

TO: City Plan Board

Item Number: 2

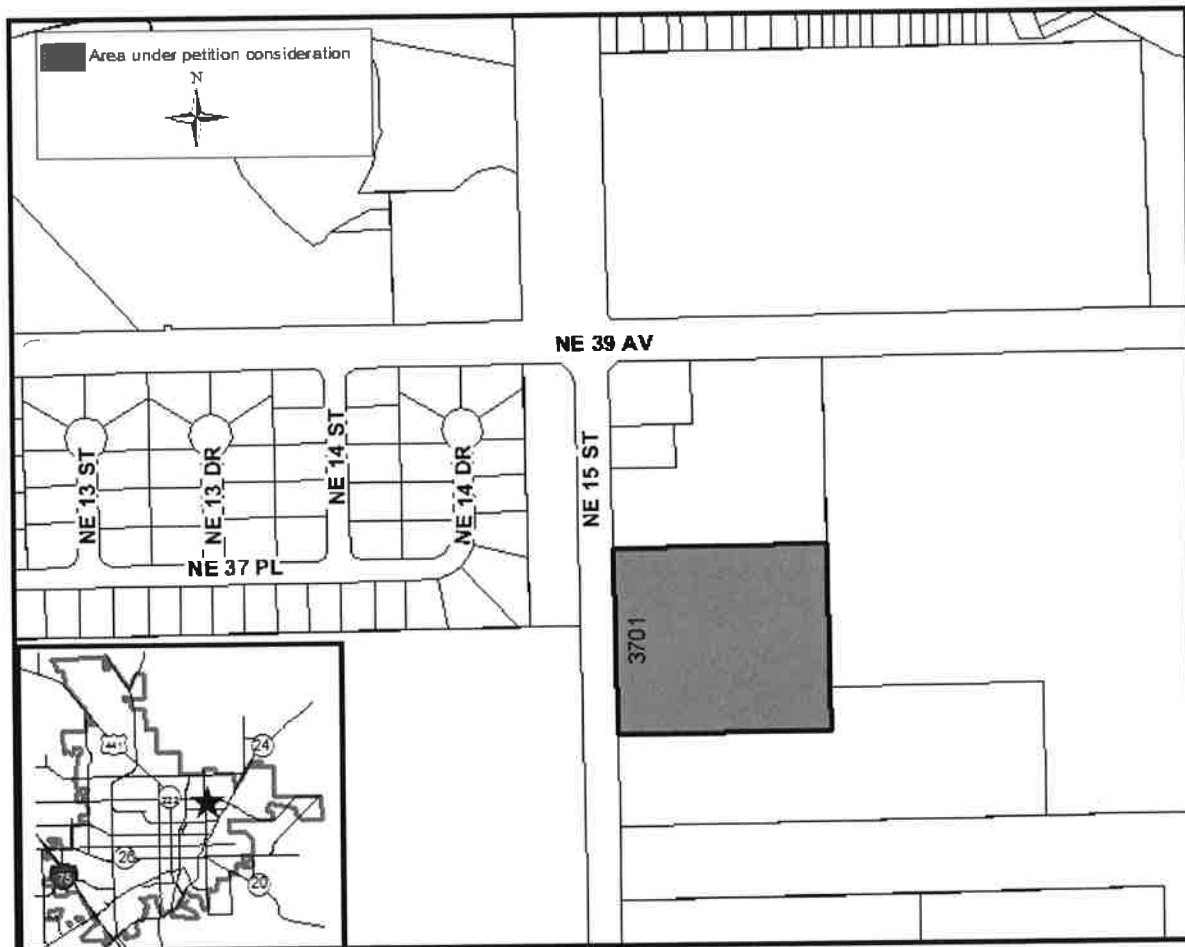
FROM: Planning & Development Services Department
Staff

DATE: January 26, 2017

SUBJECT: Petition PB-16-182 SUP. eda engineers-surveyors-planners, inc., agent for North Central District Florida Annual Conference United Methodist Church, Inc. Special Use Permit for a place of religious assembly and accessory after school care. Located at 3701 NE 15th Street.

Recommendation

Staff recommends approval of Petition PB-16-182.



This is a request for a Special Use Permit (SUP) to allow an accessory day care center for after school care at the Faith Mission church located at 3701 NE 15th Street. The church was known originally as Faith United Methodist Church when it was established on the property in 1962. At that time there was no Land Development Code requirement for a special use permit to allow a place of religious assembly in a single-family zoning district. Today a place of religious assembly is required to obtain a special use permit for development within single-family zoning districts. The subject property has a Single-Family (up to 8 units per acre) land use designation and is currently zoned RSF-1 (3.5 units/acre single-family residential district). This special use permit is to legally establish the existing place of religious assembly and allow an accessory day care center with a maximum of 75 students.

The subject property is approximately five acres in size. This request for a special use permit does not involve any new construction or additions to the two buildings that currently exist on the site. Typically a development plan accompanies a special use permit request but it is not required in this case because both the place of religious assembly and the day care center will be located within the existing buildings on the site. A sketch plan has been provided to show compliance with the Land Development Code requirements for a day care center. The plan shows the location of the required play area, the drop-off and pick-up area in the vehicular use area and the proposed added bicycle spaces.

Key Issues

- Location of the proposed day care center is not adjacent to any existing development area.
- The sketch plan shows the proposed drop-off / pick-up area and the outdoor play area that is required by the State of Florida.
- No new building area is proposed; the existing place of religious assembly and the proposed day care center will operate in the existing buildings.

Basis for Recommendation

The staff recommendation is based on the general criteria for issuance of a special use permit shown in Sec. 30-233 of the Land Development Code. In addition, the criteria listed in Sec. 30-91 – Places of religious assembly and Sec. 30-82 – Day care centers will be reviewed for compliance. The Plan Board must make findings concerning the Special Use Permit to ensure that the design, location, and methods of operation conform to the City's Comprehensive Plan.

Land Development Code Special Use Permit Criteria

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

An approved Special Use Permit will establish the place of religious assembly as a legal use and allow the accessory day care center use as well. The associated sketch plan shows the fenced play area that is required by the State of Florida, the drop-off / pick-up area in the parking lot that is required by the Land Development Code, and the added bicycle parking. A portion of the added bicycle parking spaces will be used to meet the minimum requirement for a day care center. However, additional bicycle parking is proposed in order to substitute for 5 vehicle parking spaces that are needed to meet the parking requirements for places of religious assembly. Section 30-332 (a) (1) indicates that the Plan Board can approve, in conjunction with the information indicated on the sketch plan, a substitution of bicycle parking spaces for vehicle parking spaces on a three-for-one basis upon the presentation of evidence by the property owner that the proposed use will be better served through the provision of additional bicycle spaces. Faith Mission has indicated that it is a neighborhood church with residences nearby within convenient walking and bicycling distance. Students from Rawlings Elementary School can easily walk or bike to the church property.

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

The property has operated as a place of religious assembly since 1962. It is compatible with adjacent and nearby uses including another place of religious assembly to the south and institutional uses to the west. No residential use is directly adjacent to the subject property.

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

The existing development is served by the necessary public utilities that have adequate capacity to serve the proposed day care center.

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

This development is located within Zone A of the City's Transportation Mobility Program Area (TMPA). There is adequate capacity on NE 15th Street for additional traffic generated by the day care center. The number of new trips may be mitigated because students from the Duval Early Learning Center will be driven to the day care center by bus. Students from Rawlings Elementary will be walked across the street to the day care facility.

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 subject property has Single-Family land use and RSF-1 zoning. The adjacent properties on the east and south have the same land use and zoning designations. The property to the north is vacant mixed-use land. No new building construction is proposed and the existing buildings meet the setback requirements for places of religious assembly. The main area of the property that will be used for the day care use is not readily visible from adjacent properties.

6. The use and development conforms to the general plans of the City as embodied in the Gainesville comprehensive plan.

The Single-Family land use designation identifies those areas that are appropriate for single-family development and appropriate community-level institutional facilities such as places of religious assembly. The property has functioned as a place of religious assembly since 1962. Day care centers are a typical accessory use associated with places of religious assembly. The intent of this center is to serve the neighborhood Rawlings Elementary School and nearby residential areas.

7. The proposed use and development meets the level of service standards adopted in the comprehensive plan and conforms with the concurrency management requirements of the Land Development Code as specified in Article III, Division 2.

The subject property with a place of religious assembly has been served by public utility facilities since 1962. Staff has determined that the proposal can meet the adopted level of service standards in the comprehensive plan and will conform to the applicable provisions of the Land Development Code. This development is located within Zone A of the City's TMPA, which is intended to promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida.

Sec. 30-82. - Day care centers.

(a) *Dimensional requirements.* All principal and accessory structures for day care centers shall be located and constructed in accordance with the following requirements. Minimum yard setbacks are as follows:

- (1) Front: Twenty-five (25) feet.**
- (2) Rear: Twenty (20) feet.**
- (3) Side:**
 - a. Interior: Ten (10) feet.**
 - b. Street: Fifteen (15) feet.**

The proposed day care center will operate in the existing buildings on the property. These buildings meet the setback requirements.

(b) *Fencing.* There shall be a fence or wall six (6) feet in height surrounding all play areas. Such fence or wall shall be continuous, with latching gates at exit and entrance points. The fence or wall shall be of masonry construction, chain link, wrought iron or wood.

A fenced playground area is shown on the sketch plan. Based on the special use permit application the fence is to be a six foot tall chain link fence with latching gates at the entry points.

(c) *Minimum outdoor play area.* Requirements of the state and the county for minimum outdoor play area shall be met. Such play area shall be provided on the same lot as the principal building, or on an adjacent lot, and shall not be located in the front yard of the principal building.

The outdoor play area is shown on the sketch plan. It is located on the same lot as the principal building and is placed behind the principal building. The area shown is 3,375 square feet which will meet the State of Florida requirement of 40 feet per student (40 feet x 75 students = 3,000 square feet).

(d) *Minimum indoor play area.* Indoor play area shall be provided within the principal structure and shall have direct access to the outdoor play area. Requirements of the state and the county for minimum indoor play area shall be met.

The indoor play area will have to meet State of Florida and Alachua County requirements within the existing buildings on the property.

(e) *Loading area.* There shall be provided a turnaround driveway or other vehicular area for the safe loading/unloading of passengers. The walking distance from the loading/unloading area to the main building entrance shall be minimized, and a paved pedestrian path that is at least five feet wide and includes marked crosswalks shall be provided between the loading/unloading area and the main entrance.

The sketch plan indicates seven existing parking spaces to be designated as the drop-off and pick-up area, with a striped crosswalk that connects to a sidewalk that leads to the entrance of the principal building and is close to the outdoor play area.

(f) *Development plan approval.* Before a building permit is issued for any day care center, or to convert an existing use to a day care center, development plan approval shall be required in accordance with Article VII.

Staff determined that no development plan was necessary. No new construction is proposed for this special use permit. A sketch plan has been provided that indicates the outdoor play area, the drop-off and pick-up area parking spaces, and bicycle parking spaces.

Sec. 30-91. - Places of religious assembly.

(a) Within the RSF-1, RSF-2, RSF-3 and RSF-4 districts, places of religious assembly are allowed upon the granting of a special use permit, subject to the following additional dimensional requirements:

- (1) Minimum lot area shall be one acre for each place of religious assembly with a building code capacity of 100 persons or less plus an additional one-half acre for each additional 50 persons of building code capacity.**

The building code capacity for the assembly area is 290. The minimum lot area required is 2.5 acres; the property is approximately five acres in size.

(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.**

The existing buildings on the site meet the setback requirements. No new construction is proposed with this application.

(b) *Day care centers and schools.* Within the RSF-1, RSF-2, RSF-3, and RSF-4, day care centers and schools may be allowed as accessory uses to places of religious assembly upon the granting of a special use permit within all other districts, day care centers and schools are permitted accessory uses to any lawful place of religious assembly provided, in all cases, that the requirements and limitations of sections 30-82 and 30-103, respectively, are met.

The special use permit request is to legally establish the existing place of religious assembly and allow an accessory day care center with a maximum of 75 students.

Findings

Staff finds that this petition is approvable, subject to the conditions in this staff report.

Development Plan Review

Staff determined that no development plan was necessary. No new construction is proposed for this special use permit. A sketch plan has been provided that indicates the outdoor play area, the drop-off and pick-up area parking spaces, and bicycle parking spaces.

