

TO: City Plan Board

Item Number: 1

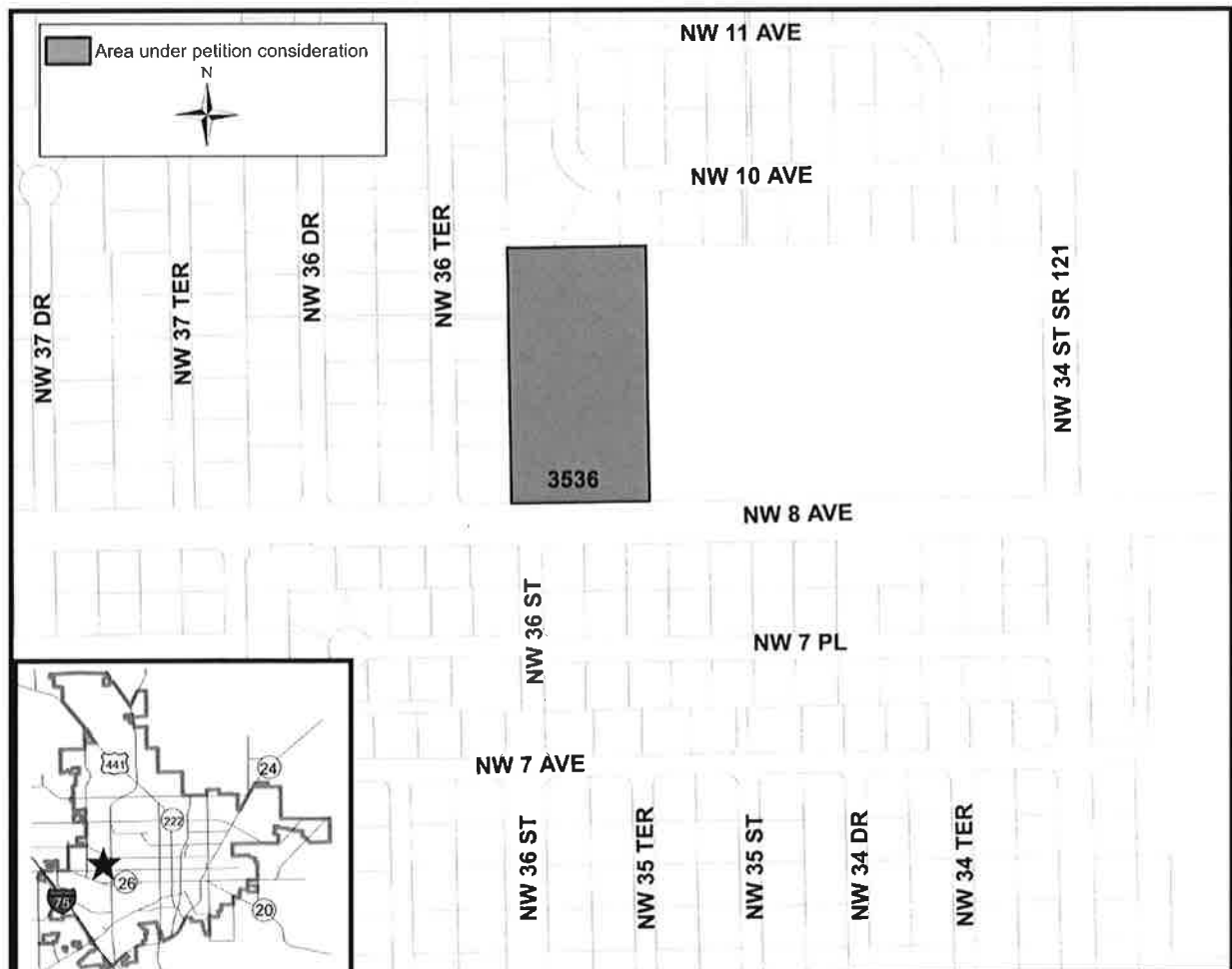
FROM: Planning & Development Services Department

DATE: August 25, 2016

SUBJECT: Petition PB-16-71 SUP. Newberry Christian Community School. Change an existing Special Use Permit that includes a K - 12th grade private school, daycare, and after school care by increasing the maximum number of daycare children and of afterschool care students, revising the hours of operation for daycare and afterschool care, and adding summer education camps, church camps and similar uses during summer and establishing their hours of operation. Zoned: RSF-1: 3.5 units/acre single-family residential district. Located at 3536 NW 8th Avenue.

Recommendation

Staff recommends approval of Petition PB-16-71 SUP with the Special Use Permit Conditions stated in this report.



Description

This is a request to amend an existing special use permit (SUP) includes a K - 12th grade private school, daycare, and after school care. The existing SUP (Petition PB-15-157 SUP) was approved by the City Plan Board on January 28, 2016 for a maximum of 375 students (including 27 daycare children and a 40-student afterschool program on this developed, 4.6-acre property (see map on previous page) that is owned by the Newberry Christian Community School. No new development is proposed for this property that was developed in the 1980s.

In a document (See Exhibit C-1, Application) dated May 17, 2016, James Schrader, Principal of Newberry Christian Community School, stated that the "School is revising this current Special Use Permit due to a misunderstanding with current tenants on student number counts and hours of operations." Mr. Schrader concluded by stating that "Newberry Community Christian School would like to apologize for any inconvenience this may have caused."

The property is currently used for: a place of religious assembly by several denominations; a 30-child daycare center (A Child's Garden Daycare); a 65-student afterschool program (Gainesville's After School Program (GASP)); and a maximum 280-student, pre-K through 12th grade private school (Newberry Christian Community School (NCCS)) that opened on January 4, 2016. The property is also used for summer education camps (Master Builders, maximum of 60 students; Gainesville After School Program (GASP), maximum of 65 students; and Education First, a program for exchange students, 70 students). This information was provided in the applicant's July 29, 2016 list of current activities on the NCCS campus (see Exhibit C-1, Application).

The 4.6-acre property is in the RSF-1: 3.5 units per acre single-family residential district, which allows private schools and daycare centers by special use permit. See Exhibit B-3 for the RSF-1 district regulations. The current SUP (included in the application, see Exhibit C-1) amended an SUP (Petition 115 SUP00-PB) and related minor development plan (Petition 116 SPA-CD) that were approved in 2000.

This property abuts developed, single-family residential properties with RSF-1 zoning to the north and west. Adjacent to the east is Littlewood Elementary School with Educational services district (ED) zoning. To the south is NW 8th Avenue, a 4-lane City of Gainesville roadway beyond which are developed, single-family residential properties with RSF-1 zoning.

See Table 1 on Page 7 for a tabular summary of adjacent existing uses and adjacent zoning districts. See Exhibit B-1 for an aerial photograph of the property and surrounding area. See Exhibit B-2 for a map that shows the zoning category of the property and the zoning categories of the surrounding area.

Basis for Recommendation

The staff recommendation is based on the general criteria for issuance of a Special Use Permit (Sec. 30-233 of the Land Development Code). In order to approve this special use permit, the Plan Board must make findings that the proposed special use conforms to the Comprehensive Plan and to all applicable provisions of the Land Development Code.

Special Use Permit Criteria

Section 30-233 requires that certain findings must be made in order to grant a special use permit, as follows:

- 1. The proposed use or development complies with all required regulations and standards of Chapter 30 of the Land Development Code and all other applicable regulations.**

The recommended Special Use Permit Conditions (see Conditions 1-7 in this staff report) for the pre-K – 12th grade private school will ensure compliance with the Land Development Code requirements and other applicable regulations.

The current SUP (Petition PB-15-157 SUP, approved by City Plan Board on January 28, 2016) includes a 50 percent reduction in the required number of bicycle parking spaces for a total of 66 spaces (2 bicycles for each of 33 racks) for the 375-student private school, which is the minimum number of bicycle parking spaces allowed by the Land Development Code for a school. The required bicycle parking spaces have been installed. Staff recommends that the 66-space requirement be retained in SUP Condition No. 7 because it is an approved reduction from the otherwise required minimum number of spaces.

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

The current SUP (PB-15-157 SUP, approved on January 28, 2016) added grades 9 through 12 to the K-9th grade private school that was approved in 2000 (per Petition 115 SUP00-PB and the related minor development plan approved by Petition 116 SPA-CD). It also added the pre-existing after school program to the SUP and established various requirements pertaining to compatibility. Those requirements range from location of outdoor recreation areas, location of bus parking, location of student pick-up and drop-off areas, to hours of operation. All of these requirements are proposed to remain in place with or without modification in order to ensure general compatibility with adjacent and nearby properties.

The requested changes to the SUP do not increase the overall maximum number (375) students (includes children in daycare and after school care, and is now proposed to also include summer education camps, church camps, and similar uses during the summer), so there will be no overall increase in use intensity. The requested changes include: a three-child increase (now 27, proposed 30) in the maximum number of daycare children, a 25-student increase (now 40, proposed 65) in the maximum number of after school care students, summertime uses as listed above, hours for summertime uses, and revised hours for the previously approved daycare and after school care uses.

