This gives parents an opportunity to watch their child in a social setting and to get to know the teachers, other children and parents.

The curriculum is based on units and monthly themes with daily activities, books, music and class trips to go along. Children spend the majority of their time doing what children do best: playing. During the first hour many choices are available. There are projects set up in each classroom, tables arranged with manipulative activities and lots to do in the centers. Children can interact with friends in their class and the other class too.

Administrative functions of

the school are handled by parent volunteers. Each family is asked to serve on a committee. Committee positions range from treasurer, membership, building and grounds to curriculum and fund-raising. There are plenty of opportunities to learn new skills, to share skills and to meet a group of diverse and committed parents. Some of the other fun activities include class trips, potluck suppers and an annual fund-raising booth at the Medieval Faire, "Dragon Dogs."

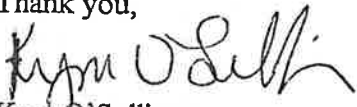
The school is closed for the summer, but will reopen in late August. For more information on the co-op, call Kelly Lewis, membership chair, at 377-1604. Normal hours are 9 a.m. to 12:45 p.m. ~~Extended hours are 5:00 to 6:00 p.m.~~

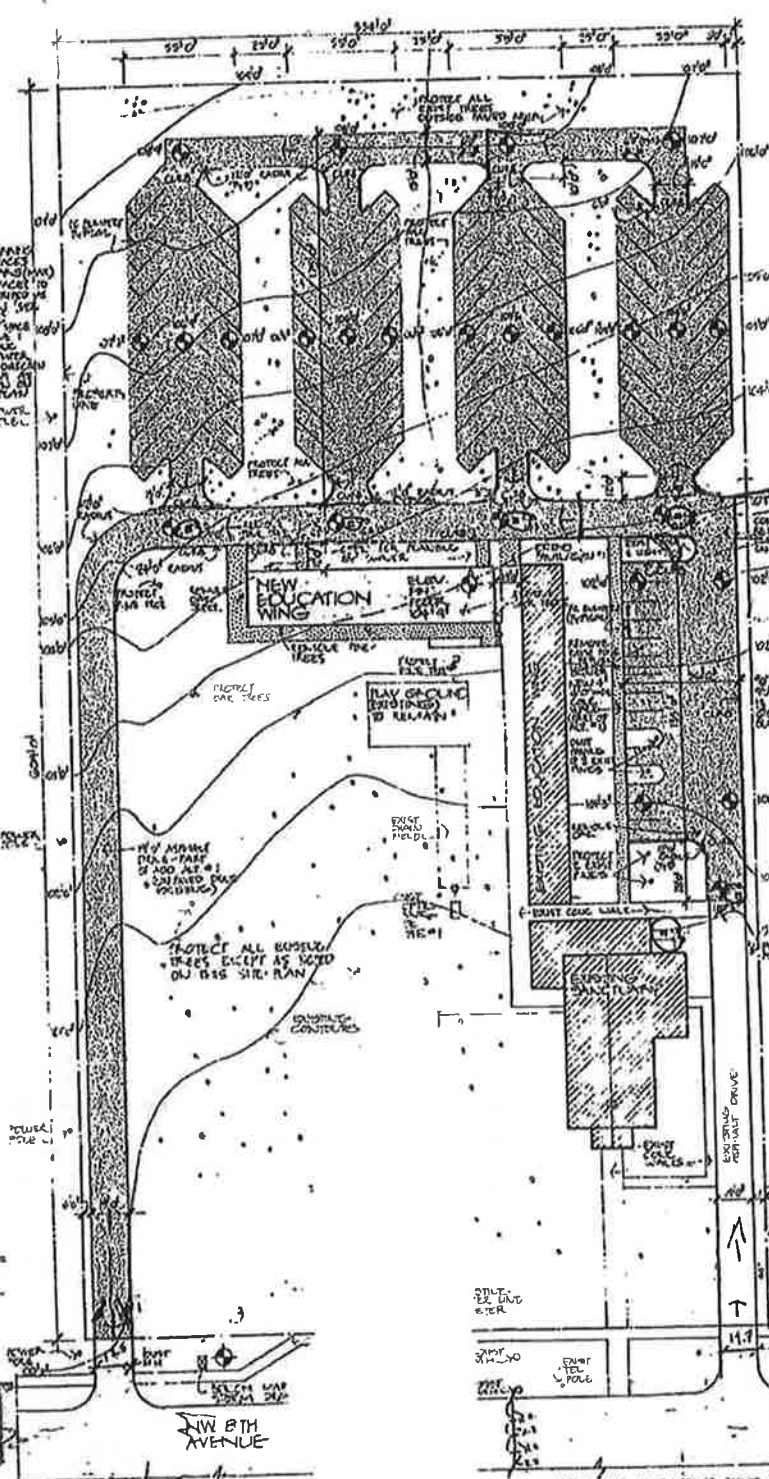
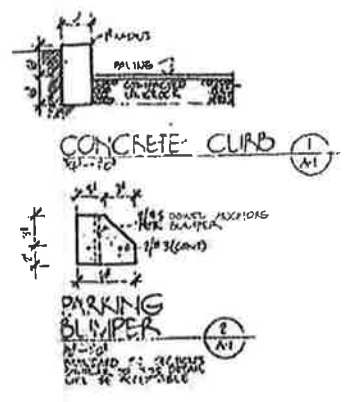
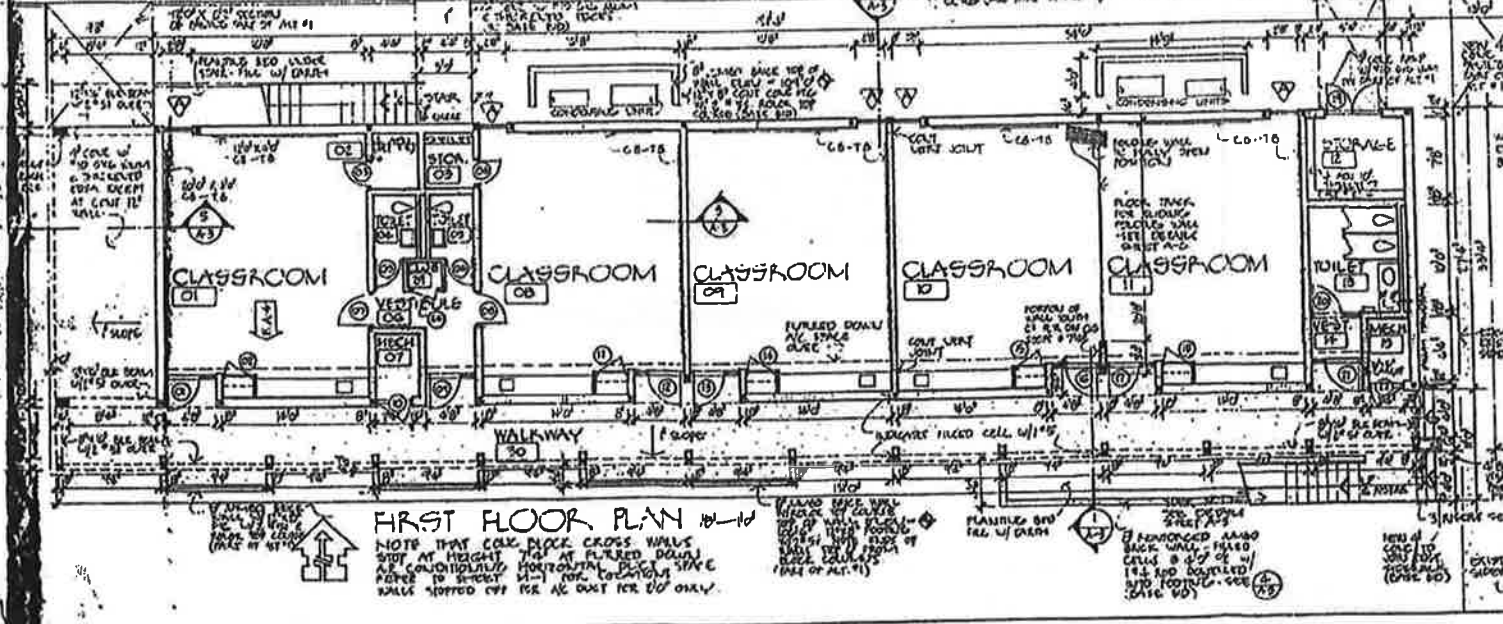
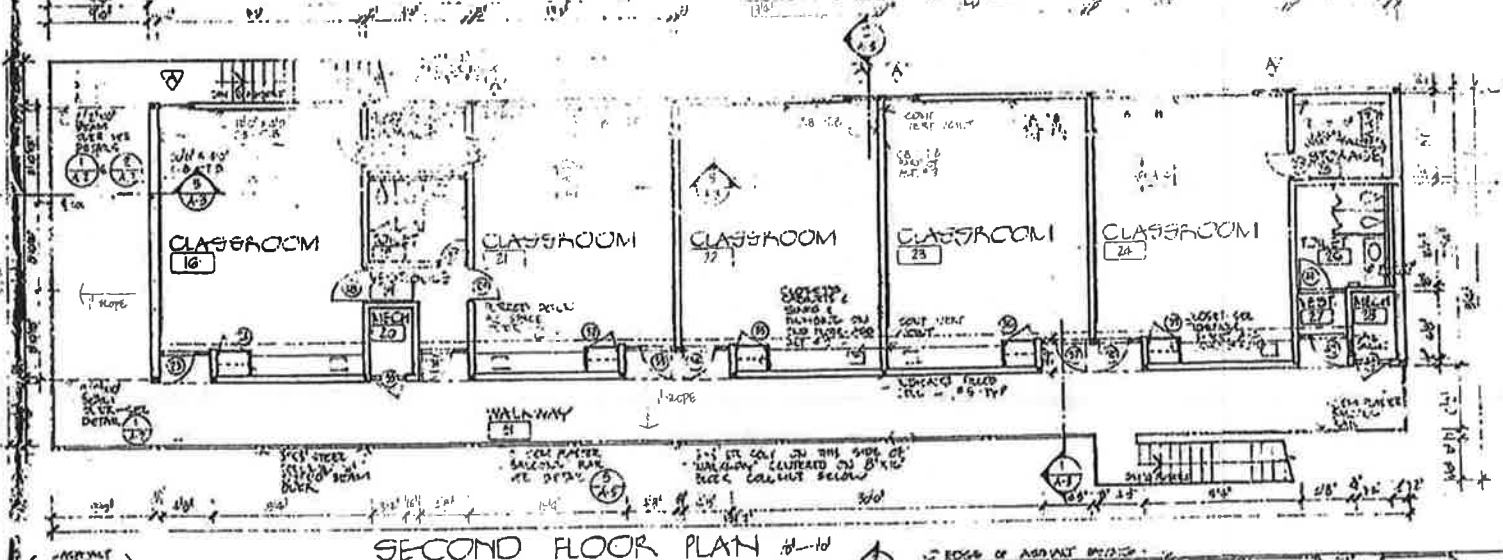
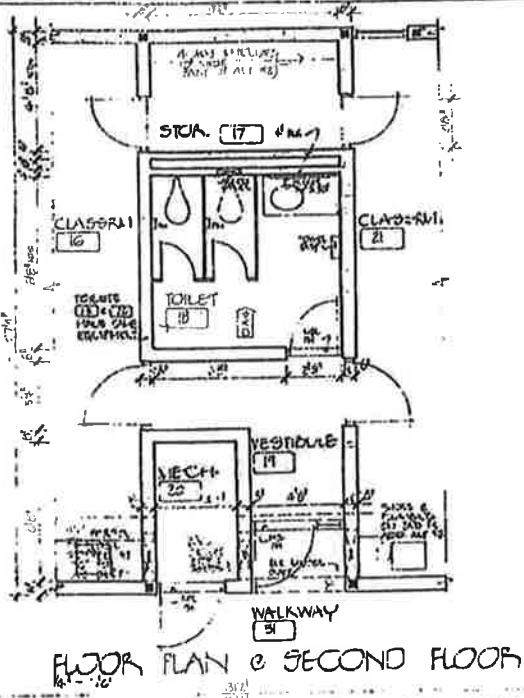
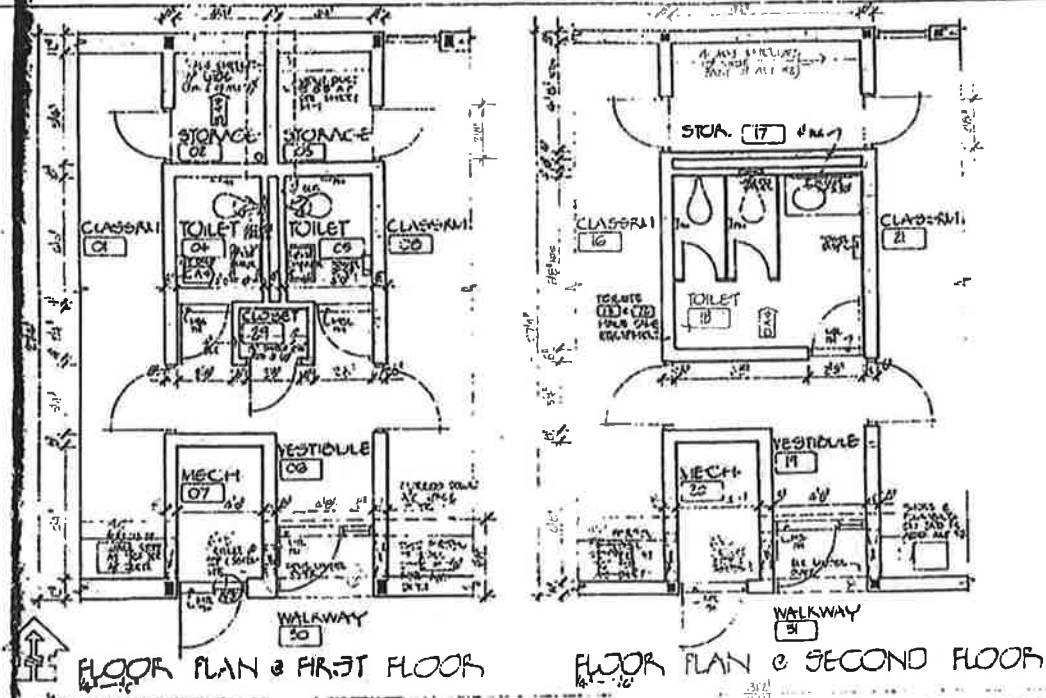
To whom it may concern,