Special Use Permit Conditions

1. The Special Use Permit shall be approved subject to compliance with the conditions in this report and the comments and recommendations of the associated sketch plan.

Respectfully submitted,



Andrew Persons
Interim Principal Planner

Prepared by:



Jason Simmons

Table 1

Adjacent Existing Uses

North	Vacant mixed-use
South	Place of religious assembly
East	Vacant residential, portion of property of place of religious assembly
West	Family Services Center, vacant Public Facilities property

Adjacent Zoning and Land Use

	Land Use Category	Zoning Category
North	Mixed-Use Low	MU-1
South	Single Family Residential	RSF-1
East	Single Family Residential	RSF-1
West	Public & Institutional Facilities, Education	PS, ED

List of Appendices

Appendix A Comprehensive Plan Goals, Objectives and Policies

Exhibit A-1 Future Land Use Element

Appendix B Land Development Code

Exhibit B-1 Sec. 30-233, Special Use Permit criteria for issuance

Appendix C Supplemental Documents

Exhibit C-1 Existing Land Use Map

Exhibit C-2 Existing Zoning Map

Exhibit C-3 Aerial Map

Appendix D Special Use Permit Application and Justification Report, Concurrency Certification and TMPA Review Application and Neighborhood Workshop Information

Appendix E Sketch Plan and Boundary Survey

Appendix A Comprehensive Plan GOPs

Exhibit A-1

Future Land Use Element

Objective 4.1 The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, professional uses and industrial uses at appropriate locations to meet the needs of the projected population and which allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

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 4.2.3

Prior to a final development order during the Development Review Process, the intensity of use appropriate to any parcel shall be determined based upon the availability of public services and facilities to meet urban needs; the capacity of such facilities and services to serve the proposed land use without degrading LOS standards (as determined through LOS standards); and the compatibility of the proposed land use with that of surrounding existing land uses and environmental conditions specific to the site.

Appendix B Land Development Code
Exhibit B-1

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)

Appendix C Supplemental Documents

Exhibit C-1 Existing Land Use Map

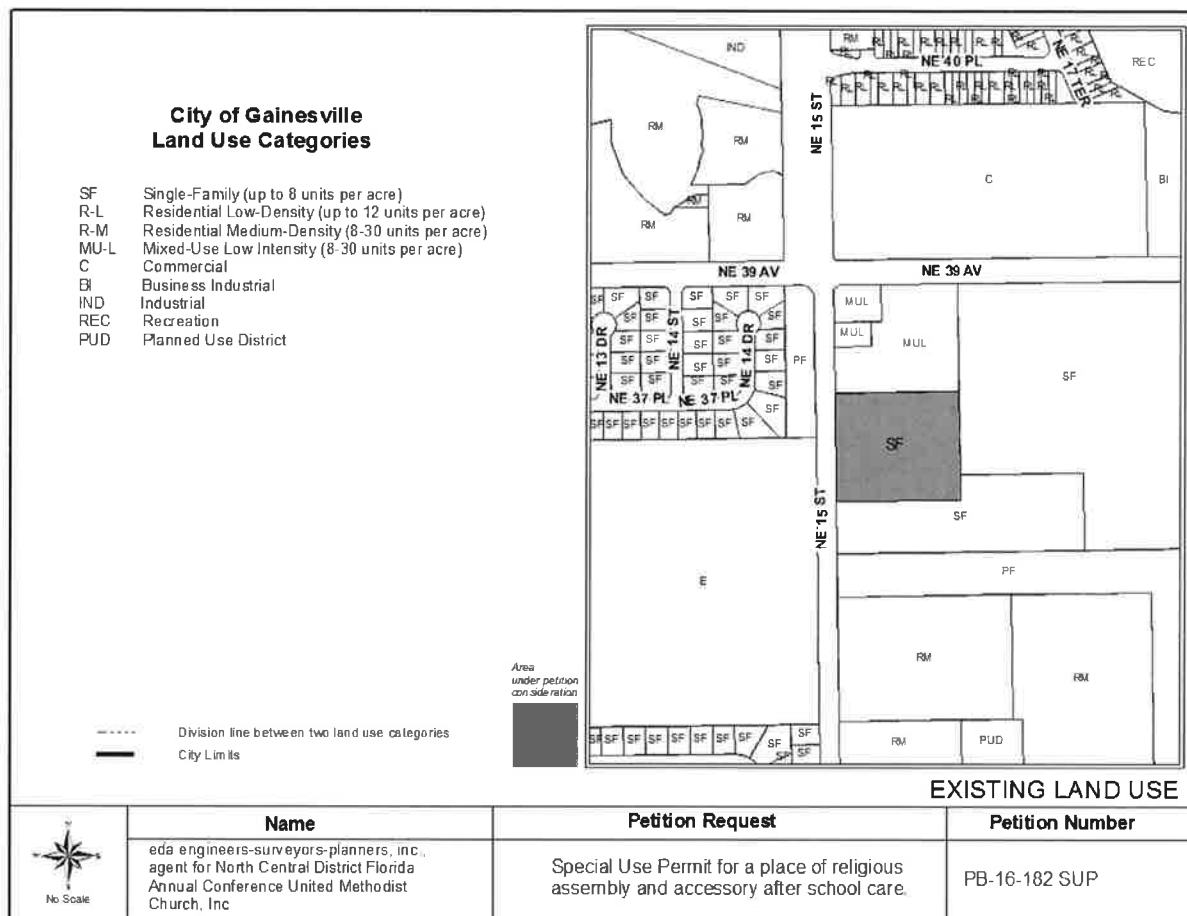
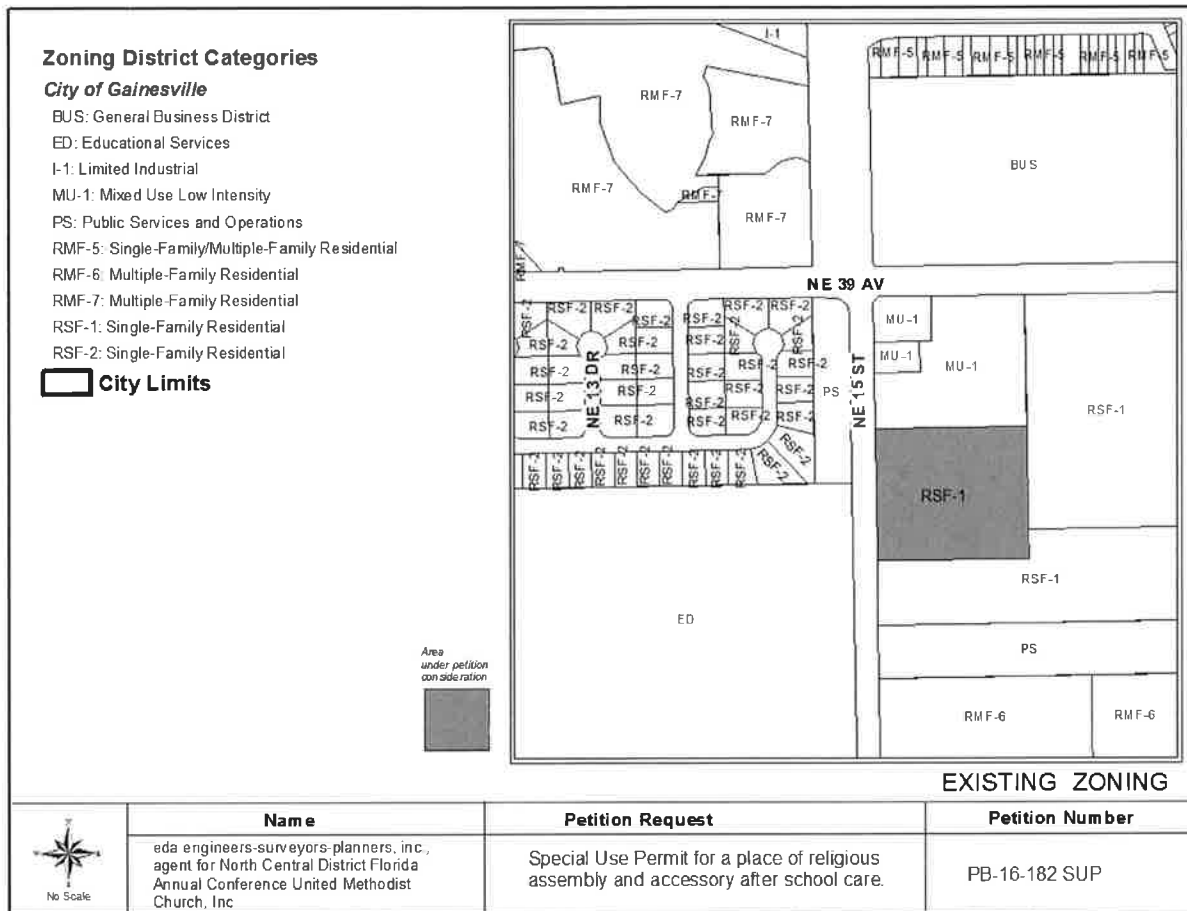


Exhibit C-2 Existing Zoning Map



City of Gainesville- Department of Planning and Development Services



EXHIBIT

C-3

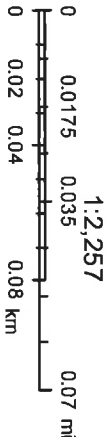
tabbles

January 12, 2017

☒ City Boundary

☐ PlanningTest.DBO.TaxParcels

☐ PlanningTest.DBO.PLSQuarterSectionsCOG



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Web AppBuilder for ArcGIS

**Appendix D Special Use Permit Application and Justification Report, Concurrency
Certification and TMPA Review Application and Neighborhood Workshop
Information**



Letter of Transmittal

Appendix D

Date: December 05, 2016
Attn: Planning & Development Services
Re: Faith Mission Special Use Permit

To: City of Gainesville

We are sending you the following items:

☒ Plans ☐ Specifications ☒ Other

Copies	Date	No.	Description
1	11/29/16		Application Fee (Check #55142 for \$1,086.00)
7	12/01/16		Cover Letter
7	12/01/16		Sketch Plan and Boundary Survey
7	12/01/16		Special Use Permit Application
7	11/29/16		Property Owner Affidavit
7	12/01/16		Special Use Permit Justification Report
7	12/01/16		Concurrency Certification Application with: <ul style="list-style-type: none">• Trip Generation• Location Map• Legal Description
7	12/01/16		Neighborhood Workshop Materials
1	12/01/16		CD

THESE ARE TRANSMITTED as checked below:

☒ For Review and Comments

Signed: Clay Sweger, AICP



December 5, 2016

Planning and Development Service
City of Gainesville
302 NE 6th Ave
Gainesville, FL 32601

Re: Faith Mission Special Use Permit Application

Dear Planning and Development Service Staff:

This letter accompanies a Special Use Permit application for an existing Place of Religious Assembly and accessory day care center located at 3701 NE 15th Street on Tax Parcel No. 08197-005-000, a total site area of 5 acres.

Faith Mission was originally established as Faith United Methodist Church in 1962, which was prior to the City's Special Use Permit process for Places of Religious Assembly in single-family zoning districts being in place. This request is for a Special Use Permit to establish an existing Place of Religious Assembly in a RSF-1 zoning district with an accessory day care center with a maximum of 75 students. The proposed Special Use Permit will allow the church to legally establish itself in the RSF-1 zoning district and establish the accessory day care center for afterschool care within the existing buildings at the site. No new construction is contemplated as part of this request.

Please see the attached justification report and sketch plan of the site for more information.

If you have any questions, please feel free to contact our office.

Sincerely,



Clay Sweger, AICP, LEED AP
Principal / Director of Planning



APPLICATION FOR SPECIAL USE PERMIT
Planning & Development Services

OFFICE USE ONLY

Petition No. _____ Fee: \$ _____
 1st Step Mtg Date: _____ EZ Fee: \$ _____
 Tax Map No. _____ Receipt No. _____
 Account No. 001-670-6710-3401 []
 Account No. 001-670-6710-1124 (Enterprise Zone) []
 Account No. 001-670-6710-1125 (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: North Central District Florida Annual Conference United Methodist Church, Inc.
Address: 1135 E. Fort King Street, Ocala, FL 34471
Phone: 352-789-6981 Fax: _____
Owner's Signature: _____
(If additional owners, please include on back)

Applicant(s)/Agent(s), if different
Name: eda engineers-surveyors-planners, inc.
Address: 3404 NW 43rd Street, Gainesville, FL 32606
Phone: 352-373-3541 Fax: _____

PROPERTY INFORMATION: (Information below applies to property for which a Special Use Permit is being requested.)
Street address: 3701 NE 15th Street, Gainesville
Tax parcel no(s): 08197-005-000
Legal description (use separate sheet, if needed): See attached.