Staff finds the recommended changes to be consistent with permitted uses of this property and finds them to be compatible with the surrounding uses and properties.

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

This developed property is already served by public utilities which have adequate capacity for the proposed use.

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

This existing development is located within Zone B of the Transportation Mobility Program Area. The segment of NW 8th Avenue from State Road 26/Newberry Road to NW 22nd Street is operating at Level of Service (LOS) C (with 14,813 AADT) and has an adopted LOS of E (34,030 AADT). This proposed SUP amendment entails no increase in the total number (375 maximum) of students and therefore will have no additional traffic impact upon this segment of NW 8th Avenue.

- 5. Screening and buffers are proposed of such type, dimension and character that will improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.**

The applicant constructed a privacy fence of approximately 8 feet in height along the northern property line in order to improve compatibility with the adjacent single family neighborhood, as required by the current SUP (Petition PB-15-157 SUP) that was approved by the Plan Board on January 28, 2016. That requirement is therefore recommended for deletion from Condition No. 3, which retains the requirement for maintaining the existing landscape buffers, berms and fences that adjoin or are proximate to the surrounding properties. This screening and buffer requirement helps provide compatibility with the adjacent and nearby properties. Various other Conditions of this proposed, amended SUP also contribute to compatibility with the surrounding properties. See discussion in item no. 2, above.

- 6. The use or development conforms with the general plans of the city as embodied in the city comprehensive plan.**

The proposed private school use (additional students and grades) with the recommended Special Use Permit Conditions conforms with the general plans of the City as embodied in the Comprehensive Plan. See Exhibit A-1 (Comprehensive Plan GOPs) for Future Land Use Element Objective 1.5, Policy 4.1.1, and Policy 4.2.1.

- 7. 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.**

This developed property is currently served by public utilities which have adequate capacity for the proposed use. There is also adequate capacity on the adjacent four-lane roadway (NW 8th Avenue) for the proposed use. The proposed use meets the level of

service standards adopted in the comprehensive plan and conforms to the City's concurrency management requirements.

Special Use Permit Conditions

(Note: Deletions are shown in ~~strike-throughs~~ and additions are underlined.)

Condition 1. The maximum number of students shall be limited to 375 students, which includes a maximum of ~~27~~ 30 daycare children and ~~40~~ 65 after school care children. These limits shall also pertain to summer education camps, church camps (e.g., vacation bible schools), and similar uses during the summer (summer means after the end of the regular school year and prior to the start of the next regular school year).

Condition 2. The regular hours for the daycare, after school and pre-K – 12th grade private school shall be as follows:

- Pre-K- 12th grade private school – 8 AM – 3 PM (regular school day starts at 8 AM and ends at 3:00 PM);
- Daycare: ~~7:15~~ 7:00 AM – ~~5:45~~ 6:00 PM (hours for providing service);
- After School Program: ~~3:00~~ 12:30 PM – 6:00 PM (hours in which the program is offered on School days;
- After School Program: 7:30 AM – 6:00 PM on Non-School Weekdays;
- Summer education camps, church camps (e.g., vacation bible school), and similar uses during summer: 8:00 AM – 6:00 PM.

(Note 1: the specified regular hours for the daycare, after school and Pre-K – 12th grade private school may be modified without requiring an amendment of the Special Use Permit should the surrounding public schools adjust their hours.)

(Note 2: all normal operating functions shall be started and completed between 6:00 AM and 6:00 PM, Monday through Friday. The regular hours for the facilities shall be no earlier than 6:00 AM and no later than 6:00 PM.)

(Note 3: Summer means after the end of the regular school year and prior to the start of the next regular school year.)

Condition 3. The existing landscape buffers, berms and fences that adjoin or are proximate to the surrounding properties shall be retained and kept in good condition. ~~In addition, an opaque wooden or wood-like fence of at least 6 feet in height and no more than 8 feet in height along the entire northern property line shall be constructed within three months of approval of this special use permit, and shall be kept in good condition.~~

Condition 4. Student drop-off and pick-up traffic shall not queue onto NW 8th Avenue, and all student drop-off and pick-up shall be as shown on the illustrative site map at the end of Exhibit C-1 and date stamped January 12, 2016.

Condition 5. Bus and truck (excluding pick-up truck) parking shall be restricted to the east side of the property and no further north than the easternmost playground area shown on the illustrative site map (Exhibit D-1) ~~at the end of Exhibit C-1~~ and date stamped January 12, 2016.

Condition 6. Outdoor recreation shall be limited to the playground areas shown on the illustrative site map at the end of Exhibit C-1 and date stamped January 12, 2016.

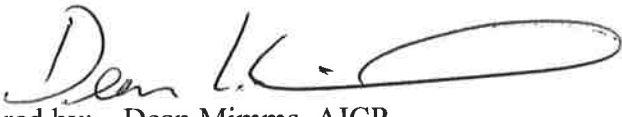
Condition 7. Sixty-six (66) bicycle parking spaces as specified in the Public Works Design Manual are required ~~shall be provided within three months of approval of the Special Use Permit.~~

Section 30-236 states that special use permits will expire within 12 months of approval, if the petitioner does not take action on the approved permit. The issuance of building permits and the initiation of interior demolition and construction is required to demonstrate that action has been taken on the special use permit. If the use granted by a special use permit ceases to operate for a period of 12 months or more, then the permit becomes void.

Respectfully submitted,



Andrew Persons,
Interim Principal Planner



Prepared by: Dean Mimms, AICP
Lead Planner

Table 1

Adjacent Existing Uses

| | |
|--------------|--|
| North | Single-family residential |
| South | NW 8 th Avenue (4-lane, City of Gainesville arterial roadway) |
| East | Littlewood Elementary School |
| West | Single-family residential |

Adjacent Zoning and Land Use and Zoning

| | Land Use Category | Zoning Category |
|--------------|--|---|
| North | SF – Single-Family (up to 8 units per acre) | RSF-1 (Single-family residential, 3.5 units per acre) |
| South | NW 8 th Avenue (south of which is SF) | NW 8 th Avenue (south of which is RSF-1) |
| East | E - Education | ED (Educational services district) |
| West | SF – Single-Family (up to 8 units per acre) | RSF-1 (Single-family residential, 3.5 units per acre) |

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Appendix B Supplemental Documents

Exhibit B-1 Aerial Photograph

Exhibit B-2 Map: Existing Zoning

Exhibit B-3 Sec. 30-51 – Single-family residential districts (RSF-1, RSF-2, RSF-3 and RSF-4)

Exhibit B-4 Sec. 30-103 – Private Schools

Exhibit B-5 Special Use Permit Regulations

Exhibit B-6 Neighbor e-mails

Appendix C Application Package

Exhibit C-1 Application

Exhibit D Illustrative Site Map

Exhibit D-1 Illustrative Site Map from Exhibit C-1 of January 28, 2016 Staff Report to City Plan Board (Petition PB-15-157 SUP)

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Future Land Use Element

Objective 1.5 Discourage the proliferation of urban sprawl.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Single-Family (up to 8 units per acre)

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.

Policy 4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity uses by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and tree canopy.

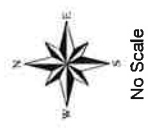
Appendix B Supplemental Documents



EXHIBIT
B-1

AERIAL PHOTOGRAPH

| Name | Petition Request | Petition Number |
|-------------------------------------|---|-----------------|
| Newberry Christian Community School | Change an existing Special Use Permit that includes a K-12th grade private school, daycare, and after school care by increasing the maximum number of daycare children and afterschool students, revising hour of operation, and adding summer education camps, church camps and similar uses during summer | PB-16-71 SUP |



City of Gainesville Zoning Districts

RSF1 3.5 units/acre Single-Family Residential
 CON Conservation
 PS Public Services and Operations
 ED Educational Services



tabbies
EXHIBIT
 B-2

EXISTING ZONING


| Petition Request | | Petition Number |
|---|--|--|
|  No Scale | Name | Petition Request |
| | Newberry Christian Community School | Change an existing Special Use Permit that includes a K-12th grade private school, daycare, and after school care by increasing the maximum number of daycare children and afterschool students, revising hours of operation, and adding summer education camps, church camps and similar uses during summer |
| | | PB-16-71 SUP |

Exhibit B-3 – RSF-1 zoning district regulations

Sec. 30-51. - Single-family residential districts (RSF-1, RSF-2, RSF-3 and RSF-4).