The Millhopper Nursery School has been in existence for 33 years. It was started because two mothers wanted to send their children to the same school, but because their children had different skin color, they could not find a school that would accept them both.

The school is open to 2 1/2 - 5 year olds. There will be twenty six children in attendance. It's normal hours of operation are from 9am - 12:45pm, with possible after school and before school care beginning at 7:30am and ending at 2:30pm. The hopeful new address is 3536 NW 8th avenue at the Vineyard Church. The school will use 3 rooms of building B. we have use of whole parking lot.

Thank you,


Kym O'Sullivan



INDEX

- A-1 SITE & FLOOR PLANS
- A-2 FOUNDATION & FRAMING PLANS
- A-3 WALL SECTIONS
- A-4 ELEVATIONS & INTERIOR DETAILS
- A-5 STAIR DETAILS
- A-6 DOOR, WINDOW & FINISH SCHEDULES
- P-1 PLUMBING & DRAINAGE
- M-1 HVAC
- E-1 LIGHTING
- E-2 ELECTRICAL

MATERIALS

- EARTH
- CONCRETE
- BRICK
- CONCRETE BLOCK
- WOOD, FRAMING
- WOOD, FINISHED
- PLYWOOD
- METAL (LARGE SCALE)
- GLASS
- INSULATION
- ASPHALT PAVING (MAX OF ALT. #1)
- CONCRETE PAVING

SYMBOLS

- DOOR MARK
- ROOM NUMBER
- NEW ELEV.
- WINDOW MARK
- DETAIL MARK SHEET NUMBER
- ELEVATION MARK SHEET NUMBER
- SECTION MARK SHEET NUMBER
- CATCH BASIN

- GENERAL NOTES**
1. EXISTING SANITARY LINE TO SEPTIC TANK TO BE TIED INTO NEW SANITARY LINE - REFER TO SHEET P-1.
 2. REMOVE ALL TREES & ROOTS WITHIN PAVED AREAS & FILL RESULTING HOLES EXCEPT THAT TREE REMOVAL SHALL BE UNDER DIRECT SUPERVISION OF THE ARCHITECT WHO MAY REQUIRE THE RETENTION OF ANY TREE IN THE COURSE OF PAVING AT THAT AREA.
 3. REFER TO SHEET E-3 FOR DETAILS OF EXTERIOR LIGHTS IN PARKING AREAS.
 4. CONTRACTOR'S USE OF SITE TO BE RESTRICTED TO THOSE AREAS TO BE PAVED.

- ALTERNATES**
(REFER TO SHEET ALSO)
- THIS PROJECT HAS THE FOLLOWING ALTERNATES:
1. ALL ASPHALT PAVING ON EXISTING & NEW DRIVES & PARKING AREAS INCLUDING DRIVEWAYS TO BE LAYED IN PLACE - ADJUSTIVE ALTERNATE.
 2. ALL SINKS & ASSOCIATED NUMBER ON THE 2ND FLOOR - ADJUSTIVE ALTERNATE (INCLUDES CATCH BASIN & SHOWERS).
 3. ALL CHALK STACK BORDERS - ADJUSTIVE ALTERNATE.
 4. CARPET ON 2ND FLOOR IN PLACE OF VINYL - ADJUSTIVE ALTERNATE.

A.N. EDUCATION WING FOR TRINITY UNITED METHODIST CHURCH

CAMBELL SALEY & ASSOCIATES, ARCHITECTS, INCORPORATED
MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS
GAINESVILLE, FLORIDA
FILE # 6919-A. MARCH 31 1970

AA

VI. NEW BUSINESS

4. **Petition 115SUP-00 PB** Bob Muni, agent for Cornerstone Academy. A special use permit for a private school (pre-K through 9th grade). Zoned: RSF-1 (3.5 units/acre single-family residential district). Located at 3536 Northwest 8th Avenue.

Affected parties who wished to speak at the hearing were sworn in by the Clerk.

Mr. Bob Muni, agent for the petitioner, was recognized. Mr. Muni pointed out the location of the facility on a map. He indicated that the purpose of the request was to establish a school. He noted that the building had been used for a school for a number of years. He discussed the daily operations of the combination home school/day school. He reviewed the layout of the buildings and explained that there had been discussion with the Building Department on the number of students to be allowed on the site. He offered to answer any questions from the board.

Dr. Fried noted that the plan showed other building additions.

Mr. Muni explained that the plans were drawn when the Trinity Church was being constructed and were not intended to be plans. He indicated that no construction was planned.

Dr. Fried asked if the impervious ground cover would be expanded.

Mr. Muni replied that there would be no changes.

Chair Guy asked if there would be classrooms on the second floor. He noted that the documents presented to the board indicated that there would be none.