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:  Date: 12/5/16
 Certified Cashier's Receipt:

A Special Use Permit is requested pursuant to Section 30-51, Paragraph (c) (2), and Section 30-91, Paragraph (a) and (b), of the Land Development Code, City of Gainesville, to allow the following use:

Place of religious assembly with an accessory day care center.

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

Existing zoning classification: RSF-1 Existing land use designation: SF

Existing use of property: Place of religious assembly.

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	MU-1	MUL	Vacant
South	RSF-1	SF	Place of religious assembly
East	RSF-1	SF	Vacant and place of religious assembly
West	NE 15th Street	NE 15th Street	NE 15th Street

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:	
Address:	
Phone:	Fax:
Owner's Signature:	
(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

PROPERTY OWNER AFFIDAVIT

Owner Name: North Central District Florida Annual Conference United Methodist Church, Inc.

Address: 1135 East Fort King Street
Ocala, FL 34471

Phone: 352-789-6981

Agent Name: eda engineers-surveyors-planners, inc.

Address: 2404 NW 43rd Street
Gainesville, FL 32606

Phone: 352-373-3541

Parcel No.: 08197-005-000

Acres: 5 MOL

S: 27

T: 09

R: 20

Requested Action:
Special Use Permit for a place of religious assembly and an accessory day care center.

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: [Signature]

Printed name: June P. Edwards

Date: Nov 29, 2016

The foregoing affidavit is acknowledged before me this 29th day of November, 2016, by [Signature], who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

NOTARY SEAL: BELINDA L. LUQUIS
Notary Public - State of Florida
My Comm. Expires Jun 7, 2017
Commission # FF 23967
Bonded Through National Notary Assn

Parcel: 08197-005-000*Search Date: 11/17/2016 at 10:37:44 AM*

Taxpayer:	NORTH CENTRAL DISTRICT, FLORID	Legal: S 435.60 FT OF N 934.37 FT E 500 FT OF W 550 FT OR 4291/1492
Mailing:	1135 EAST FORT KING ST OCALA, FL 34471	
Location:	3701 NE 15TH ST GAINESVILLE	
Sec-Twn-Rng:	27-09-20	
Property Use:	07100 - Churches	
Tax Jurisdiction:	Gainesville - 3600	
Area:	27-9-20	
Subdivision:	Placeholder	

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
Year	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2016	Churches	50000	50000	145500	9600	205100	0	205100	205100	205100	205100	0	0	0
2015	Churches	50000	50000	147600	10300	207900	0	207900	207900	0	0	207900	207900	4898.22
2014	Churches	50000	50000	149800	11100	210900	0	210900	210900	210900	210900	0	0	0
2013	Churches	50000	50000	152500	11800	214300	0	214300	214300	214300	214300	0	0	0
2012	Churches	50000	50000	155300	12600	217900	0	217900	217900	217900	217900	0	0	0
2011	Churches	50000	50000	158000	13300	221300	0	221300	221300	221300	221300	0	0	0
2010	Churches	50000	50000	160900	14100	225000	0	225000	225000	225000	225000	0	0	0
2009	Churches	50000	50000	163600	14800	228400	0	228400	228400	228400	228400	0	0	0
2008	Churches	50000	50000	166400	15600	232000	0	232000	0	232000	0	0	0	0
2007	Churches	50000	50000	156700	16300	223000	0	223000	0	223000	0	0	0	0
2006	Churches	50000	50000	138400	16300	204700	0	204700	0	204700	0	0	0	0

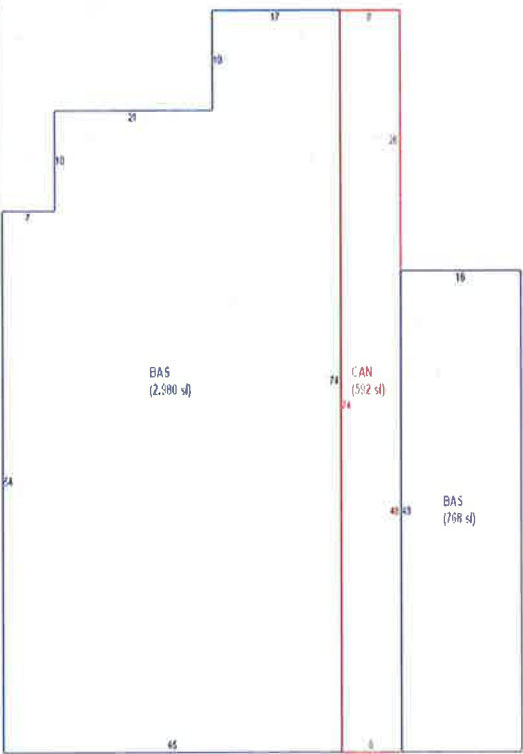
Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Church	RSF1		Acre	5
			2016 Certified Land Just Value: 50000	2016 Certified Land Assessed Value: 50000

Building

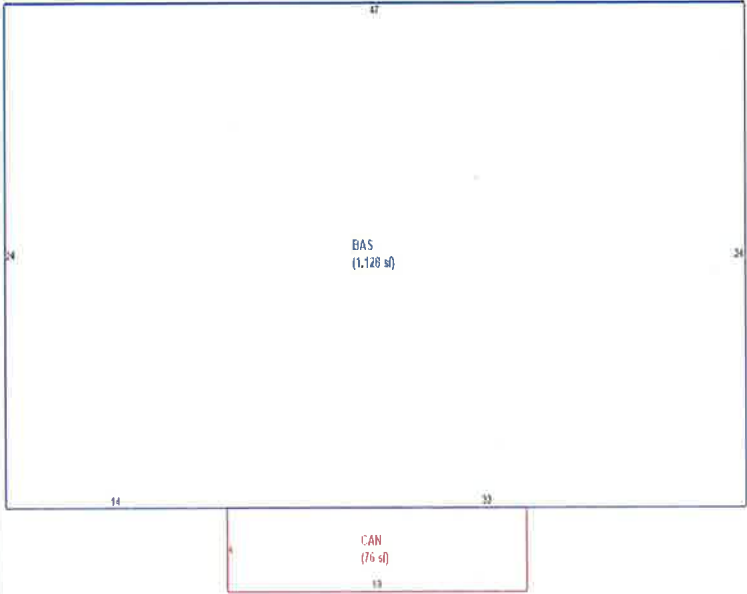
Actual Year Built	1900	Footprint_file = 74205_74205.jpg
Effective Year Built	1962	
Building Quality	Average	
Building Style	Commercial	
Building Use	Church	
Bedrooms:		
Baths:		
Stories:	1.0	
Exterior Wall 1:	Concrete Block	
Exterior Wall 2:	N/A	
Interior Wall 1:	None	
Interior Wall 2:	Drywall	
Floor Cover 1:	Carpet	
Floor Cover 2:	N/A	
Roof Cover:	Tar & Gravel	
Roof Structure:	Flat	
AC:	Central	
Heating Type:	Forced Air	
Heating System:	Electric	
Total Square Feet:	4340	

Heated Square Feet:	3748
Area Type	Square Footage
BAS (BASE AREA)	3748
CAN (Canopy (No Sides))	592



Actual Year Built	1900
Effective Year Built	1958
Building Quality	Below Average
Building Style	Commercial
Building Use	Church
Bedrooms:	
Baths:	
Stories:	1.0
Exterior Wall 1:	Concrete Block
Exterior Wall 2:	N/A
Interior Wall 1:	Drywall
Interior Wall 2:	N/A
Floor Cover 1:	Fin Concrete
Floor Cover 2:	N/A
Roof Cover:	Asphalt
Roof Structure:	Gable/Hip
AC:	Central
Heating Type:	Forced Air
Heating System:	Electric
Total Square Feet:	1204
Heated Square Feet:	1128
Area Type	Square Footage
BAS (BASE AREA)	1128
CAN (CANOPY)	76

Footprint_file = 74205_206397.jpg



2016 Certified Building Value: 145500

Miscellaneous

Description	Unit Type	Units
3800 - Drive/Walk	UNITS	985
4680 - Paving 1	SF	13000

3959 - FP 2	UNITS	1
2016 Certified Miscellaneous Value: 9600		

Sale						
Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
04/27/2014	100	I	U	4291	1492	WD

Permit
County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
15-05936	RR	10/21/2015		12/09/2015	
15-06343	ME	11/10/2015	11/24/2015	12/09/2015	MECH CHG OUT
04-06421	RR	11/18/2014	11/20/2014	04/06/2015	
14-07136	RR	12/31/2014		04/06/2015	



2016 Roll Details — Real Estate Account At 3701 NE 15TH ST

Real Estate Account #08197 005 000

Parcel details

Latest bill

Full bill history

Print this page

2016

2015

2014

2013

...

2002

PAID

PAID

PAID

PAID

NO
TAXES
DUE**Apply for the 2017 Installment Payment Plan** **Get Bills by Email****PAID 2016-11-23 \$469.18****Receipt #16-0030755****Owner:** NORTH CENTRAL DISTRICT, FLORID

1135 EAST FORT KING ST

OCALA, FL 34471

Situs: 3701 NE 15TH ST**Account number:** 08197 005 000**Alternate Key:** 1073107**Millage code:** 3600**Millage rate:** 23.0735**Assessed value:** 205,100**School assessed value:** 205,100**Unimproved land value:** 50,000**Exemptions****CHURCH:** 205,100**Property Appraiser***Location is not guaranteed to be accurate.***2016 Annual bill** **View****Ad valorem:** \$0.00**Non-ad valorem:** \$488.73**Total Discountable:** 488.73**No Discount NAVA:** 0.00**Total tax:****Legal description**

S 435.60 FT OF N 934.37 FT E 500 FT OF W 550 FT OR 4291/1492

Location**Book, page, item:** 4291-1492-**Geo number:** 27-09-20-08197005000**Range:** 20**Township:** 09**Section:** 27**Neighborhood:** 324427.02**Use code:** 07100**Total acres:** 5.000





**APPLICATION FOR CONCURRENCY CERTIFICATION & TMPA REVIEW
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

**LONG FORM
(352) 334-5022**

OFFICE USE ONLY

Petition No. _____ TMPA Zone ☐ A ☐ B ☐ C ☐ D ☐ E ☐ M

TYPE OF CERTIFICATION REQUESTED:

☐ Concurrency Determination (non-binding)

☒ Certificate of Preliminary Concurrency

☒ Certificate of Final Concurrency

☐ Certificate of Conditional Concurrency Reservation

Owner Name(s) (please print)

Name(s):
North Central District Florida Annual Conference
United Methodist Church, Inc.
1135 E. Fort King Street, Gainesville, FL 34471
E-Mail Address:
Phone: 352-789-6981 Fax: 352-789-6447
(If additional owners, please include on separate sheet)

Agent(s) Name (please print)

Name: eda engineers-surveyors-planners, inc.
Mailing Address:
2404 NW 43rd Street, Gainesville, FL 32606
E-Mail Address: csweger@edafl.com
Phone: 352-373-3541 Fax: 352-373-7249
(Attach notarized authorization for agent to act on owner's behalf.)

PROJECT INFORMATION

Project Name: Faith Mission Special Use Permit Phase: N/A

Location of Project (attach an 8 1/2" x 11" map showing location)

1. Street address: 3701 NE 15th Street, Gainesville, FL 32609

2. Legal description (may be attached): See attached

3. Tax parcel number(s): 08197-005-000

4. Map number(s):

Existing Land Use Category: SF

Existing Zoning: RSF-1

Is there a proposal to change the zoning and/or land use associated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, indicate petition number(s) associated with change:

PHASING			
Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, enumerate each phase, number of units or square footage in each phase and beginning/ completion date.			
Total Project:	Residential units	SF	SFA MF
Non-residential (square footage)			
Mixed-use (describe mix)			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA					
Type	Phase	Number of units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family					
Rooming houses or dormitories (beds)					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expected beginning date	Expected completion date
Place of religious assembly and accessory day care center	N/A	3,748 (existing)			

STOP HERE AND SIGN CERTIFICATION ON PAGE 3 IF YOU ARE REQUESTING ONLY A CONCURRENCY DETERMINATION

Required Information for Certificates of Preliminary, Final, and Conditional Concurrency Reservation &TMPA Review (Attach sheets to application.)