- (a) Purpose. The single-family districts are established for the purpose of providing areas for low density single-family residential development with full urban services at locations convenient to urban facilities, neighborhood convenience centers, neighborhood shopping centers and activity centers. These districts are characterized by single-family residential structures designed and located so as to protect the character of single-family residential neighborhoods.
- (b) Objectives. The provisions of these districts are designed to:
- (1) Protect and stabilize the essential characteristics of such existing development;
 - (2) Encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development;
 - (3) Enable single-family development to occur at appropriate locations and with sufficient density so as to facilitate the provision of urban services and facilities in an economical and efficient manner;
 - (4) Encourage low density development where higher density development would be detrimental to the health, safety and welfare of the community by reason of environmental constraints, open space or other factors; and
 - (5) Discourage any activities not compatible with such residential development.
- (c) Permitted uses.
- (1) Uses by right.
 - a. Single-family dwellings and customary accessory buildings incidental thereto.
 - b. Occupancy of a single-family dwelling by one family.
 - c. Community residential homes, in accordance with article VI.
 - d. Family child care homes, in accordance with state law.
 - e. Adult day care homes, in accordance with article VI.
 - f. Home occupations, in accordance with article IV.
 - g. Large family child care homes, in accordance with article VI.
 - (2) Uses by special use permit.
 - a. Places of religious assembly, in accordance with article VI.
 - b. Private schools, in accordance with article VI.
 - c. Public schools, other than institutions of higher learning, in accordance with section 30-77, educational services district (ED).
- (d) General requirements. All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-56 and article IX.
- (e) Dimensional requirements. (See Table 1):

TABLE 1. DIMENSIONAL REQUIREMENTS FOR RSF DISTRICTS
Principal Structures

| | RSF-1 | RSF-2 | RSF-3 | RSF-4 |
|--|-------|-------|-------|-------|
|--|-------|-------|-------|-------|

| | | | | |
|---|---------------|---------------|---------------|---------------|
| Maximum density | 3.5 du/a | 4.6 du/a | 5.8 du/a | 8 du/a |
| Minimum lot area | 8,500 sq. ft. | 7,500 sq. ft. | 6,000 sq. ft. | 4,300 sq. ft. |
| Minimum lot width at minimum front yard setback | 85 ft. | 75 ft. | 60 ft. | 50 ft. |
| Minimum lot depth | 90 ft. | 90 ft. | 90 ft. | 80 ft. |
| Minimum yard setbacks: | | | | |
| Front | 20 ft. | 20 ft. | 20 ft. | 20 ft. |
| Side (interior) | 7.5 ft. | 7.5 ft. | 7.5 ft. | 7.5 ft. |
| Side (street) | 10 ft. | 10 ft. | 7.5 ft. | 7.5 ft. |
| Rear | 20 ft. | 20 ft. | 15 ft. | 10 ft. |
| Maximum building height | 35 ft. | 35 ft. | 35 ft. | 35 ft. |

Accessory Structures¹, Excluding Fences and Walls

| | |
|---|--|
| Minimum front and side yard setbacks | Same requirements are for the principal structure. |
| Minimum yard setback, rear ² | 7.5 ft. |
| Maximum building height | 25 ft. |
| Transmitter towers ³ | 80 ft. |

¹ Accessory screened enclosure structures whether or not attached to the principal structure may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet from the rear property line. The maximum height of the enclosure at the setback line shall not exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure must be made of screening material.

² One preengineered or premanufactured structure of 100 square feet or less may be erected in the rear and side yards as long as the structure has a minimum yard setback of three feet from the rear or side property lines, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall which is at least 75 percent opaque.

³ In accordance with article VI.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3955, § 10, 2-14-94; Ord. No. 960060, § 1, 6-8-98; Ord. No. 980990, § 1, 6-28-99; Ord. No. 041268, § 2, 8-22-05; Ord. No. 070619, § 1, 3-24-08)

Exhibit B-4 – Sec. 30-103 – Private Schools

Sec. 30-103. - Private schools.

Dimensional requirements for private schools shall be as follows:

- (1) Minimum lot area: Shall be the minimum lot area required for the specific zoning district where allowed plus one acre for every 100 persons (or fraction thereof), based on building code capacity.
- (2) Minimum yard setbacks:
 - a. Front: 25 feet.
 - b. Side, interior: 50 feet. Except where the side yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet or 45-degree angle of light obstruction, whichever is greater.
 - c. Side, street: 25 feet.
 - d. Rear: 50 feet. Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet or 45-degree angle of light obstruction, whichever is greater.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 070619, § 13, 3-24-08)

Exhibit B-5 –Special Use Permit Regulations

DIVISION 5. - SPECIAL USE PERMIT

Sec. 30-231. - Intent.

- (a) It is the intent of this article to recognize and permit certain uses and developments which require special review, and to provide the standards by which the applications for permits for uses and development shall be evaluated.
- (b) It is further intended that special use permits be required for developments which, because of their inherent nature, extent and external effects, require special care in the control of their location, design and methods of operation in order to ensure conformance with the comprehensive plan.

(Ord. No. 3777, § 1, 6-10-92)

Sec. 30-232. - Permit required.

Those uses listed in article IV as permitted special uses in a zoning district may be established in that district only after issuance and recordation of a special use permit by the city plan board.

(Ord. No. 3777, § 1, 6-10-92)

Sec. 30-233. - Criteria for issuance.

No special use permit shall be approved by the city plan board unless the following findings are made concerning the proposed special use:

- (1) That the use or development complies with all required regulations and standards of this chapter and all other applicable regulations.
- (2) That the proposed use or development will have general compatibility and harmony with the uses and structures on adjacent and nearby properties.
- (3) That necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.
- (4) That the use or development is serviced by streets of adequate capacity to accommodate the traffic impacts of the proposed use.
- (5) That screening and buffers are proposed of such type, dimension and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.
- (6) That the use or development conforms with the general plans of the city as embodied in the city comprehensive plan.
- (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.

(Ord. No. 3777, § 1, 6-10-92)

Sec. 30-234. - Procedures for approval.

- (a) Application submittal requirements. Each application shall be filed with the city's planning and development services department on the form prescribed. Applications must include a development plan or master plan in accordance with this article. Any incomplete applications will be returned to

- the applicant. The application must include proof of having met the requirements of section 30-350(b), citizen participation.
- (b) Preliminary conference with applicant. The applicant for a special use permit shall meet with the technical review committee to discuss the procedures and requirements and to consider the elements of the proposed use and site and the proposed site layout.
 - (c) Report to city plan board. The city manager or designee shall submit to the city plan board a written report that includes analysis of the application and a recommendation based on the findings required in section 30-233 and development plan review process in article VII.
 - (d) Notice. Notice shall be mailed at least ten days before the date of the hearing to all owners of property within 400 feet of the property for which a special use permit has been requested. For this purpose, the owner of property shall be deemed to be the person so shown on the current ad valorem tax records of the county property appraiser.
 - (e) City plan board hearing and action.
 - (1) The city plan board shall consider the evidence presented in the public hearing and the written report submitted by the city manager or designee and shall act on the application based on the findings required in section 30-233 and the development plan review process found in article VII.
 - (2) Action on the application shall be one of the following:
 - a. Approval;
 - b. Approval subject to conditions; or
 - c. Denial, with a statement of the reasons for denial.
 - (f) Effect of denial or withdrawal on subsequent application. No application for a special use permit shall be entertained within two years after the denial or withdrawal of a request for the same use for the same property. The city plan board may waive this time limitation by the affirmative vote of a super [sic] majority of the members provided 30 days have elapsed since the action of the city plan board to deny the original request, and the city plan board deems such action necessary to prevent an injustice.
 - (g) Amended application. Amendment of a petition by the applicant may be permitted at any time prior to or during the public hearing, provided that no such amendment shall be such as to make the case different from its description in the notice of public hearing. If the amendment is requested by the applicant after notice of the hearing has been given, and such amendment is at variance with the information set forth in the notice, the applicant shall pay an additional fee, in the same amount as the original fee, to cover amended public notice. If the amended notice can be mailed at least ten days prior to the hearing originally scheduled, the hearing on the amended petition may be held on that date, otherwise the chairperson shall announce that the public hearing will be continued to a future meeting, before which appropriate notice will be given.
 - (h) Appeal of decision. Any affected person may appeal the city plan board's decision on an application for a special use permit to a hearing officer. The appeal must be filed within 15 days of the decision. The procedure for the appeal shall be the same as is provided in subsection 30-352.1 for appeals from decisions of the development review board.
 - (i) Final development plan approval. Prior to the issuance of any development order or building permit, final development plan approval will be required in accordance with applicable provisions of article VII.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3960, §§ 1, 2, 2-28-94; Ord. No. 3995, § 1, 7-25-94; Ord. No. 000902, § 2, 5-29-01; Ord. No. 110373, § 3, 3-21-13)

Sec. 30-235. - Amendments to and modification of permits.