Mr. Muni stated that the Building Department would not allow classrooms on the second floor because of life-safety issues. He presented a letter with signatures from neighbors approving of the project.

Mr. Lawrence Calderon was recognized. Mr. Calderon presented a drawing of the site and described it and the function of the buildings in detail. He reviewed the findings of fact the board was required to make in order to grant a Special Use Permit. He also reviewed the conditions proposed by staff on approval of the request. Mr. Calderon noted that staff had received a number of letters of objection to the request. He stated that staff recommended approval of the petition with conditions.

Mr. McGill noted that staff recommended a fenced area for bicycles. He asked where that area would be located.

Mr. Calderon pointed out areas that the petitioner could use for bicycle parking.

Chair Guy opened the floor to comment from affected parties and the public.

Mr. George Bowes was recognized. Mr. Bowes indicated that his property abutted the petitioner's property on the west. He indicated that the current occupants of the church had been good neighbors but there had been problems in the past. He explained that the buffer on the west had been degraded since the

These minutes are not a verbatim account of this meeting. Tape recordings from which the minutes were prepared are available from the Community Development Department of the City of Gainesville.

original Trinity Church occupied the site. He noted that he had maintained a fence and vegetation on the border. Mr. Bowes requested that the buffering be brought up to the original condition. He noted that, at one time, there was a cap on enrollment at the school. He requested that an enrolment cap be imposed on the current occupant.

Chair Guy closed the floor to public comment.

Mr. McGill asked about the recommend a cap on the enrollment.

Mr. Calderon indicated that the cap on enrollment would be 110, plus or minus 30. He explained that the request was for a school, but there would be two sections.

Mr. Muni explained that the Cornerstone Academy had approximately 90 students and the Millhopper Cooperative had 27 students. He indicated that the Building Department also limited the number of students based on the available square footage of the building.

There was discussion of the total number of students on the site.

Mr. McGill indicated that he believed it was important to have a cap on the number of students.

Mr. Hilliard pointed out that, if the a cap was placed on enrollment and the petitioner wished to increase that enrollment, he could return at a later date and request that the Special Use Permit be amended.

Mr. Muni discussed the hours of operation of both Cornerstone Academy and Millhopper Cooperative.

Dr. Fried suggested that the total enrollment be restricted to 110 students.

Mr. Muni indicated that such a cap would severely impact the operation. He pointed out that the current enrollment was consistent with what had been on the site for years.

Mr. McGill requested clarification on the issue of degraded landscaping.

Mr. Muni indicated that the gaps in the landscaping were used by the neighbors to come onto the church property.

Mr. Calderon indicated that he visited the site and the buffer appeared to be more than generally required. He agreed, however, that there was a gap in an area near the easement. He explained that the north side of the property was more deficient in landscaping than the west.

There was discussion of additional landscaping.

Mr. McGill made a motion to approve the petition.

Mr. Carter seconded the motion.

Mr. Polshek requested that the maker of the motion distinguish between the two school entities in terms of the number of students.

There was discussion of the total number of students.
Mr. McGill declined to modify the motion.

Dr. Fried indicated that he could not support the motion. He pointed out that, when the petition was originally presented the total enrollment was to be 110 students. He suggested that 140 students was untenable.

Mr. McGill asked if Dr. Fried could support an enrollment cap of 130.

Dr. Fried indicated that he could.

Mr. McGill stated that he would modify the motion to cap the enrollment at 130 students.

Mr. Carter indicated that he could support a limit of 140 students.

Mr. McGill indicated that he would return to the original motion with a limit of 140.

Mr. Polshek noted that the board had only heard from a representative of the Cornerstone Academy. He requested that a representative of the Millhopper Cooperative speak on the anticipated growth rate of the school.

Ms. Patricia Jacobs, representing the Millhopper Cooperative Pre-School, was recognized. Ms. Jacobs explained that the Health Department inspection limited the number of students for the three rooms to be occupied at 26.