1. Attach a sheet with the average daily, and peak hour, peak direction trip generation for the project based on the latest edition of the ITE Trip Generation Manual. (**NOTE: The trip generation information MUST be attached to this application and shown on the development plan.**) In cases where the City and the applicant show differences in projected trips, the applicant's calculations must be signed and sealed by the professional engineer registered in the State of Florida.

Application for Concurrency Certification & TMPA Review

2. Is the proposed project within the Transportation Mobility Program Area (TMPA) (see attached map)? If yes, please be aware that special criteria apply in this area. [x] Yes [] No
Zone A [x] Zone B [] Zone C [] Zone D [] Zone E [] Zone M []
3. Indicate whether the proposed project will be eliminating any existing recreation facilities. If yes, detail the number and type being eliminated. [] Yes [x] No
4. Submit a complete stormwater management plan for water quantity and water quality review by the City's Public Works Department. (Do not submit with this application, submit with the development plan.) N/A
5. Does this application involve demolition or re-use of any structure(s)? [x] Yes [] No

If yes, what is the size of the structure(s) to be demolished or re-used? 3,748 SF (unit(s) or square footage)

What is the current use of the structure to be demolished or re-used?

Place of religious assembly

Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?

[x] Yes [] No

If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations.)

□ □ □ □ □

Certification

The undersigned has read the above application and is familiar with the information submitted herewith. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 2 and 3 is/are the true and proper identification of the area for which the concurrency application is being submitted. Signatures of all owners or their agent are required on this form.

NOTE: The undersigned agrees that signing this application grants Planning staff the right to amend, for the sake of consistency, the square footage or number of units shown herein based on changes made to the development plan, subdivision, special use permit, or planned development during the review process.



Stephanie Sutton
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG040315
Expires 10/19/2020

[Signature]
Owner/Agent Signature

12/5/16
Date

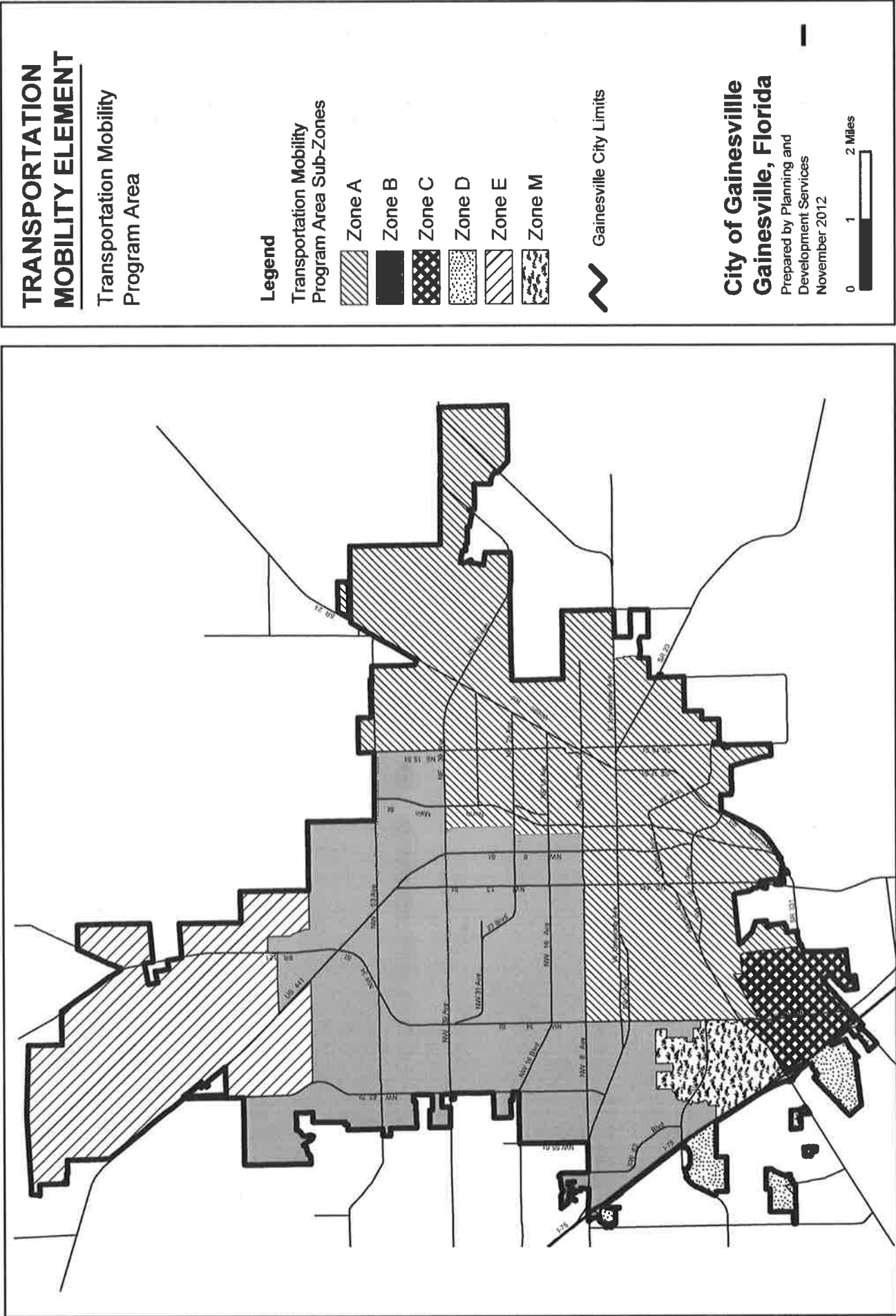
STATE OF FLORIDA

COUNTY OF Alachua

Sworn to and subscribed before me this 5 day of December 20 16.

[Signature]
Signature - Notary Public

Personally Known ✓ OR Produced Identification _____



STAFF USE ONLY

Estimated demand:

Potable water (_____ units x 2.25) x 200 = _____ peak gallons per day (resid. only)

Water Supply _____ (see GRU)

Wastewater (_____ units x 2.25) x 113 = _____ average gallons per day (resid. only)

Solid Waste (_____ units x 2.25) x 3.6 = _____ pounds per day (resid. only)

Trip Generation _____ ADT; _____ added p.m. peak hour, peak direction trips

Stormwater	(See the Public Works Comment Sheet.)	Does the project meet water quality and water quantity LOS Standards, according to the Public Works Department?
------------	--	---

Recreation	_____	Does the project degrade the City's adopted LOS Standards for recreation?
------------	-------	--

Mass Transit	_____	Does the project impact any of the City's adopted LOS Standards for mass transit?
--------------	-------	--

Estimated credits for demolition/redevelopment/re-use:

Potable water (_____ units x 2.25) x 200 = _____ peak gallons per day (resid. only)

Water Supply _____ (see GRU)

Wastewater (_____ units x 2.25) x 113 = _____ average gallons per day (resid. only)

Solid Waste (_____ units x 2.25) x 3.6 = _____ pounds per day (resid. only)

Trip Generation _____ ADT; _____ peak p.m. hour, peak direction trips

Note: 2.25 = 2010 Census persons/household in Gainesville, FL

STAFF USE ONLY

This development meets all relevant Planning and Development Services Department LOS standards for concurrency and TMPA Review. Please see the Public Works comment sheet for information about Stormwater Management concurrency.

Signed _____

Date _____

Concurrency long form--nf
Revised: 10/24/13

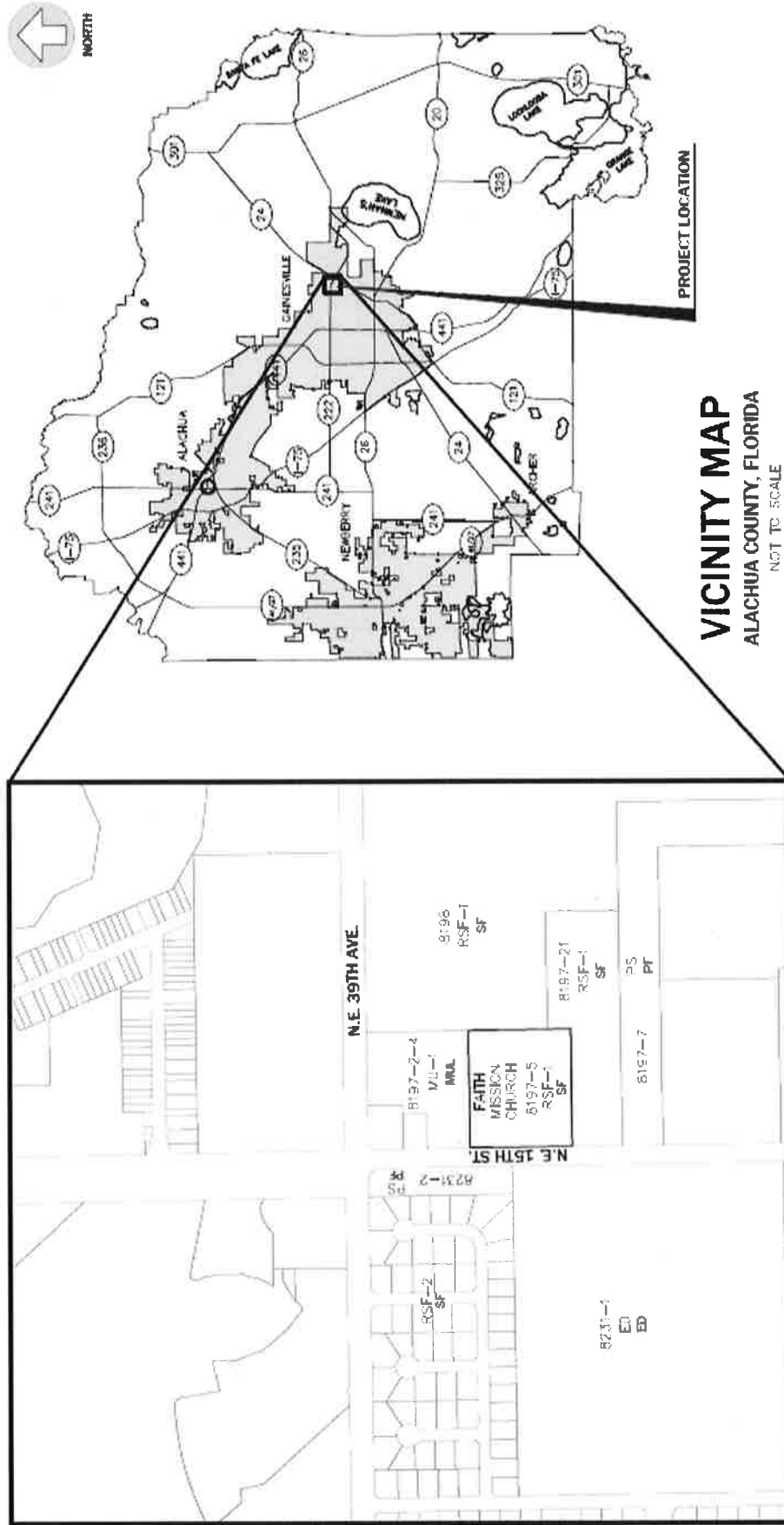
**Special Use Permit Application:
Faith Mission Church, Gainesville**

TRIP GENERATION

EXISTING CHURCH LAND USE 560			
	TRIPS		NET IMPACT
PERIOD	EXISTING	PROPOSED	INCREASE
AM	1	0	0
PM	1	0	0
AVG	17	0	0

PROPOSED DAY CARE LAND USE 565			
	TRIPS		NET IMPACT
PERIOD	EXISTING	PROPOSED	INCREASE
AM	0	60	60
PM	0	61	61
AVG	0	329	329

Special Use Permit Application:
Faith Mission Church, Gainesville





LEGAL DESCRIPTION

Project: Faith Mission Special Use Permit

Parcel No.: 08197-005-000

Address: 3701 NE 15th Street, Gainesville

Description:

A tract of land situated in the Northwest Quarter (NW 1/4) of Section 27, Township 9 South, Range 20 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Northwest (NW) corner of Section 27, Township 9 South, Range 20 East, and run South 00 degrees 23 minutes 00 seconds West along the West line of said Section 27, 498.77 feet; thence run South 89 degrees 37 minutes 00 seconds East 50.00 feet to the Easterly right-of-way line of Northeast 15th Street and the point of beginning; thence continue South 89 degrees 25 minutes 38 seconds East 500.00 feet; thence run South 00 degrees 23 minutes 00 seconds West 435.60 feet; thence run North 89 degrees 25 minutes 38 seconds West 500.00 feet to the Easterly right-of-way line of Northeast 15th Street; thence run North 00 degrees 23 minutes and 00 seconds East along the Easterly right-of-way lines of Northeast 15th Street, 435.60 feet to the point of beginning, said tract of land containing 5.0 acres. more or less.