- (a) Any change or amendment which modifies one of the following criteria shall constitute a modification of the special use permit and will be processed as a new special use permit:
- (1) A change in the boundaries of the approved site, except for minor boundary adjustments;
 - (2) A change from the approved use;
 - (3) Either an increase of ten percent or more or incremental increases that total ten percent or more in the floor area or number of parking spaces as approved;
 - (4) Substantial changes in the approved location of principal and/or accessory structures;
 - (5) Structural alterations significantly affecting the basic size, form, style, ornamentation and appearance of principal and/or accessory structures as shown on the approved plans;
 - (6) Substantial changes in approved pedestrian or vehicular access or circulation; and
 - (7) Substantial change in the approved amount or location of landscape screens or buffers.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 110373, § 3, 3-21-13)

Sec. 30-236. - Expiration, abandonment, revocation and extension of permits.

- (a) Expiration. Permits issued under this article will expire within 12 months, or an additional time period should the city plan board deem necessary, if the petitioner has taken no act in reliance on the issued permit.
- (b) Abandonment of permits. On request of the permit holder, the department of community development may approve the abandonment of a special use permit provided no construction has begun.
- (c) Cessation of use. If use granted by a special use permit pursuant to this article ceases for a continuous period of 12 months, the permit becomes void.
- (d) Revocation of permit. If any conditions of the special use permit are violated, the permit issuing authority may revoke the permit after giving proper notice to the grantee. The permit may be reinstated by the department of community development if the circumstances leading to the revocation are corrected.
- (e) Extension of permit. At the request of the applicant and for good cause shown, the board may, at a public hearing, extend the time of the permit's expiration, if no acts of reliance have occurred. The extension may only be granted if all the concurrency management requirements of this chapter can be met and if the extension would not be in conflict with any other ordinance of the city.

(Ord. No. 3777, § 1, 6-10-92)

Mimms, Dean L.

- Neighbor e-mails -



From: George Bowes <bowesgeorge@netscape.net>
Sent: Tuesday, August 02, 2016 11:48 AM
To: James Schrader
Cc: Mimms, Dean L.
Subject: Re: NCCS fence and noise

Thanks James for getting back to me. I'm not sure where in cyberspace your emails ended up.
Thanks for getting rid of the old pieces of fence. I saw they had gone. I hope to finish the last few sections of the fence this month. I've been slowed because a number of the posts were rotted out and were ready to fall over so I'm replacing them.
Wishing you a successful new school year.
Grace and Peace...George

George Bowes PhD
Professor Emeritus Biology
University of Florida
Gainesville, Florida
Sent from my iPhone

> On Aug 1, 2016, at 8:41 PM, James Schrader <jrschr10@gmail.com> wrote:
>
> Good evening,
> Dean informed me that you had not recieved any emails I sent you. So I wanted to first say I'm sorry you are just getting this. Second is that, yes, NCCS agrees to plant the plants you requested along your fence line after the fence you are building is complete. We also removed the old boards you had and some of the other debris, like we talked about. We are still planning on helping removed the rest of the old fence as you replace it. Again thank you for helping us find a way to help reduce the noise to your property. Please let me know if I need to respond to anything else.
>
> James Schrader
> Principal and Founder of Newberry Christian Community School

Mimms, Dean L.

From: Mimms, Dean L.
Sent: Wednesday, July 27, 2016 2:28 PM
To: 'bowesgeorge@netscape.net'
Cc: Newberrychristiancommunity@gmail.com; Persons, Andrew W.
Subject: RE: Proposed increase in children at Newberry Christian School

Good afternoon, Dr. Bowes.

Per your request, your e-mail will be included in the documents (pertaining to Petition PB-16-71 SUP) that Planning staff will send to the City Plan Board.

Dean

Dean L. Mimms, AICP, Lead Planner
Planning & Development Services Department
City of Gainesville, FL
PO Box 490, Station 11
Gainesville, FL 32627
(352) 393-8688 direct. Main no. (352) 334-5022
mimmsdl@cityofgainesville.org

From: bowesgeorge@netscape.net [mailto:bowesgeorge@netscape.net]
Sent: Wednesday, July 27, 2016 1:30 PM
To: Mimms, Dean L.
Cc: Newberrychristiancommunity@gmail.com
Subject: Re: Proposed increase in children at Newberry Christian School

Dear Dean:

I have not heard back from James in regard to my email of June 3 (below), but I would like it entered into the record at the Plan Board Meeting regarding PB-16-71 SUP. I would like the Board to include the bushes in their granting of the updated Special Use Permit.

Thank you for your assistance.

George.

George Bowes PhD
Professor Emeritus Botany (Biology)
Plant Cellular and Molecular Biology
University of Florida, Gainesville FL
Quaerere Verum - Search for Truth

From: bowesgeorge@netscape.net
Sent: Thursday, July 14, 2016 7:42 PM
To: Newberrychristiancommunity@gmail.com
Cc: [Mimms, Dean L.](#)

Hi James:

I just received the notice about the Plan Board Meeting and I was wondering if you have had a chance to look at the June 3 summary of our discussion (below) and if you think it is an accurate reflection of what we agreed upon.

I Look forward to hearing from you.

Grace and Peace...George.

George Bowes PhD
Professor Emeritus Botany (Biology)
Plant Cellular and Molecular Biology
University of Florida, Gainesville FL
Quaerere Verum - Search for Truth

From: bowesgeorge@netscape.net

Sent: Wednesday, June 22, 2016 12:42 PM

To: Newberrychristiancommunity@gmail.com

Cc: [Mimms, Dean L.](#)

Dear James:

I was wondering if you received my email of June 3 and whether you agreed that it was an accurate description of our discussion on that day. Let me know what you think.

Grace and Peace...George

George Bowes PhD
Professor Emeritus Botany (Biology)
Plant Cellular and Molecular Biology
University of Florida, Gainesville FL
Quaerere Verum - Search for Truth

From: bowesgeorge@netscape.net

Sent: Friday, June 3, 2016 3:41 PM

To: Newberrychristiancommunity@gmail.com

Cc: [Mimms, Dean L.](#)

Dear James:

I was glad we could discuss today (6/3/2016) the proposed increase in capacity for the after school program and the childcare on the campus of Newberry Christian School (Vineyard Church). As I understand it, the increase to 65 and 30 respectively is to bring these two entities into compliance with what is already occurring, and as such will not add to the number of children presently on the campus.

We discussed the noise issue (screaming), especially in the afternoons, as my property is just a few yards west of the playground. To partially counter this I am gradually replacing at my expense the old fence with a new one and have planted some *Lingustrum* shrubs on my property in the area where the old hedge has died. But this is still proving to be an insufficient buffer.

To provide additional buffer my understanding is that we agreed the School would clear out the weeds and plant Florida Anise plants (3 gallon) with the correct spacing to create a hedge on the School's side of the new fence that will run the length of my property. Since I cut down the large old camphor and laurel oak that were pushing

down the old fence there should now be light for an anise hedge to flourish. It would probably be best to plant the shrubs after I finish replacing the old fence so they do not get trampled during the construction.

There are, and will be, 8' sections of the old fence to be disposed of and I understand that if I leave them on your side of the property line you will take responsibility for disposing of them appropriately.

As I mentioned, I will not be able to attend the June 13 neighborhood workshop at the Vineyard as I likely will be away. However, if what I describe here is an accurate reflection of what we agreed upon, and will be implemented, then I am not opposed to the numerical change from the original petition.

Please let me know if you are in agreement. Thanks.

Grace and Peace

George

George Bowes PhD
Professor Emeritus Biology
823 NW 36th Terrace
Gainesville, FL 32605

cc Dean Mims
Planning & Development Services
City of Gainesville

Appendix C Application

APPLICATION FOR SPECIAL USE PERMIT
Planning & Development Services



| OFFICE USE ONLY | |
|--|-------------------|
| Petition No. _____ | Fee: \$ _____ |
| 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>Newberry Christian Community School</u> |
| Address: <u>3536 NW 8th Ave</u> |
| <u>Gainesville, FL 32605</u> |
| Phone: <u>(352) 363-6322</u> Fax: <u>(352) 363-6475</u> |
| Owner's Signature: <u>[Signature]</u> |
| (If additional owners, please include on back) |

| Applicant(s)/Agent(s), if different | |
|-------------------------------------|------|
| Name: | |
| Address: | |
| Phone: | Fax: |

| 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>016400-097-000</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 S 50ft TR/W or 2470/0091</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: 5/17/2016

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 | RSF-1 | | |
| South | RSF-1 | | |
| East | Education | | |
| West | RSF-1 | | |

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: _____

Date: _____

| Name of Owner (please print) |
|---|
| Name: <u>Newberry Christian Community School</u> |
| Address: <u>3536 NW 8th Ave.</u> |
| <u>Gainesville, FL 32605</u> |
| Phone: <u>(352) 363-6322</u> Fax: <u>(352) 363-6475</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



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

July 29, 2016

Petition. Newberry Christian Community School. Change an existing Special Use Permit (petition PB-15-157 SUP), daycare maximum capacity from 27 children to 30 children and afterschool care maximum capacity from 40 children to 65 children. Zoned RSF-1:3.5 units/acre single family residential district. Located at 3435 NW 8th Ave.