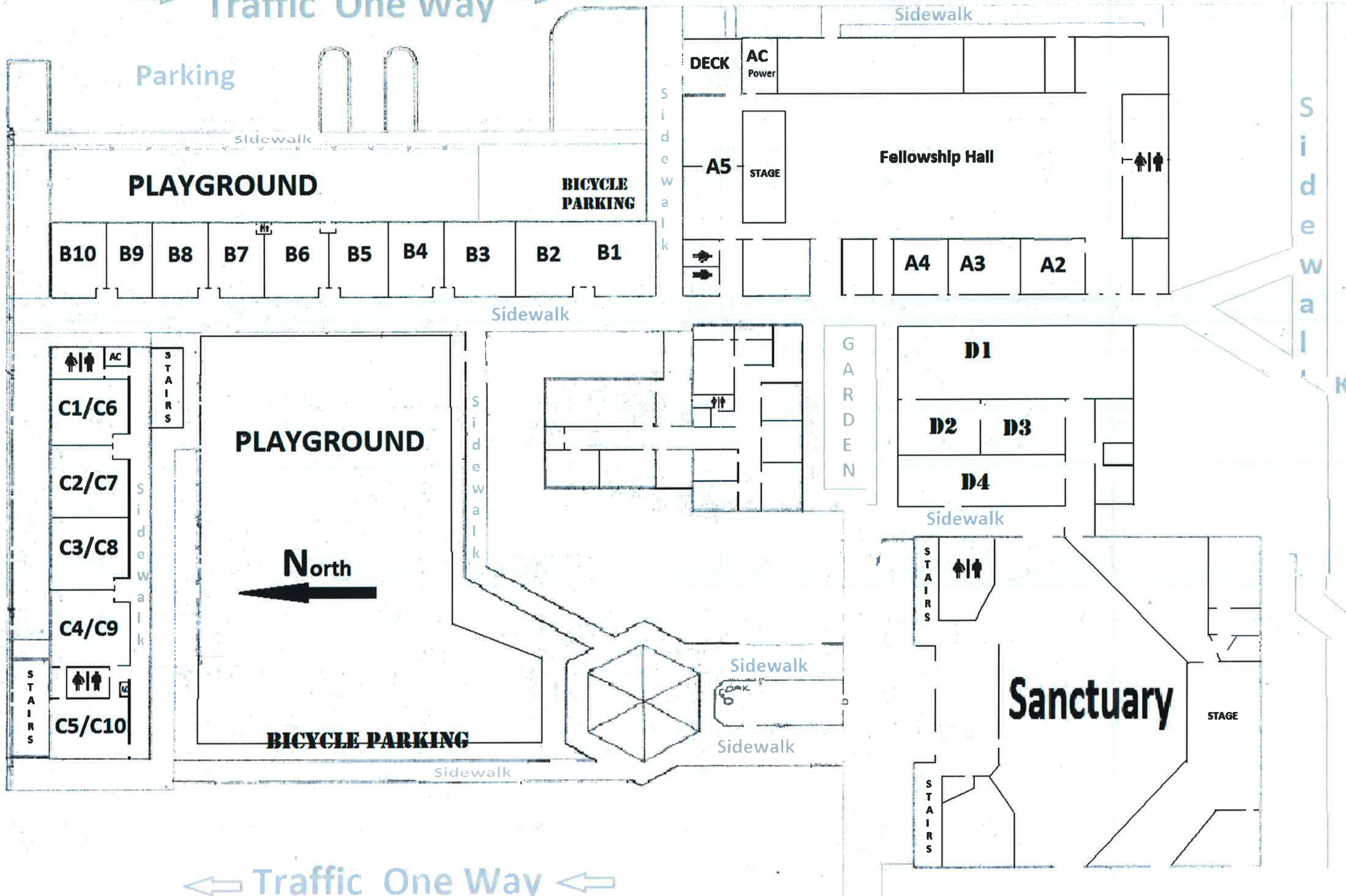
Chair Guy asked if the Cornerstone Academy received the same inspection.

Mr. Muni explained that the Academy was not required to have the same Health Department inspection, but based on the square footage of the existing rooms, 100 students were permitted. He pointed out, however, there were several other rooms available for more students in the future. He indicated that he could agree with the proposed cap on enrollment.

Mr. McGill pointed out that, if the Health Department or some other entity limited the enrollment, that would take precedence over the board's proposed cap. He explained that he believed there should be a cap because other rooms were available for conversion to classrooms.