MAILING LABEL APPLICATION
For Neighborhood Workshop

Mailing Address: City of Gainesville, Station 12
Planning and Development Services
P.O. Box 490
Gainesville, FL 32602-0490
Phone: 352-334-5023 Fax: 352-334-3259

Physical Address: 306 NE 6th Avenue
Thomas Center Building B, Room 158

Today's Date: 11/17/16 Location Map Provided ☒

Tax Parcel Number: 08197 -- 005 -- 000

Property Address: 3701 NE 15th Street

Project Name: Faith Mission Special Use Permit

Project Description: Special Use Permit for a Place of Religious Assembly and an
accessory day care center.

PRE-APPLICATION

First Step Meeting Date 11 / 16 / 16 Planner: Ralph Hillard

Circle One: Owner ☐ Agent ☒

Applicant: Rosa Trautz (eda) Signature: [Signature]

Daytime Phone No.: 352-373-3541 Fax No.: 352-373-7249

*An incomplete application will not be processed and will be returned to you.
Applications may take up to five business days to be processed.*

Office Use Only

Due Date: / /

SCHOOL HOUSE

8159-10-1

Eden Park At Ironwood

8159-12

8160-3

8160-4-1

8160-4-2

NE 39th Ave

NE 59th Ave

222

222



8197-2-4

ATM

8197-2-3

8197-2-4

8231-5 LOT

Faith United Methodist Church

Kid's Count In Alachua County

RESCENT WOODS MINOR SD

PARCELA

8198

LOT 3

08197-5-0

Upper Room-Great Falls Gainesville

Fearnside Family Services Center

8231-1

MARJORIE K. RAWLINGS

ELEMENTARY

Alachua County Public Schools West

Marjorie Kinnan Rawlings Elementary

Gainesville Motorcycle Safety Training

8197-7

8197-2-5

8197-20-1 LOT 1

Neighborhood Workshop Notice
08231-005-050 Faith Mission SUP
ANDERSON H L
3718 NE 14TH DR
GAINESVILLE, FL 32609-2400

Neighborhood Workshop Notice
08231-005-065 Faith Mission SUP
ARMOUR, HOWARD HEIRS
118 CREEK CIR
STOCKBRIDGE, GA 30281-3320

Neighborhood Workshop Notice
08231-005-026 Faith Mission SUP
BARTON MICHELLE DEWITT
3810 NE 14TH DR
GAINESVILLE, FL 32609-2400

Neighborhood Workshop Notice
08197-002-006 Faith Mission SUP
CAL-VFG INVESTORS LLC
15301 VENTURA BLVD #B-570
SHERMAN OAKS, CA 91403

Neighborhood Workshop Notice
08197-007-000 Faith Mission SUP
CITY OF GAINESVILLE
% LAND RIGHTS COORDINATOR
GAINESVILLE, FL 32627

Neighborhood Workshop Notice
08231-005-066 Faith Mission SUP
DEPEIZA WREIVINGTON
1425 NE 37TH PL
GAINESVILLE, FL 32609-2404

Neighborhood Workshop Notice
08197-005-024 Faith Mission SUP
GTW HOLDINGS LLC
% DOUG WHELAN
415 NE 5TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
08231-005-064 Faith Mission SUP
IVEY TONY & MARY
3711 NE 14TH DR
GAINESVILLE, FL 32609-2450

Neighborhood Workshop Notice
08231-005-049 Faith Mission SUP
JOHNSON IRENE D
3719 NE 14TH DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
08197-002-004 Faith Mission SUP
MOBLEY & MOBLEY
4731 NW 32ND PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
08197-005-000 *** Faith Mission SUP
NORTH CENTRAL DISTRICT, FLORIDA
1135 EAST FORT KING ST
OCALA, FL 34471

Neighborhood Workshop Notice
08231-005-048 Faith Mission SUP
ROUSE RUBY L
3803 NE 14TH DR
GAINESVILLE, FL 32609-2400

Neighborhood Workshop Notice
08231-005-047 Faith Mission SUP
RUTLEDGE D R & ELDORA
3802 NE 14TH DR
GAINESVILLE, FL 32609-2400

Neighborhood Workshop Notice
08231-005-025 Faith Mission SUP
SCHAFFER DANIEL S
3811 NE 14TH DR
GAINESVILLE, FL 32609-2400

Neighborhood Workshop Notice
08231-001-000 Faith Mission SUP
SCHOOL BOARD OF ALACHUA COUNTY
RAWLINGS ELEMENTARY
620 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
08197-002-005 Faith Mission SUP
STAR PLUS PETRO INC
380 COMMERCE PARKWAY
ROCKLEDGE, FL 32955

Neighborhood Workshop Notice
08197-002-003 Faith Mission SUP
UNITED PETROLEUM INVESTMENTS
380 COMMERCE PARKWAY
ROCKLEDGE, FL 32955

Neighborhood Workshop Notice
08197-021-000 Faith Mission SUP
UPPER ROOM OF GREATER GAINESVILLE
PO BOX 140027
GAINESVILLE, FL 32614

Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

CITY OF GAINESVILLE
ATTN: MIKE HOGE
PO BOX 490 MS 11
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Black Acres/Black Pines
JIM CONNOR
400 NW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
2153 SE HAWTHORNE RD, #111
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Phoenix Subdivision
APRIL JONES
3214 SW 26 TERR, Unit B
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
204 TIGERT HALL
PO BOX 113100
GAINESVILLE, FL 32611-3100

Neighborhood Workshop Notice

Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Highland Court Manor
DAVID SOUTHWORTH
3142 NE 13 ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Kingswood Court
JOHN ORTON
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Lamplighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Las Pampas
PETER JANOSZ
3418 NW 37 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Woodland Terrace
PETER PRUGH
207 NW 35 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Lincoln Estates
DORIS EDWARDS
1040 SE 20 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Madison Park
CHARLES FLOYD
1911 N.W. 36 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Mason Manor
JOANNA LEATHERS
2550 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge
BERNADINE TUCKER
9 TURKEY CREEK
ALACHUA, FL 32615

Neighborhood Workshop Notice

North Lincoln Heights
ANDREW LOVETTE SR.
430 SE 14 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwood
SUSAN W. WILLIAMS
PO BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Northeast Neighbors
SHARON BAUER
1011 NE 1 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwest Estates
VERN HOWE
3710 NW 17 LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Mill Pond
HAROLD HANEL
309 NW 48 BLVD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pine Park
DELORES BUFFINGTON
721 NW 20 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pleasant Street
DOTTY FAIBISY
505 NW 3 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows East
JOE THOMAS
5014 NW 24 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Rainbows End
SYLVIA MAGGIO
4612 NW 21 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Royal Gardens
DOUGLAS BURTON
2720 NW 27 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates
CONNIE SPITZNAGEL
3521 NW 35 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Southeast Evergreen Trails
MAUREEN RESCHLY
1208 SE 22 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springhill/Mount Olive
VIVIAN FILER
1636 SE 14 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
HEATHER REILLY
426 SW 40 TERRACE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: RITA SMITH
8620 NW 13 ST, #210 CLUBHOUSE OFFICE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

University Park
JIMMY HARNSBERGER
402 NW 24 ST
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605-3953

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
SANDRA WATTS KENNEDY
514 NW 31 LANE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ASHTON HOMEOWNERS ASSOC
5200 NW 43 ST STE 102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Eagle Eyes
BEATRICE ELLIS
316 NE 14 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
MEL LUCAS
620 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
MARIA PARSONS
439 NW 37 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

NEIGHBORHOOD WORKSHOP NOTICE

For a Special Use Permit located at 3701 NE 15th Street, Gainesville.

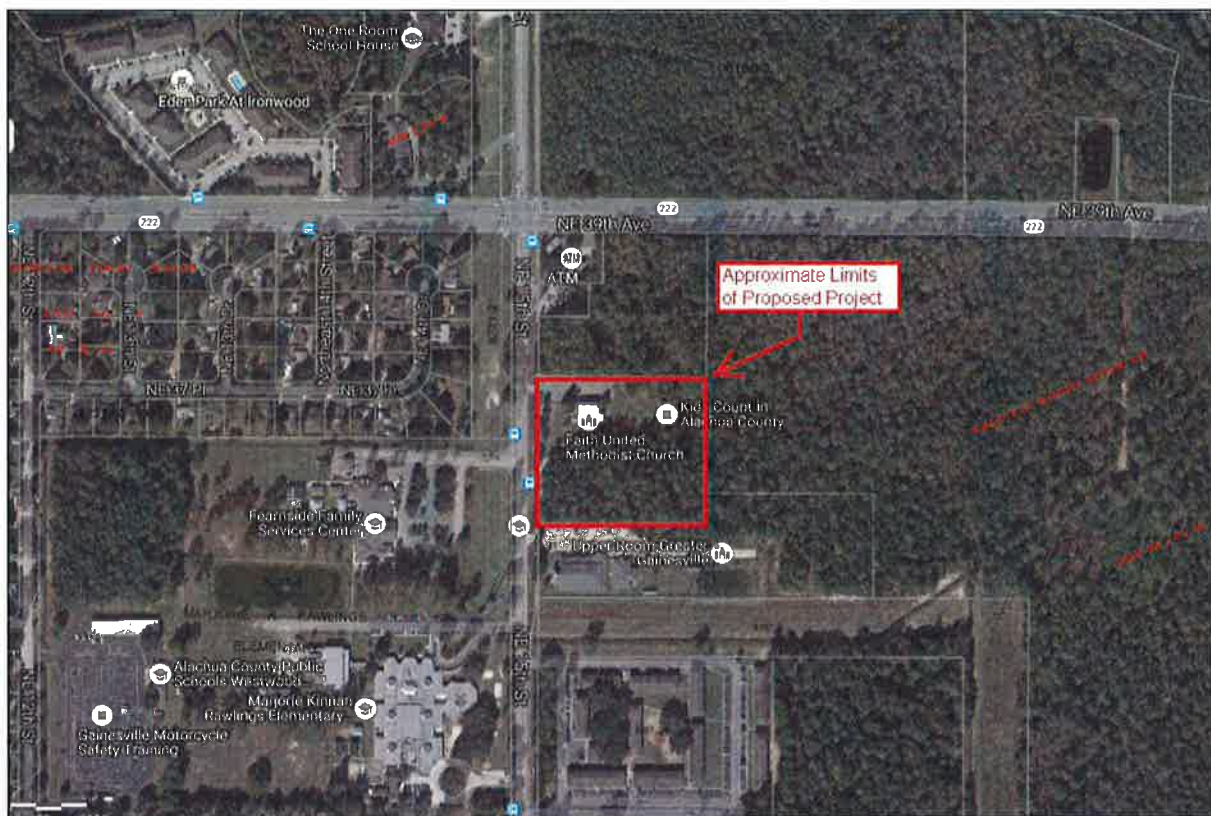
Date: December 12, 2016

Time: 6:00 p.m.

Place: Faith Mission Church
3701 NE 15th Street, Gainesville, FL 32609

Contact: eda engineers-surveyors-planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a Special Use Permit for a place of religious assembly and an accessory day care center on tax parcel number 08197-005-000, located at 3701 NE 15th Street. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed Special Use Permit and to seek their comments.



1 PUBLIC NOTICE

A neighborhood workshop will be held to discuss a Special Use Permit for a place of religious assembly and an accessory day care center on tax parcel number 08197-005-000 located at 3701 NE 15th Street. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed Special Use Permit and to seek their comments.