Newberry Christian Community School seeks to amend condition 1 and condition 2 of the current Special Use Permit (Petition PB-15-157 SUP).

Current condition 1: The maximum number of students shall be limited to 375 students, which include a max of 27 daycare children and 40 after school care children.

Proposed condition 1: the maximum number of students shall be limited to 375 students, which include a maximum of 30 daycare children and 65 after school care children. These limits will also pertain to any summer education camps, church camps (VBS) and similar uses on campus during summer.

Current Condition 2. The regular hours (See Note 1, below) for the daycare, after school and pre-K – 12th grade private school shall be as follows :

- Daycare: 7:15 AM – 5:45 PM (hours for providing service) ;
- After School Program – 3:00 PM – 6:00 PM (hours in which the program is offered);
- Pre-K- 12th grade private school – 8 AM – 3 PM (regular school day starts at 8 AM and ends at 3:00 PM).

(Note 1: the specified regular hours for the daycare, after school and Pre-K – 12th grade private school may be modified without requiring an amendment of the Special Use Permit should the surrounding public schools adjust their hours.)

(Note 2: all normal operating functions shall be started and completed between 6:00 AM and 6:00 PM, Monday through Friday. The regular hours for the facilities shall be no earlier than 6:00 AM and no later than 6:00 PM.)

Proposed Condition 2. The regular hours (See Note 1, below) for the daycare, after school and pre-K – 12th grade private school shall be as follows:

- Daycare: 7:00am – 6:00pm (hours for providing service);
- After School Program – 1:45pm – 6:00pm on School days (hours in which the program is offered);
- After School Program – 12:30pm – 6:00pm on Wednesdays
- After School Program – 7:30am – 6:00pm on Non-School weekdays.
- Pre-K – 12th grade private school – 8:00 am - 3:00pm (regular school day starts at 8:00 am and ends at 3:00 pm)
- Summer education camps, church camps (VBS) and similar uses on campus during summer – 8:00am – 6:00pm

(Note 1: the specified regular hours for the daycare, after school and Pre-K – 12th grade private school may be modified without requiring an amendment of the Special Use Permit should the surrounding public schools adjust their hours.)

(Note 2: all normal operating functions shall be started and completed between 6:00 AM and 6:00 PM, Monday through Friday. The regular hours for the facilities shall be no earlier than 6:00 AM and no later than 6:00 PM.)

***Note: No change to the overall student count.**

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



Where God is Headmaster!

May 17, 2016

Uses:

- Gainesville's After School Program (GASP)
 - After school program operates in 5 rooms on first floor.
 - Number of student 65
 - Grade of students: K through 5th.
- A Child's Garden Daycare
 - Daycare operating in 4 room of B Building.
 - Number of children: 30
 - 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: 280
 - 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. |
| A Childs Place | 7:15 am | 5:45 pm | |
| GASP (School Days) | 1:45 pm | 6:00 pm | Wed early arrival at 12:30 pm |
| GASP (School Holidays, summer camp) | 7:30 am | 6:00 pm | |
| Littlewood Elementary | 7:45 am | 1:45 pm | Wed early dismissal 12:30pm |
| Westwood Middle | 9:10 am | 3:25 pm | |



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

July 29, 2016

Here is a list of current activities on the NCCS campus:

- Gainesville After School Program (GASP)
 - Shelby Stocker, Owner
 - 65 maximum students
 - Operating hours: 3p – 6p
 - Building use:
 - 1st floor of 2-story building C1-C5
- A Child's Garden (daycare)
 - Louise Crisp, Director
 - 30 maximum children
 - Operating hours: 7:15a – 5:45p
 - Building use:
 - B10, B9, B8, B7
- Newberry Christian Community School (NCCS)
 - Principal: James Schrader
 - 280 maximum students
 - Operating hours: 8a – 3p
 - Building use:
 - C1-C10, B1-B10, Bldg A, Bldg D.
- Summer Education Camps
 - Master Builders
 - 60 maximum students, 8 Staff
 - Operating hours: 8a – 3p
 - Building use:
 - Fellowship Hall, A2-A4, D1.
 - Gainesville After School Program (GASP)
 - Shelby Stocker, Owner
 - 65 maximum students, 6 Staff
 - Operating hours: 8a – 6p
 - Building use:

- 1st floor of 2-story building C1-C5
- Education First, EF, Exchange students
 - Maryann True, Director
 - 70 students, 6 Staff
 - Operating hours: 8a – 6p
 - Building use:
 - Rooms B1 – B5

Places of Religious Assembly

- Newberry Christian Community Church (NCCC)
 - Pastor: Dave Hankins
 - Meet weekly during school hours
 - 280 parishioners, which include NCCS students
 - Operating hours: 12:30p – 1:30p
 - Building use:
 - Sanctuary or Fellowship hall.
- Alethea Church
 - Pastor: Kevin Anderson
 - Operating hours
 - Sunday Church Service 10:30a – 12p
 - Tuesday Bible Study 6:30p – 8:30p
 - Wednesday Church Service 6:30p – 8:30p
 - Building use:
 - Sanctuary
- Vineyard Church
 - Pastor: Artie Hart
 - Operating hours
 - Sunday Church Service (until 8/7/16) 10:30a – 12p
 - Sunday Church Service (after 8/7/16) 4p – 5p
 - Building use:
 - Sanctuary
- Servants of Christ Church
 - Pastor: Alex Farmer
 - Operating hours
 - Sunday Church Service 8a – 1p
 - Monday Bible Study 9a – 10a & 11:30a – 12:30p
 - Wednesday Bible Study 9:30a – 11a; 11:30a – 12:30p; 6p – 8p
 - Thursday Bible Study 7p – 8p
 - Building use:
 - Fellowship Hall and B1-B6



3536 NW 8TH AVE in GAINESVILLE ★ 352-377-5744 ★ GNVASP@GMAIL.COM ★ www.GNVASP.com

May 10, 2016

Gainesville's After School Program, owned and operated by Shelby Stocker, would like to request amendment to the originally submitted number of students allowed for after school programs at 3536 NW 8th Ave.

In Newberry Christian Community School's original special use permit application, 40 students were submitted for approval. This number was submitted in error. GASP proposes that the number of students be raised to 65 students during the academic year. This will match the 35 square foot per child allowance determined by the Department of Children and Families. GASP would also like to ask for an allowance of 120 students during summer months when Newberry Christian will be off campus. The Department of Children and Families does not regulate square footage for summer programs.

Original request : 40

Proposed Academic Use: 65

Summer Use : 120

Our hours of operation are:

- Academic year: Monday through Friday from 1:45 p.m. - 6:00 p.m.
Wednesday 12:30 p.m. – 6:00 p.m.
- School Holidays: 7:30 a.m. - 6:00 p.m. Provide care for most public school closings. Teacher workdays, spring break, etc.
- Summer Camp: Monday through Friday from 7:30 a.m. - 6:00 p.m.

Shelby Stocker
Owner, Gainesville's After School Program

The Child's Garden



Date: May 10th 2016

To whom it may concern.

I Louise Crisp owner and director of The Child's Garden would like to request a change to the original petition that was passed on January 28, 2016. The original petition states the daycare has a maximum of 27 children. My current DCF license is for 30 children. I would like the amendment to allow The Child's Garden 30 children, in accordance with DCF license.

Recap

Our hours of operation are:

- 7:15 am - 5:45 pm year round except national and federal holidays.
- Original petition allows 27
- DCF license 30

Sincerely

A handwritten signature in dark ink, appearing to be 'L C' or 'Louise Crisp'.

Louise Crisp

Director

The Child's Garden

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



Where God is Headmaster!

May 17, 2016

Newberry Christian Community School is revising this current Special Use Permit due to a misunderstanding with current tenants on student number counts and hours of operations. Attached are signed letters from current tenants detailing the maximum allowable use for designated areas based upon Department of Children and Families regulations, and their hours of operations. The new condition will align Department of Children and Families' capacity with Special Use capacity for both programs. Newberry Christian Community School would like to apologize for any inconvenience this may have caused.

A handwritten signature in black ink, appearing to read "James Schrader". The signature is written over a horizontal line.

James Schrader
Principal

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



Where God is Headmaster!

May 17, 2016

Newberry Christian Community is in the process of advertising for the neighborhood workshop and mailing the required notifications. We will attach the supporting documents when available.