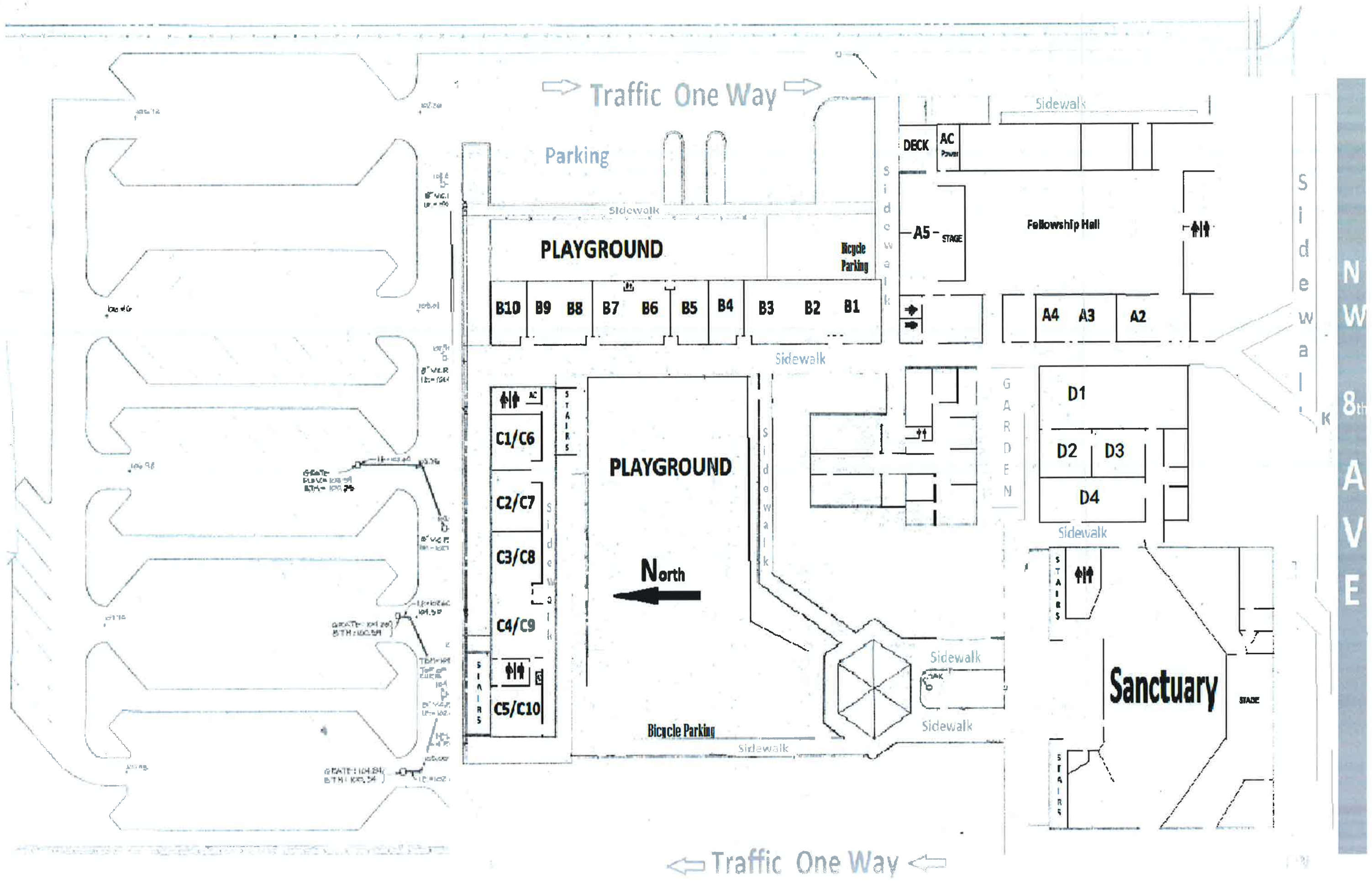
<u>Motion By:</u> Mr. McGill	<u>Seconded By:</u> Mr. Carter
<u>Moved to:</u> Approve Petition 115SUP-00 PB with staff conditions and adding a condition that total student enrollment be capped at 140 students.	<u>Upon Vote:</u> Motion Carried 3-2 Yeas: Carter, McGill, Polshek Nays: Fried, Guy