The meeting will be held on December 12, 2016 at 6:00 p.m. at Faith Mission Church located at 3701 NE 15th Street, Gainesville, Florida.



Contact: Clay Sweger, AICP
eda engineers – surveyors – planners, inc.
(352) 373-3541

GF-GH036380

DISCOVER

and Experience the
Miracle-Ear® Advantage

 **Miracle-Ear®**
Under New Ownership!



We invite you to discover why millions of people have entrusted their hearing to Miracle-Ear.

LEADING-EDGE TECHNOLOGY
65+ YEARS OF INNOVATION
100% INVISIBLE AND DISCREET MODELS AVAILABLE
A LIFETIME OF AFTERCARE
MORE THAN 1,300 LOCATIONS
A COMMITMENT TO COMMUNITY

It all adds up to the
"MIRACLE-EAR® ADVANTAGE."
No wonder Miracle-Ear® is America's most
recognized hearing aid brand!

\$795* ANY STYLE!
Audiotone® Pro



In the Canal Completely In Canal Behind the Ear

*Up to 30 db loss. Limit one aid per patient at the promotional price only. Not valid with any other discount or offer. Does not apply to prior purchases. Valid on model Audiotone® Pro Only. Offer expires 12-02-2016.

BUY ONE, GET ONE

FREE** **Miracle-Ear Mirage**
Now You See It... Now You Don't

**Promotional offer available during event dates only. May not be combined with other offers and does not apply to prior sales. See store for details. No cash value. Offer applies to the Miracle-Ear Mirage hearing aid only. Offer expires 12-02-2016.



ACHIEVERS



Chef Billie DeNunzio and Chef Bedford at the Eastside High School Institute of Culinary Arts. SUBMITTED PHOTO

Polo athlete selected for training camp

By Aida Mallard
Correspondent

Max Polyak, a seventh-grader at Queen of Peace Academy, is one of 120 athletes selected from more than 4,000 nominations to participate in USA Water Polo Olympic Development Training Camp at the USA Olympic Training facility in Colorado Springs, Colorado, for athletes ages 12-18.

The camp provides advanced, intensive training to prepare participants for national and international level competition. Coaches and trainers include members of current and former U.S. Olympic Water Polo teams.

Max plays water polo at the Gator Water Polo Club in Gainesville and at the Shores Water Polo Club in San Diego, California.

For more than 10 years, the Haven Hospice Attic Resale Store has been helping students in the Eastside High School Institute of Culinary Arts dress for success while completing the required 200 hours in the hospitality industry.

Steve Tinney, manager of the Gainesville store, said Haven Hospice donates white shirts,

black pants, black skirts, socks and shoes to the program, which also teaches students a wide range of skills pertaining to restaurant design, menu design, restaurant marketing and entrepreneurship.

Billie DeNunzio, director of the Eastside program for 20 years, said the students have been able to get jobs in the culinary industry without worrying about professional attire — and that makes a big difference.

DeNunzio said the program receives funding from the school with a big portion of the budget coming from catering jobs.

She said the Haven Hospice donations have made a big difference to the program, which also operates The Hungry Ram Café on the campus.

Gainesville Regional Utilities and CH2M Hill, an engineering firm based in Gainesville, have partnered to provide "EngiNEAR YOU" STEM, a science, technology, engineering and math education program for local middle school students.

Students at Howard Bishop Middle School and Queen of Peace Academy recently visited the CH2M office and the GRU

Murphree Water Treatment Plant to learn the science and engineering behind how Gainesville's drinking water is treated and delivered to the city's homes and businesses.

The Rotary Club of Downtown Gainesville recognized environmental water stewards and water resource champions while also sampling exceptional wines at a fundraiser held Nov. 14 at the Gainesville Fine Arts Association Gallery on South Main Street.

The keynote speaker was Dr. Kenny Broad, National Geographic 2011 Explorer of the Year.

The Wine to Water: Wes Skiles Water Stewardship Award, which honors the late Wesley C. Skiles, a High Springs resident and cave diving pioneer, explorer and underwater cinematographer, recognizes exceptional efforts in improving water quality and conservation in the North Central Florida area.

The honorees are: Tessa Skiles, daughter of Wes Skiles; St. Johns RIVER-KEEPER and the Springs Ambassador Camp and the Springs Eternal Project in the non-profit category, and First Magnitude Brewing Company in the business category.

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a Special Use Permit for a place of religious assembly and an accessory day care center on lot parcel number 08187 005 902 located at 3701 NE 15th Street. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed Special Use Permit and to seek their comments.

The meeting will be held on December 12, 2016 at 6:00 p.m. at Faith Mission Church located at 3701 NE 15th Street, Gainesville, Florida

eda
engineering design architects

Contact: Clay Surges, AEP
eda engineers - surveyors - planners, inc.
(352) 353-7541

PLEASE
RECYCLE
THIS
NEWSPAPER



engineers • surveyors • planners, inc.

Neighborhood Meeting Minutes

Project: Faith Mission Church - Special Use Permit

Meeting Date & Time: December 12, 2016 @ 6:00pm

Location: Faith Mission Church
3701 NE 15th Street, Gainesville, FL 32609

Community Participants: 12

Attendees: see attached list

Project Representatives: Planner - Onelia Lazzari, AICP, eda
Owner - Represented by Ward Simonton, Faith Mission

Meeting Minutes:

- Onelia Lazzari (eda) began the meeting by introducing herself and letting attendees know that eda is an engineering, planning, and surveying firm. Eda has submitted a Special Use Permit application and Justification Report on behalf of Faith Mission to establish it as a Place of Religious Assembly with an accessory daycare center for after-school care.
- Ms. Lazzari described the project and the need for the Special Use Permit, as well as the submittal and permitting process required by the City.
- Attendees were informed of the City Plan Board meeting scheduled for January 26th at 6:30 pm. Rosa Trautz (eda) will email the attendees the schedule and location. Attendees were encouraged to attend the upcoming meeting to provide their input about the Kids Count after-school program.
- The following question was asked by an attendee:
 - Q: What happens after the January Plan Board meeting?
 - A: Ms. Lazzari further described the meeting process for the Plan Board and indicated that they make the final decision regarding the application unless it is appealed. After that, Faith Mission will coordinate with Children and Family Services for the after-school care program.
- Two attendees shared praise for the Kids Count program and described how it benefits the community surrounding Faith Mission. They were encouraged to share their feedback at the Plan Board meeting in January.
- Ms. Lazzari and Mr. Simonton (Faith Mission) thanked everyone for their attendance and the meeting was closed.



engineers • surveyors • planners, inc
2404 NW 43rd Street
Gainesville, FL 32606

JACKSONVILLE
FL 320
25 NOV '16
PM 2 L



Neighborhood Workshop Notice
University Park
JIMMY HARNSBERGER
402 NW 24 ST
GAINESVILLE, FL 32604

X

NIXIE 322 75 1 0011/29/16

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32606660204 *1538-02922-26-00

UTF

32607-268502



engineers • surveyors • planners, inc
2404 NW 43rd Street
Gainesville, FL 32606

JACKSONVILLE
FL 320
25 NOV '16
PM 1 L



Neighborhood Workshop Notice
Turkey Creek Forest Owners Assn
ATTN: RITA SMITH
8620 NW 13 ST, #210 CLUBHOUSE OFFICE
GAINESVILLE, FL 32653

NIXIE 322 55 1 0011/29/16

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32606660204 *1438-04255-26-00

UTF

32658-759360



engineers • surveyors • planners, inc
2404 NW 43rd Street
Gainesville, FL 32606

JACKSONVILLE
FL 320
25 NOV '16
PM 1 L



Neighborhood Workshop Notice
Stephen Foster Neighborhood Assoc, Inc
SANDRA WATTS KENNEDY
514 NW 31 LANE
GAINESVILLE, FL 32609

NIXIE 322 75 1 0011/29/16

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32606660204 *1438-04501-26-00

UTF

32609-227314



engineers • surveyors • planners, inc.

Neighborhood Meeting - Sign-in-Sheet

Project: Faith Mission Church - Special Use Permit

Meeting Date & Time: December 12, 2016 @ 6:00pm

Location: Faith Mission Church
3701 NE 15th Street, Gainesville, FL 32609

[illegible]



engineers • surveyors • planners, inc.

Neighborhood Meeting - Sign-in-Sheet

Project: Faith Mission Church - Special Use Permit

Meeting Date & Time: December 12, 2016 @ 6:00pm

Location: Faith Mission Church
3701 NE 15th Street, Gainesville, FL 32609

[illegible]

Special Use Permit Application



Project Request: A Special Use Permit application for an existing Place of Religious Assembly and accessory day care center

Project Location: 3701 NE 15th Street
(tax parcel 08197-005-000)

Project Owner: North Central District Florida Annual Conference
United Methodist Church, Inc.

Submittal Date: December 5, 2016

Prepared By: eda engineers – surveyors – planners, inc.

Project Background & Request

Faith Mission wishes to establish an accessory day care use for after school care at their church location at 3701 NE 15th Street. As part of this process, it was determined that Faith Mission needs a Special Use Permit to implement the after school program. Faith Mission was originally established as Faith United Methodist Church in 1962, which was prior to the City's Special Use Permit process for Places of Religious Assembly in single-family zoning districts being in place. City staff advised the applicant that they should legally establish the existing church as a Place of Religious Assembly at the site as part of the request for the accessory day care center. Therefore, this request is for a Special Use Permit to establish an existing Place of Religious Assembly in a RSF-1 zoning district with an accessory day care center with a maximum of 75 students. Hours of operation will be limited to day time hours and only when public schools are in session. No overnight stays will occur at the site. The ages of students will be from kindergarten through 5th grade.

In 2014, Trinity United Methodist Church took over administrative responsibilities for Faith United Methodist Church and all its ministries. This was by agreement with the Faith United Methodist Church congregation and the Florida Conference of the United Methodist Church through the North Central Florida United Methodist District (which holds the title to the property). It was at this point that the name was changed to Faith Mission by agreement of all the parties.