CERTIFIED MAIL

February 10, 2016

James Schrader, Principal
Newberry Christian Community School
3536 NW 8th AVE
Gainesville, FL 32605

Re: Petition PB-15-157 SUP. Newberry Christian Community School, agent for Vineyard Christian Fellowship. Change an existing Special Use Permit for a K - 9th grade school to add 10th, 11th, and 12th grades for the Newberry Christian Community School. Zoned: RSF-1: 3.5 units/acre single-family residential district. Located at 3536 NW 8th Avenue.

Dear Mr. Schrader:

The purpose of this letter is to inform you that the City Plan Board approved the above-referenced petition on Thursday, January 28, 2015. The petition for this Special Use Permit was approved subject to the conditions below, and was found to meet the applicable criteria of Section 30-233 for issuance of a special use permit.

The conditions are:

Condition 1. The maximum number of students shall be limited to 375 students, which include a maximum of 27 daycare children and 40 after school care children.

Condition 2. The regular hours (See Note 1, below) for the daycare, after school and pre-K – 12th grade private school shall be as follows :

- Daycare: 7:15 AM – 5:45 PM (hours for providing service) ;
- After School Program – 3:00 PM – 6:00 PM (hours in which the program is offered);
- Pre-K- 12th grade private school – 8 AM – 3 PM (regular school day starts at 8 AM and ends at 3:00 PM).

(Note 1: the specified regular hours for the daycare, after school and Pre-K – 12th grade private school may be modified without requiring an amendment of the Special Use Permit should the surrounding public schools adjust their hours.)

(Note 2: all normal operating functions shall be started and completed between 6:00 AM and 6:00 PM, Monday through Friday. The regular hours for the facilities shall be no earlier than 6:00 AM and no later than 6:00 PM.)

Condition 3. The existing landscape buffers, berms and fences that adjoin or are proximate to the surrounding properties shall be retained and kept in good condition. In addition, an opaque wooden or wood-like fence of at least 6 feet in height and no more than 8 feet in height along the entire northern property line shall be constructed within three months of approval of this special use permit, and shall be kept in good condition.

Condition 4. Student drop-off and pick-up traffic shall not queue onto NW 8th Avenue, and all student drop-off and pick-up shall be as shown on the illustrative site map at the end of Exhibit C-1 and date stamped January 12, 2016.

Condition 5. Bus parking shall be restricted to the east side of the property and no further north than the easternmost playground area shown on the illustrative site map at the end of Exhibit C-1 and date stamped January 12, 2016.

Condition 6. Outdoor recreation shall be limited to the playground areas shown on the illustrative site map at the end of Exhibit C-1 and date stamped January 12, 2016.

Condition 7. Sixty-six (66) bicycle parking spaces as specified in the Public Works Design Manual shall be provided within three months of approval of the Special Use Permit.

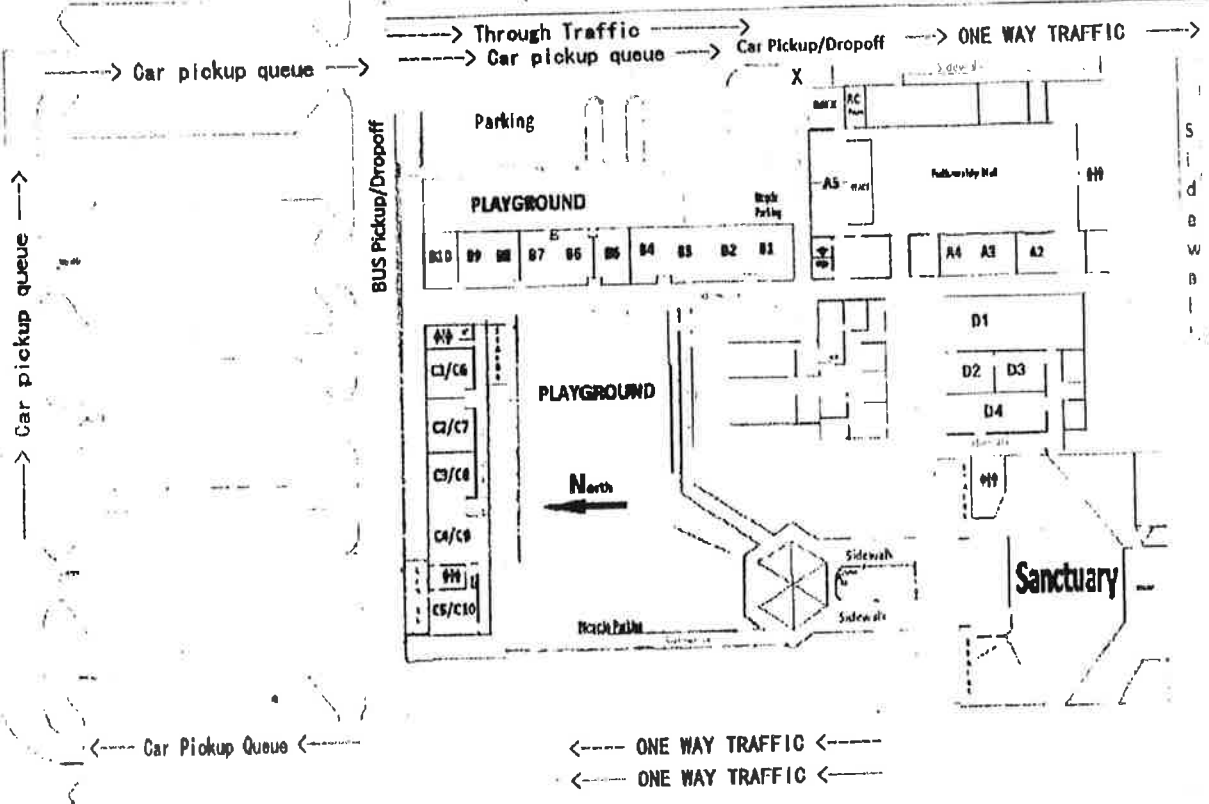
Should you have any questions or need additional information, please do not hesitate to contact me at (352) 334-5022.

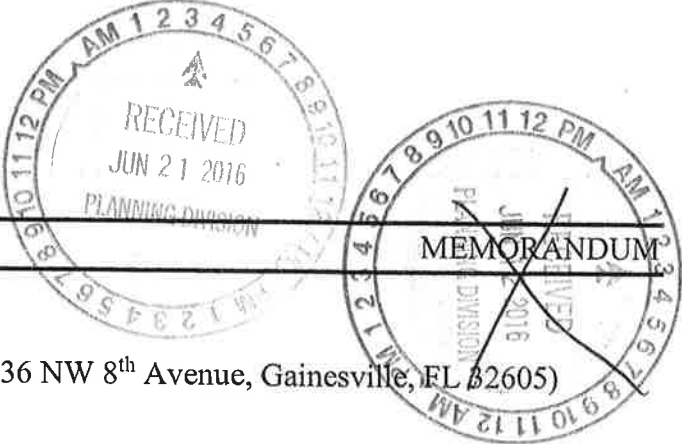
Sincerely,

Dean L. Mimms, AICP
Lead Planner

Attachment: Illustrative Site Map from Exhibit C-1 of January 28, 2016 Staff Report to City Plan Board

Illustrative Site Map from Exhibit C-1 of
January 28, 2016 Staff Report to City Plan Board





To: Neighbors of the Vineyard Church (3536 NW 8th Avenue, Gainesville, FL 32605)
From: Deborah Cason
Date: May 23, 2016
RE: Neighborhood Workshop Notice

PUBLIC NOTICE

A neighborhood workshop will be held to discuss increasing Gainesville After School Program (GASP) and A Child's Garden's maximum capacity, located at the Vineyard Church (now Newberry Christian Community School) on 4.6 acres of land. 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 Monday, June 13, 2016 at the atrium of the Vineyard Church (now Newberry Christian Community School) located at 3536 NW 8th Ave., Gainesville, FL (Parcel #06400-097-000).

Date: Monday, June 13, 2016
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



Newberry
Christian
Community
School

*Town Meeting Log
Held in the Atrium of the Vineyard Church: 7PM
June 13, 2016*

[illegible]

Neighborhood Meeting

James Schrader

Open Meeting – Changing Special Use numbers: Total – 375 Daycare- 27 Aftercare-40

- Proposed – 30 daycare 65-Aftercare

Neighbor Does not want kids here after 3:30pm

- Aftercare kids are rowdy

James – cap GASP @ 65 kids

- No increase of current use

Neighbor ask What happens if tenants don't get into compliance

James responded

- Time frame (6 months) to get into compliance
 - Working with Dean Mims

Neighbors state Previous owners leaving community with problems

- Drunks
- Vagrants sleeping in cars
- Fence to enclose property

James wants to fence in easements (would need city approval)

Trying to get tenants into compliance

Neighbor George wants ligustrum hedge to cut noise intrusion 3-5gal

Neighbor asked - How many people work for GASP?