→ Traffic One Way →

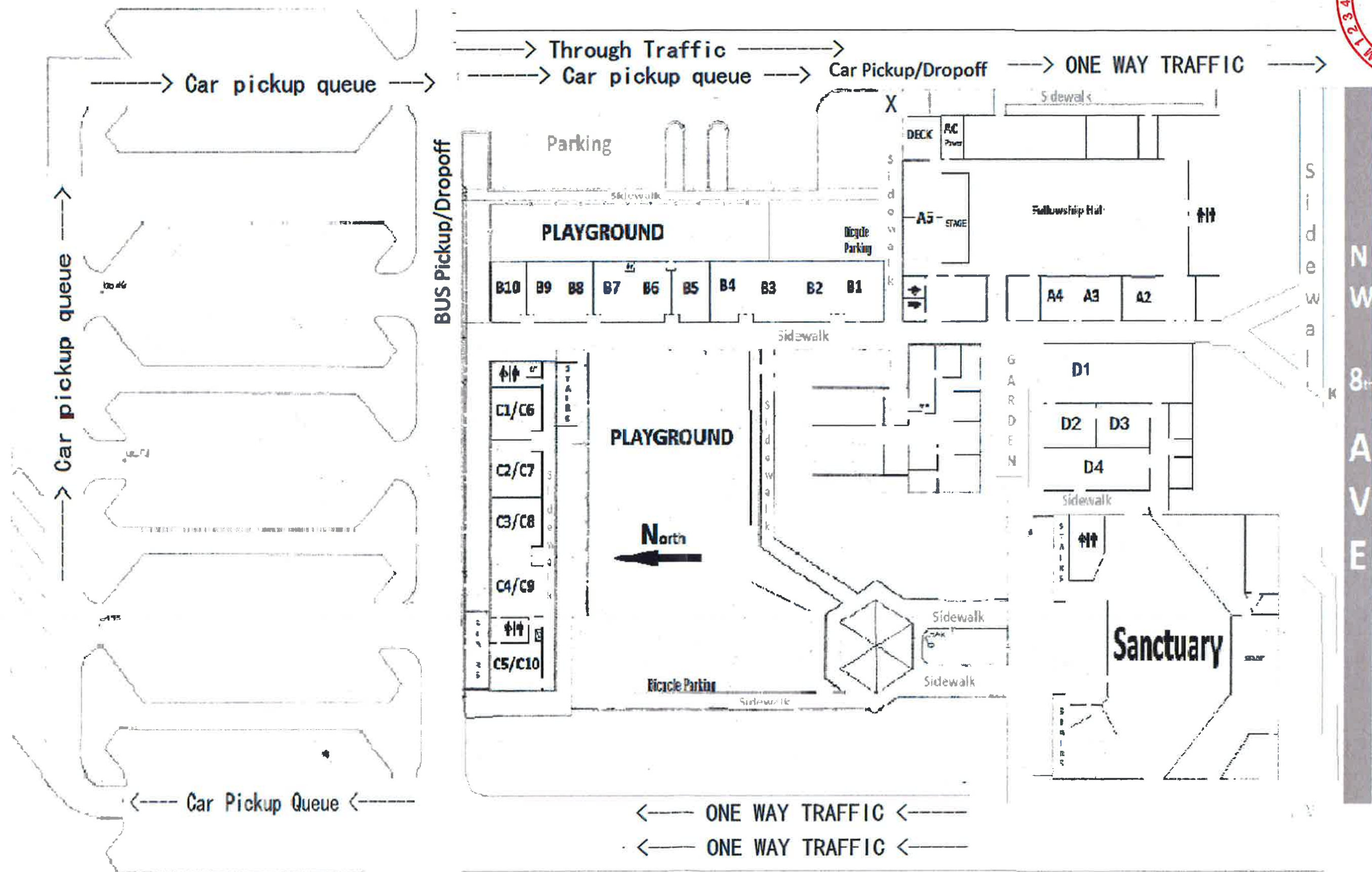


← Traffic One Way ←

NW 8th AVE



N W
 8th
 A V E



→ Car pickup queue →

→ Through Traffic →
→ Car pickup queue →

Car Pickup/Dropoff → ONE WAY TRAFFIC →

↑ Car pickup queue ↑

BUS Pickup/Dropoff

to 46

to 71

to 75

← Car Pickup Queue ←

Parking

PLAYGROUND

Bicycle Parking

B10 B9 B8 B7 B6 B5 B4 B3 B2 B1

DECK

RC

Power

Sidewalk

A5

STAGE

Fellowship Hall

A4

A3

A2

Sidewalk

PLAYGROUND

North



GARDEN

D1

D2

D3

D4

Sidewalk

Sanctuary

Sidewalk

Sidewalk

Bicycle Parking

Sidewalk

← ONE WAY TRAFFIC ←

← ONE WAY TRAFFIC ←

NEW 8th AVENUE



From: Justin Haddock [<mailto:justin@newberryccs.org>]
Sent: Tuesday, January 12, 2016 5:01 PM
To: Mimms, Dean L.; James Schrader; newberrychristiancommunity@gmail.com
Subject: Re: Newberry Christian SUP additional info

Parking:

There are 124 paved parking spaces on property. (8ftby22ft)
Today, 1/12/2016 at 11 am, there are 32 cars on property (16 of them are from NCCS)
2 of which are students.
5 buses taking up 10 parallel spots on East side of campus.

Proposed student drivers: With the increased student count and grade level increase, we figure that we will have 20 student drivers on campus.

	Current	Proposed
Day Care (A Child's Garden)	27	27
After School Care (GASP)	40	40
K3/K4 (NCCS)	22	40
Elementary - K - 5th (NCCS)	83	180
Middle School- 6th - 8th (NCCS)	78	100
High School- 9th - 12th (NCCS)	44	88
TOTAL	294	475

A Child's Garden Daycare Hours - 7:15am - 5:45pm

Gainesville After School Program, GASP - 3pm - 6pm

Newberry Christian Community School - 8am - 3pm



Mimms, Dean L.

From: James Schrader <jrschr10@gmail.com>
Sent: Tuesday, January 19, 2016 9:02 PM
To: Mimms, Dean L.
Cc: James Schrader
Subject: Request for reduction in bicycle parking

To: Dean L. Mimms, AICP, Lead Planner
Planning & Development Services Department
City of Gainesville, FL

Hereby, as applicant, I am asking for a 50% reduction in the number of required bicycle parking spaces as specified in Section 30-322 (h). Our request is based on meeting the criteria listed in Section 30-322 (h-2). Current bicycle use on campus is zero, with 6 available spots at our current use of 275. Therefore, we foresee our proposed maximum use of 475 generating significantly less bicycle parking than required by code. Based on providing 50% reduction of required bicycle parking, we do not anticipate any issues with bicycles being parked in pedestrian areas, sidewalks, or adjacent properties.

James Schrader
Founder and Principal, Newberry Christian Community School