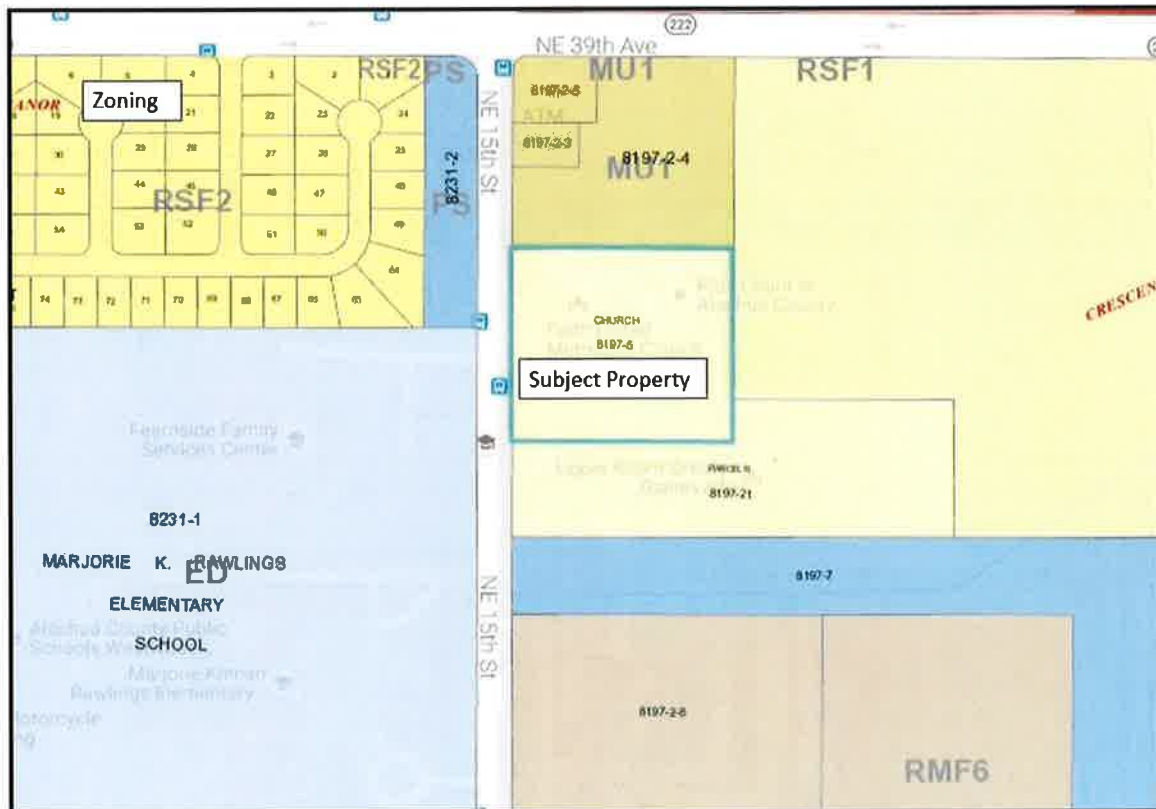
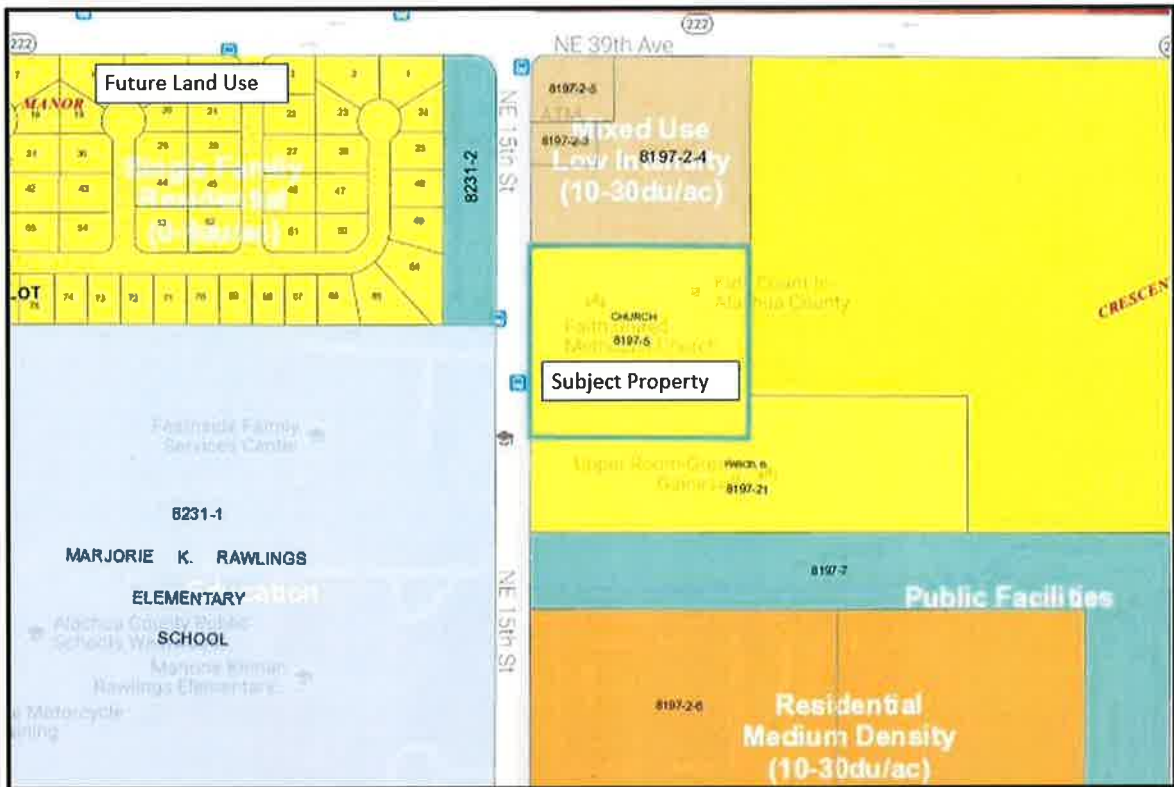
Faith Mission is located on approximately 5.0 (+/-) acres. The proposed Special Use Permit will allow the church to legally establish itself in the RSF-1 zoning district and establish the accessory day care center for afterschool care within the existing buildings at the site. No new construction is contemplated as part of this request.

Staff advised that an associated development plan is not required because the place of religious assembly use and day care center will be housed in the existing buildings at the site. To demonstrate compliance with the requirements for a day care center, a sketch plan illustrating the required play area, loading area in the parking lot, and required bicycle parking is provided as supplemental information. The proposed sketch plan along with this Special Use Permit application provide information about compliance with the applicable criteria outlined in the Land Development Code as described in this report and application.

Places of religious assembly are allowed as a use by Special Use Permit in the single-family zoning districts. Day care centers are allowed as an accessory use by Special Use Permit.

Future Land Use Designation and Zoning District

The subject property currently has a Single Family Residential Future Land Use map designation and RSF-1 zoning designation, as shown on the following maps:



Surrounding Property Characteristics

	Future Land Use	Zoning	Existing Use
North	Mixed-Use Low	MU-1	Vacant Land
South	Single Family Residential	RSF-1	Place of Religious Assembly
East	Single Family Residential	RSF-1	Vacant Land & Place of Religious Assembly
West	NE 15 th Street	NE 15 th Street	NE 15 th Street

Consistency with the Comprehensive Plan

The subject property has a Single-Family Future Land Use Designation. Policy 4.1.1 of the Future Land Use Element defines the Single-Family future land use category as follows:

*“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....”*

As indicated in the policy above, the Single-Family future land use designation states that places of religious assembly are appropriate when proposed at a modest scale and designed to integrate into the surrounding community. Faith Mission is an existing Place of Religious Assembly that has been in operation at the location since 1962. The proposed addition of a day care center for after school care is considered accessory to the principal church use at the site.

The church facilities and outdoor play area for the day care center use are adequately buffered from the single-family designated areas to the south and east. To the south is another place of religious assembly (Upper Room of Greater Gainesville Church of God in Christ), which was constructed there in 2010.

Consistency with Land Development Code

As stated, the subject property has a RSF-1 zoning district designation. Places of religious assembly are specifically listed as permitted uses by Special Use Permit in Sec. 30-51(c)(2) of the Land Development Code. Sec. 30-51(a) of the LDC states, *“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.”

Further, Sec. 30-91 (b) indicates that, *“within the RSF-1, RSF-2, RSF-3 and RSF-4 zoning districts, day care centers and schools may be allowed as accessory uses to places of religious assembly upon the granting of a special use permit”* ...provided, in all cases, that the requirements and limitations of sections 30-82 and 30-103, respectively, are met.

If approved, the Special Use Permit will legally establish the existing Faith Mission, which has existed on the site since 1962, as a Place of Religious Assembly in the RSF-1 zoning district and will allow the accessory day care center use. The associated sketch plan illustrates the required fence area that meets the State of Florida requirements, the required drop-off/pick-up area required by City Code, and the addition of bicycle parking at the site.

The bicycle parking provided meets the minimum requirements for a day care center and 15 additional bicycle parking spaces are provided to substitute for 5 vehicle parking spaces that are needed to meet the parking requirements for places of religious assembly. Section 30-332 (a) (1) authorizes the City Plan Board to allow the substitution of bicycle parking for vehicle parking on a three-for-one basis upon presentation of evidence that the proposed use will be better served through the provision of additional bicycle facilities. In the case of Faith Mission, this is a neighborhood church with residences within easy walking and bicycling distance. Children in the area (from Rawlings Elementary) can bicycle or walk to the church. The current church parking is adequate to meet the church’s needs during assembly times.

Special Use Permit Criteria

The proposed Special Use Permit for the existing church facility and accessory day care use is consistent with the criteria outlined in Land Development Code Secs. 30-91, 30-82, and 30-233. These code citations are cited below, followed by the applicant’s response to each requirement:

Sec. 30-91 – Places of Religious Assembly

(a) Within the RSF-1, RSF-2, RSF-3 and RSF-4 districts, places of religious assembly are allowed upon the granting of a special use permit, subject to the following additional dimensional requirements:

(1) Minimum lot area shall be one acre for each place of religious assembly with a building code capacity of 100 persons or less plus an additional one-half for each additional 50 persons of building code capacity.

Response: The building occupancy limit for the Faith Mission assembly area is 290. Using the Land Development Code calculations, this requires a minimum lot area of 2.5 acres. The Faith Mission site is 5 acres (MOL).

(2) Minimum yard setbacks:

- a. Front: 25 feet*
- b. Side, interior: 50 feet and 45% angle of light*
- c. Side, street: 25 feet*
- d. Rear: 50 feet and 45% angle of light*

Response: The existing buildings at the site meet each of the above-referenced building setbacks. No new construction of buildings is being requested as part of this application.

(3) Day care centers and schools. Within the RSF-1, RSF-2, RSF-3, and RSF-4, day care centers and schools may be allowed as accessory uses to places of religious assembly upon the granting of a special use permit ... provided, in all cases, that the requirements and limitations of sections 30-82 and 30-103, respectively, are met.

Response: The Special Use Permit application includes a request for a day care center for up to a maximum of 75 students as an accessory use to the Place of Religious Assembly. There is no request for a school at the site.

Sec. 30-82—Day Care Centers

(a) Dimensional requirements. All principal and accessory structures for day care centers shall be located and constructed in accordance with the following requirements. Minimum yard setbacks are as follows:

- (1) Front: 25 feet*
- (2) Rear: 20 feet*
- (3) Side:*
 - a. Interior: 10 feet*
 - b. Street: 15 feet*

Response: The day care center use for after school care will be housed in existing buildings at the site. All these buildings meet the setback requirements.

(b) Fencing. There shall be a fence or wall 6 feet in height surrounding all play areas. Such fence or wall shall be continuous, with latching gates at exit and entrance points. The fence or wall shall be of masonry construction, chain link, wrought iron or wood.

Response: The fenced play area is illustrated on the associated sketch plan. Fencing is shown as 6 feet in height and chain link. Notes indicate on the sketch plan that the fencing will have latching gates at the exit/entrance points.

(c) Minimum outdoor play area. Requirements of the state and the county for minimum outdoor play area shall be met. Such play area shall be provided on the same lot as the principal building, or on an adjacent lot, and shall not be located in the front yard of the principal building.

Response: The outdoor play area is illustrated on the associated sketch plan. It is located to the rear of the principal church buildings and is on the same lot as the principal building. The area shown is approximately 3,375 square feet in size, which meets the State of Florida requirement of 40 feet per student (40 x 75 students = 3,375 feet).

(d) Minimum indoor play area. Indoor play area shall be provided within the principal structure and shall have direct access to the outdoor play area. Requirements of the state and the county for minimum indoor play area shall be met.

Response: The indoor play areas will be located within all of the existing buildings on the site. These play areas will meet or exceed the minimum state and county requirements for indoor play area.

(e) Loading area. There shall be provided a turnaround driveway or other vehicular area for the safe loading/unloading of passengers. The walking distance from the loading/unloading area to the main building entrance shall be minimized, and a paved pedestrian path that is at least five feet wide and includes marked crosswalks shall be provided between the loading/unloading area and the main entrance.

Response: An area of 7 parking spaces with signs designating the drop off/pick up area is shown on the sketch plan with a marked crosswalk that connects to a 6 foot sidewalk connecting to the main church buildings and proximate to the outdoor play area.

(f) Development plan approval. Before a building permit is issued for any day care center, or to convert an existing use to a day care center, development plan approval shall be required in accordance with Article VII.

Response: There is no new construction of buildings at the site for the day care center use. Existing buildings will be utilized. Based on this, Planning staff determined that a full development plan was not necessary. However, a sketch plan illustrating how the day care center use meets the above requirements is provided along with a survey of the site. The sketch plan illustrates the outdoor play area, drop off location, new marked crosswalk, and bicycle parking spaces.

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.

Response: As indicated in this report, the existing church buildings meet all of the lot size and dimensional requirements for a place of religious assembly and day care center. The associated sketch plan illustrates how the church and day care uses comply with the outdoor play area, fencing, loading, and parking requirements. The applicant is requesting that the Plan Board allow the substitution of 15 bicycle parking spaces for 5 of the required vehicle parking spaces. Specifically, the sketch plan is consistent with the use-specific regulations outlined in Secs. 30-91 and 30-82.

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

Response: The subject property has historically operated as a church facility since 1962 and is compatible with the existing land use pattern of adjacent properties, including vacant land and a place of religious assembly to the south.