- 4:00pm-4:30pm is loudest

Noise begins at 11:30am

James walked into a big mess

- Trying to fix ASAP
- Gainesville City is problem

One neighbor stated they Will not approve changes but we were

James – GASP will be here around 5 years

- We need those classrooms
- They are limited to 65 kids

Plans for back corner (north end)? NO

- Maybe take out asphalt
- Plant shrubs....
- Want us to be successful...not at community's expense

James – locking gates...can we get info?

- Code box
- Teachers have a chip/remote to trigger gate to open
- Want to renovate property
- Use existing buildings - not increase buildings
- Use & beautify campus – add Newberry Campus

Proposed – find out about fencing

Littlewood – parking, traffic, speed.....

This is our home....we want you to be good neighbors. Want to be notified of any changes.

Montessori School – Ms. Amelda

TODAY IN HISTORY

In 1533, the Archbishop of Canterbury, Thomas Cranmer, was executed.

OLYMPICS ZIKA PROMPTS CALL TO POSTPONE

Health experts urge WHO to

ney Tannaz Mokayef heard his father tell his mother, "If you like running, then run to heaven." She said the statement showed Jace premeditated killing his wife of nine years. April Jace, 40, was an avid runner.

"Who is going to argue that this was not an intent to kill," Mokayef said. "Where else is heaven?" Jace acknowledges shooting April Jace, and

PUBLIC NOTICE

A neighborhood workshop will be held to discuss increasing Gainesville After School Program (GASP) and A Child's Garden's maximum capacity, located at the Vineyard Church (now Newberry Christian Community School) on 4.6 acres of land. 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 Monday, June 13, 2016 at atrium of the Vineyard Church (now Newberry Christian Community School) located at 3536 NW 8th Ave., Gainesville, FL (Parcel #06400-097-000).

Date: Monday, June 13th, 2016

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

THE GAINESVILLE COMMUNITY PLAYHOUSE PRESENTS
A HILARIOUS NEW COMEDY BY
ESTEBAN ALVAREZ III

LIMITED TIME ONLY!
35% OFF SALE!

Woodward

IN STOCK
& SPECIAL
ORDERS



Actor Michael Jace, who played a police officer on television and who is charged with murdering his wife, listens during closing arguments Friday during his trial at Los Angeles County Superior in Los Angeles. NICK UT/THE ASSOCIATED PRESS

his attorneys have said to reject that argument, he was caught up in the heat of passion during the shooting. Mokayef urged the panel of six men and six women

"I don't know how you can shoot somebody three times and call it an accident," Mokayef said in a blistering closing argument in which she called the actor a liar.

She asked the jury to see

"I don't want you through things and breaking things and screaming to the boys," April Jace wrote in a message to her husband retrieved from her cell phone. "I am afraid come home."

Michael Jace told detectives he grabbed the gun which belonged to his wife's father. Planned

Garden Gate Nursery

STOP BY & SHOP
From Our Extensive
Selection of

06486-007-000 PB-16-71 SUP
ABELLA & ABELLA
735 NW 36TH ST
GAINESVILLE, FL 32607

06402-047-000 PB-16-71 SUP
ALACHUA CO COALITION FOR THE
HUNGRY AND HOMELESS
2845 NE 39TH AVE
GAINESVILLE, FL 32609

06400-077-000 PB-16-71 SUP
KARL J AMBROSE
3536 NW 10TH AVE
GAINESVILLE, FL 32605

06402-055-000 PB-16-71 SUP
JOHN ARNOLD
903 NW 36TH DR
GAINESVILLE, FL 32605

06402-064-000 PB-16-71 SUP
ARTZIBUSHEV & ARTZIBUSHEV
1525 W HILLSBOROUGH AVE
TAMPA, FL 33603

06402-044-000 PB-16-71 SUP
BAIRD & SCHUELLER W/H
933 NW 36 DR
GAINESVILLE, FL 32605

06400-064-000 PB-16-71 SUP
CARLOS BELTRAN
1317 WOODGATE WAY
TALLAHASSEE, FL 32308

06402-058-000 PB-16-71 SUP
GEORGE BOWES
823 NW 36TH TER
GAINESVILLE, FL 32605

06400-075-000 PB-16-71 SUP
PETER SLEASMAN
3414 NW 10 AVE
GAINESVILLE, FL 32605

06488-010-007 PB-16-71 SUP
BROWN & DAVIS & SELLERS
% LAWRENCE E SELLERS
PO DRAWER 810
TALLAHASSEE, FL 32302

06402-041-000 PB-16-71 SUP
MICHAEL D BRUECKNER
1499 S COLUMBIAN WAY APT 5
SEATTLE, WA 98144

06488-005-000 PB-16-71 SUP
CAMPUS CASTLES LLC TRUSTEE
PO BOX 71
INDIAN ROCKS BEACH, FL 33785

06486-002-000 PB-16-71 SUP
CARRIE & SMITH W/H
3434 NW 7TH PL
GAINESVILLE, FL 32607

06402-065-000 PB-16-71 SUP
RUSS CHICK
813 NW 36TH TER
GAINESVILLE, FL 32605

06486-003-000 PB-16-71 SUP
ROBERT RORY CHILDERS
3504 NW 7TH PL
GAINESVILLE, FL 32607

06486-011-000 PB-16-71 SUP
ALANA M CHRISTOU
3525 NW 7TH PL
GAINESVILLE, FL 32607

06402-066-000 PB-16-71 SUP
J E CINERESKI
805 NW 36TH TER
GAINESVILLE, FL 32605

06402-049-000 PB-16-71 SUP
STANLEY DAVID COOK
923 NW 36TH TER
GAINESVILLE, FL 32605

06400-082-000 PB-16-71 SUP
COVELL & COVELL & COVELL TRUSTEES
1018 NW 36TH ST
GAINESVILLE, FL 32605

06402-048-000 PB-16-71 SUP
DENNIS M DOLAN
922 NW 36TH TER
GAINESVILLE, FL 32605

06486-013-000 PB-16-71 SUP
METIN ARIF EBCIOGLU
3939 NW 23RD CIRCLE
GAINESVILLE, FL 32605

06488-007-000 PB-16-71 SUP
JEANNE MARIE ELLENSON LIFE ESTATE
% DONNA MIKULSKI
6464 WINDER OAKS BLVD
ORLANDO, FL 32819

06402-068-000 PB-16-71 SUP
MICHAEL ELLSWORTH
805 NW 36TH DR
GAINESVILLE, FL 32605

06488-010-006 PB-16-71 SUP
FREDERICK NORFLEET
134 NW SENTINEL WAY
MADISON, FL 32340

06402-067-000 PB-16-71 SUP
FISCHLSCHWEIGER &
FISCHLSCHWIEGER TRUSTEE
804 NW 36TH TER
GAINESVILLE, FL 32605

06400-085-000 PB-16-71 SUP
MARY ANN B FRAZER
3537 NW 10TH AVE
GAINESVILLE, FL 32605

06486-008-000 PB-16-71 SUP
PHILIP M GHIOTTO
1528 PARK TER W
ATLANTIC BEACH, FL 32233

06488-010-012 PB-16-71 SUP
RYAN L GILBERT
3642 NW 7TH PL
GAINESVILLE, FL 32607

06400-072-000 PB-16-71 SUP
W T HALLER
3454 NW 10TH AVE
GAINESVILLE, FL 32605

06400-100-000 PB-16-71 SUP
HUGH EDWARDS INC
% HUGH EDWARDS
PO BOX 118
LAKE GENEVA, FL 32160

06488-010-011 PB-16-71 SUP
HUSZAR & YELLEN W/H
510 NW 51ST ST
GAINESVILLE, FL 32607

06402-050-000 PB-16-71 SUP
ADRIANE M ISENBERG
913 NW 36TH TER
GAINESVILLE, FL 32605

06400-081-000 PB-16-71 SUP
KESSLING & KESSLING
1028 NW 36TH ST
GAINESVILLE, FL 32605

06402-034-000 PB-16-71 SUP
PAUL KIRK
1019 NW 36TH TER
GAINESVILLE, FL 32605

06402-035-000 PB-16-71 SUP
SHARON KUCHINSKI
1018 NW 36TH TER
GAINESVILLE, FL 32605

06486-012-000 PB-16-71 SUP
CARLOS P LAMAR III
8005 SW 105TH AVE
GAINESVILLE, FL 32608

06486-001-000 PB-16-71 SUP
MONICA ANN LEADON
412 NE 13TH AVE
GAINESVILLE, FL 32601

06402-057-000 PB-16-71 SUP
R B LEE
1126 NW 90TH DR
GAINESVILLE, FL 32606

06400-074-000 PB-16-71 SUP
STEPHEN LENTINI
3502 NW 10TH AVE
GAINESVILLE, FL 32605

06488-009-003 PB-16-71 SUP
LENTINI & SIEGEL
5 SEAVIEW LANE
PORT WASHINGTON, NY 11050

06402-033-000 PB-16-71 SUP
DANIEL E LYNCH
1219 MORNINGSIDE DR
FORT MYERS, FL 33901

06400-086-000 PB-16-71 SUP
MAGENHEIM & MONTGOMERY
3527 NW 10TH AVE
GAINESVILLE, FL 32605

06402-060-000 PB-16-71 SUP
MOLLY HELEN MANDERNACH
825 NW 36TH DR
GAINESVILLE, FL 32605

06402-036-000 PB-16-71 SUP
BENJAMIN A MASTERTON
2006 NW 27TH ST
GAINESVILLE, FL 32605

06402-051-000 PB-16-71 SUP
JOHN MARSHALL MAZE
912 NW 36TH TER
GAINESVILLE, FL 32605

06486-005-000 PB-16-71 SUP
P T MCCALL
3524 NW 7TH PL
GAINESVILLE, FL 32607

06400-084-000 PB-16-71 SUP
MCDANIELL JR & MCDANIELL
6279 SADDLE HORSE DR
FLOWERY BRANCH, GA 30542

06400-073-000 PB-16-71 SUP
VERA S MCKINNEY
118 HOLLY TREE LANE
BRANDON, FL 33511

06486-004-000 PB-16-71 SUP
JEFFREY L MELDON
PO BOX 65
GAINESVILLE, FL 32602

06402-052-000 PB-16-71 SUP
STEPHEN J MICHAELS JR
913 NW 36TH DR
GAINESVILLE, FL 32605

06402-043-000 PB-16-71 SUP
IAIN P C MOFFAT
732 NW 40TH TER
GAINESVILLE, FL 32607

06402-032-000 PB-16-71 SUP
T J JR MOFFETT
1028 NW 36TH TER
GAINESVILLE, FL 32605

06400-090-000 PB-16-71 SUP
CECILE C MORSE
3453 NW 10TH AVE
GAINESVILLE, FL 32605

06488-004-000 PB-16-71 SUP
MURRAY & MURRAY
2502 WILLOW CREEK DR
FLEMING ISLAND, FL 32008

06488-006-000 PB-16-71 SUP
ADELL L NATTIEL
15079 NW 214TH TER
HIGH SPRINGS, FL 32643

06400-076-000 PB-16-71 SUP
W C NIELSEN
3524 NW 10TH AVE
GAINESVILLE, FL 32605

06402-040-000 PB-16-71 SUP
FORREST CHRISTOPHER OLSEN
1008 NW 36TH TER
GAINESVILLE, FL 32605

06400-089-000 PB-16-71 SUP
MARK P PANNING
3473 NW 10TH AVE
GAINESVILLE, FL 32605

06488-010-010 PB-16-71 SUP
ANNELIES R PLAISANT
3914 NW 37TH PL
GAINESVILLE, FL 32606

06402-042-000 PB-16-71 SUP
ROBBINS & ROBBINS CO-TRUSTEES
933 NW 36TH TER
GAINESVILLE, FL 32605

06400-088-000 PB-16-71 SUP
RUIZ & RUIZ-RODRIGUEZ W/H
3477 NW 10TH AVE
GAINESVILLE, FL 32605

06488-010-008 PB-16-71 SUP
MARC SCHOENBAUM
85 BEVERLY RD
ALANTA, GA 30309

06400-096-000 PB-16-71 SUP
SCHOOL BOARD OF ALACHUA COUNTY
LITTLEWOOD ELEMENTARY
620 E UNIV AVE
GAINESVILLE, FL 32601

06488-010-009 PB-16-71 SUP
SHEPPARD & SHEPPARD
664 TREMONT ST APT 2
BOSTON, MA 2118

06400-083-000 PB-16-71 SUP
JEFFREY E SIEGEL
1008 NW 36TH ST
GAINESVILLE, FL 32605

06488-003-000 PB-16-71 SUP
L W SMITH
710 NEW MORN DR
HAMTON, GA 30228

06486-016-000 PB-16-71 SUP
LLC SPARKS REAL ESTATE INVESTMENTS
13610 SHIPWATCH DR
JACKSONVILLE, FL 32225

06402-039-000 PB-16-71 SUP
JESSICA L THOMPSON
1009 NW 36TH DR
GAINESVILLE, FL 32605

06486-006-000 PB-16-71 SUP
D B TOOLEY
3534 NW 7TH PL
GAINESVILLE, FL 32607

06402-063-000 PB-16-71 SUP
MARK VAN LEER
815 NW 36TH DR
GAINESVILLE, FL 32605

06402-056-000 PB-16-71 SUP
STEVEN C VARVEL
902 NW 36TH TER
GAINESVILLE, FL 32605

06400-097-000 *** PB-16-71 SUP
NEWBERRY CHRISTIAN COMMUNITY
SCHOOL
3536 NW 8TH AVE
GAINESVILLE, FL 32605

06402-059-000 PB-16-71 SUP
MARY ANNE WESTPHAL
822 NW 36TH TER
GAINESVILLE, FL 32605

06400-065-000 PB-16-71 SUP
CHASE D WILLIAMS
3505 NW 11TH AVE
GAINESVILLE, FL 32605

06486-009-000 PB-16-71 SUP
DANIEL & ANNA SAMPLES
11130 NW 11 AVE
GAINESVILLE, FL 32606

06402-100-000 PB-16-71 SUP
W JOSEPH WILLINGHAM
% CARLA LEE WEIST
5028 NW 62ND CT
Gainesville, FL 32653

06400-066-000 PB-16-71 SUP
J E WILSON JR
3469 NW 11TH AVE
GAINESVILLE, FL 32605

06488-010-017 PB-16-71 SUP
CAROLINE R WILTSHIRE
3627 NW 7TH PL
GAINESVILLE, FL 32607

06400-062-000 PB-16-71 SUP
BENJAMIN EVAN WISE
3537 NW 11TH AVE
GAINESVILLE, FL 32605

06400-063-000 PB-16-71 SUP
THOMAS L WITTNER
3525 NW 11TH AVE
GAINESVILLE, FL 32605

06400-087-000 PB-16-71 SUP
ROBERT E WOODRUFF TRUSTEE
3517 NW 10TH AVE
GAINESVILLE, FL 32605

06486-010-000 PB-16-71 SUP
PING XIE
3535 NW 7TH PL
GAINESVILLE, FL 32607

06488-010-005 PB-16-71 SUP
KEMAL YILDIZ
910 NW 55TH ST
GAINESVILLE, FL 32605



Debbie Cason <newberrychristiancommunity@gmail.com>

The Park Catalog: New Order # 145004315

The Park Catalog <customerservice@theparkcatalog.com>
 To: Newberry Christian Community Newberry Christian Community
 <newberrychristiancommunity@gmail.com>

Tue, May 24, 2016 at 10:00 AM


**THANK YOU FOR YOUR ORDER FROM
 THE PARK CATALOG.**

Once your package ships we will send an email
 with a link to track your order. Your order
 summary is below. Thank you again for your
 business.

Order Questions?**Call Us:** (561) 620-7878 x4**Email:**customerservice@theparkcatalog.com**Your order #145004315**

Placed on May 24, 2016 9:53:38 AM EDT

| Item | SKU | Qty | Subtotal |
|---------------------|------------------|-----|------------|
| Loop Bike Rack | 145-1438-1837048 | 30 | \$3,297.00 |
| Color | | | |
| Black | | | |
| Mounting Option | | | |
| Surface Mount | | | |
| Subtotal | | | \$3,297.00 |
| Shipping & Handling | | | \$338.94 |
| Grand Total | | | \$3,833.76 |
| Total Paid | | | \$3,833.76 |
| Total Refunded | | | \$0.00 |
| Tax | | | \$197.82 |
| Total Due | | | \$0.00 |

BILL TO:

Newberry Christian Community Newberry
 Christian Community
 Newberry Christian Community
 3536 NW 8th Avenue
 Gainesville, Florida, 32605

SHIP TO:

Newberry Christian Community Newberry
 Christian Community
 Newberry Christian Community
 3536 NW 8th Avenue
 Gainesville, Florida, 32605

United States
T: 352-363-6322

United States
T: 352-363-6322

SHIPPING METHOD:

Freight Delivery

PAYMENT METHOD:

Debit or Credit Cards

Credit Card Type:
Visa
Credit Card Number:
xxxx-4686

Thank you, The Park Catalog!

Per Petition PB-15-157 Condition 3 - ...opaque wooden or wood like fence at least 6 feet in height and no more than 8 feet in height along the entire northern property line shall be constructed...



North fence looking East.



North Fence looking North from Parking lot.



North Fence looking West.

Appendix D Illustrative Site Map

Illustrative Site Map from Exhibit C-1 of
January 28, 2016 Staff Report to
City Plan Board (Petition 15-157 sup)

EXHIBIT

D-1

RECEIVED
JAN 12 2016
PLANNING DIVISION