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

Response: Existing utilities serve the site. The property is located on an existing paved roadway (NE 15th Street) with adequate capacity. There is an existing sidewalk along NE 15th Street along the property frontage.

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

Response: The existing church use will not result in any increased impact on NE 15th Street or surrounding roadways. The project is located in Zone A of the Transportation Mobility Program Area (TMPA), which encourages infill development, especially in eastern Gainesville. The proposed day care use will generate additional trips. However, students from the Duval Early Learning Center will be bussed to the location, which reduces trips. Students from Rawlings Elementary will be walked across the street by staff, which further reduces vehicular trips. Because the day care center will be located in a neighborhood, several of the children will be able to walk home when accompanied by a parent, older child or caregiver.

(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.*

Response: No new buildings are being constructed at the site. The existing buildings at the site are surrounded by adequate trees and vegetation to form buffers between uses.

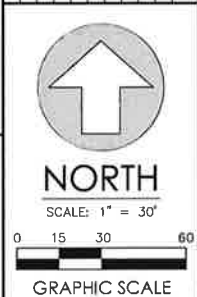
(6) *That the use or development conforms with the general plans of the city as embodied in the city comprehensive plan.*

Response: The Single Family Residential Future Land Use category identifies those areas within the City that allow for residential development. In addition, the category also allows ‘appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries.’ The existing church facility has fit within the City’s plans at that location since 1962. The expansion of uses at the site to include an accessory day care center is consistent with the Place of Religious Assembly use and serves the neighborhood school (Rawlings Elementary) and neighboring single-family residences.

(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.*

Response: All required public facilities are readily available to serve the site and have served the church since 1962. The proposed accessory day care use will increase trips to the site. However, many of the trips will be on school buses or by walking from the neighborhood or from Rawlings Elementary. The property is located in Zone A of the TMPA, which encourages development and expanded uses in existing areas of development, particularly on the east side of Gainesville.

Appendix E



DEVELOPMENT INFORMATION		
1.	PROJECT OWNER:	NORTH CENTRAL DISTRICT, FLORIDA ANNUAL CONFERENCE UNITED METHODIST CHURCH, INC 1135 E. FORT KING STREET OCALA, FLORIDA 34471
2.	NAME OF PROJECT:	FAITH MISSION SPECIAL USE PERMIT
3.	PROJECT DESCRIPTION:	ADDITION OF A FENCE, 20 BICYCLE PARKING SPACES, & DROP-OFF AREA DESIGNATION
4.	PROJECT ADDRESS:	FAITH MISSION CHURCH 3701 NE 15th STREET GAINESVILLE, FLORIDA 32609
5.	TAX PARCEL NUMBER:	08197-005-000
6.	SECTION/TOWNSHIP/RANGE:	SECTION 27, TOWNSHIP 9 SOUTH, RANGE 20 EAST
7.	ZONING:	SINGLE FAMILY RESIDENTIAL (RSF-1)
8.	FUTURE LAND DESIGNATION:	SINGLE FAMILY RESIDENTIAL (SF)
9.	THIS PROJECT IS NOT AFFECTED BY THE GATEWAY, GREENWAY, SURFACE WATER, WELL FIELD OR NATURE PARK DISTRICTS.	
10.	THIS SITE IS LOCATED IN ZONE A OF THE TRANSPORTATION MOBILITY PROGRAM AREA (TMPA) AND WILL COMPLY WITH THE APPLICABLE PROVISIONS OF TRANSPORTATION MOBILITY ELEMENT POLICIES 10.1.4.	
11.	TOTAL SITE AREA = 5 ACRES (401,100)	

TRIP GENERATION			
EXISTING CHURCH LAND USE 560			
	TRIPS		NET IMPACT
PERIOD	EXISTING	PROPOSED	INCREASE
AM	1	0	0
PM	1	0	0
AVG	17	0	0

PROPOSED DAY CARE LAND USE 565			
	TRIPS		NET IMPACT
PERIOD	EXISTING	PROPOSED	INCREASE
AM	0	60	60
PM	0	61	61
AVG	0	329	329

PARKING CALCULATIONS					
#	DESCRIPTION	CRITERIA	REQUIRED	EXISTING	PROPOSED
1.	VEHICULAR PARKING	1 PARKING SPACE PER 40 SF OF PRINCIPAL ASSEMBLY AREA (1,900/40 = 48) *	1 SPACE PER 40 SF = 48 SPACES	43 INCLUDING 2 HANDICAP SPACES	43 INCLUDING 2 HANDICAP SPACES
2.	BICYCLE PARKING	10% OF REQUIRED NUMBER OF VEHICLE PARKING	48 SPACES X .10 = 5 SPACES	0 RACKS 0 SPACES	10 RACKS ** 20 SPACES

** 15 BICYCLE SPACES USED TO SUBSTITUTE FOR 5 VEHICULAR SPACES

eds 40 years

engineers • surveyors • planners

Ed 2289
104 N.W. 47th St., Gainesville, FL 32604-6602
TEL (352) 375-2641 FAX (352) 375-7243
www.edsllc.com mail@edsllc.com

FAITH MISSION CHURCH
CITY OF GAINESVILLE, FLORIDA

SPECIAL USE PERMIT SKETCH PLAN

Project phase:	SPECIAL USE PERMIT				Project:
	Designed: S.R.	Drawn: S.L.P.	Checked: TAR		
	Project No: 16-275	Date: 01/10/17			Sheet title:

P0.00

BOUNDARY SURVEY

IN
SECTION 27, TOWNSHIP 9 SOUTH, RANGE 20 EAST
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

FOR
TRINITY UNITED METHODIST CHURCH OF GAINESVILLE, FLORIDA, INC.

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTHWEST (NW 1/4) CORNER OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

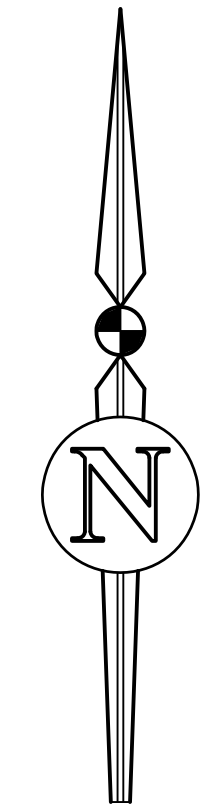
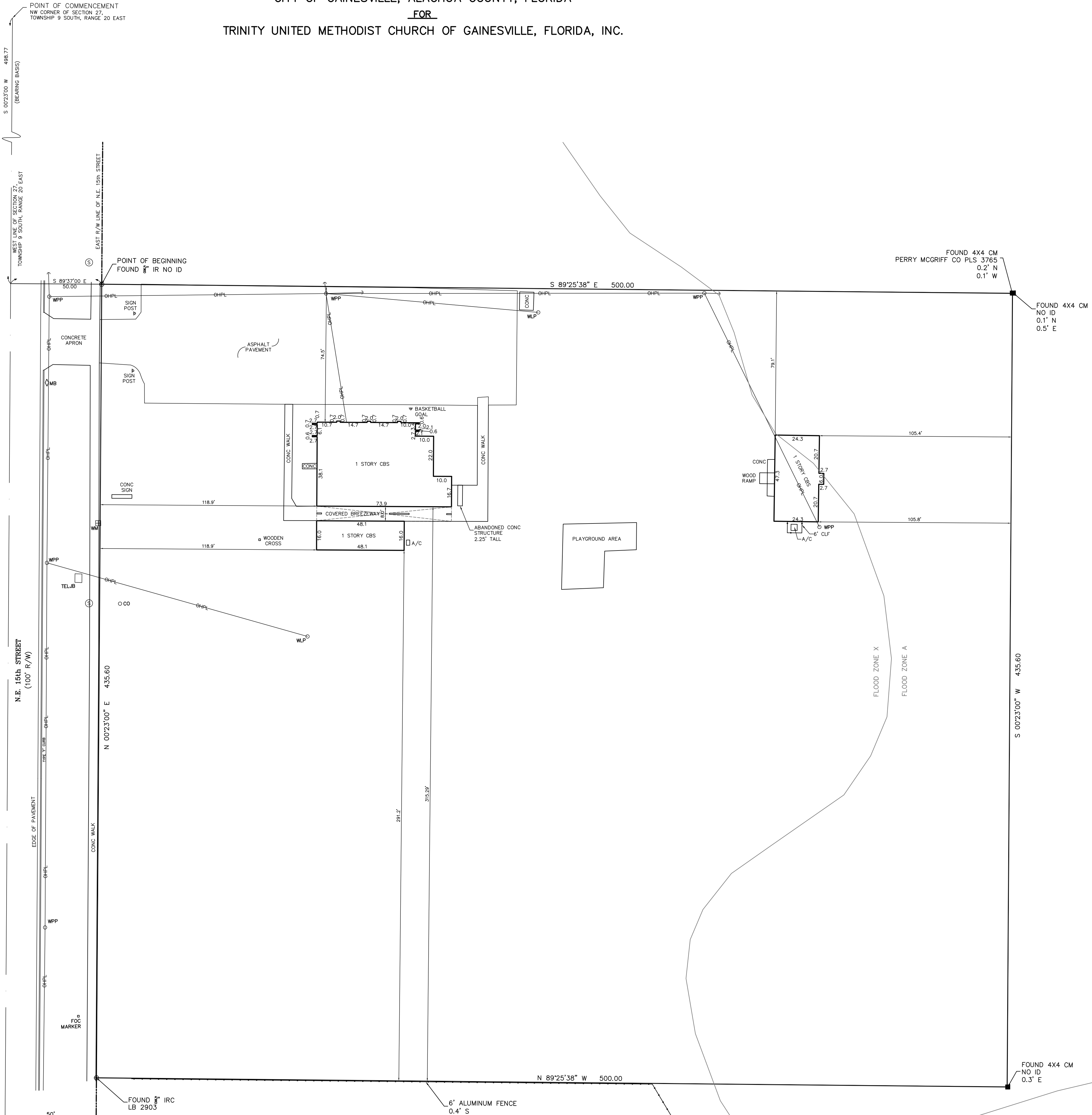
COMMENCE AT THE NORTHWEST (NW) CORNER OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 20 EAST, AND RUN SOUTH 00 DEGREES 23 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 27, 498.77 FEET; THENCE RUN SOUTH 89 DEGREES 37 MINUTES 00 SECONDS EAST 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTHEAST 15TH STREET AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 25 MINUTES 38 SECONDS EAST 500.00 FEET; THENCE RUN SOUTH 00 DEGREES 23 MINUTES 00 SECONDS WEST 435.60 FEET; THENCE RUN NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST 500.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTHEAST 15TH STREET; THENCE RUN NORTH 00 DEGREES 23 MINUTES 00 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NORTHEAST 15TH STREET, 435.60 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 5.0 ACRES MORE OR LESS.

NOTES:

- BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF S 00°23'00" W ON THE WEST LINE OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 20 EAST.
- ALL CURB TYPES AS SHOWN ARE PER FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 300.
- NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THE PROPERTY SURVEYED AND SHOWN HEREON CONTAINS 5.0 ACRES (217,800 SQUARE FEET), MORE OR LESS.
- LEGAL DESCRIPTION WAS OBTAINED FROM THE ALACHUA COUNTY PROPERTY APPRAISER'S WEBSITE.
- PARCEL IDENTIFICATION NUMBER: 08197-005-000

LEGEND OF SYMBOLS & ABBREVIATIONS:

- A/C = AIR CONDITIONER COMPRESSOR PAD
- CBS = CONCRETE BLOCK STRUCTURE
- CLF = CHAIN LINK FENCE
- CM = CONCRETE MONUMENT
- CLF = CHAIN LINK FENCE
- CONC = CONCRETE
- EP = EDGE OF PAVEMENT
- FOC = FIBER OPTIC CABLE
- ID = IDENTIFICATION
- IR = IRON ROD
- IRC = IRON ROD AND CAP
- LB = LICENSED BUSINESS
- MB = MAILBOX
- PLS = PROFESSIONAL LAND SURVEYOR
- R/W = RIGHT OF WAY
- TELJB = TELEPHONE JUNCTION BOX
- TRAN = ELECTRICAL TRANSFORMER PAD
- WLP = WOOD LIGHT POLE
- WPP = WOOD POWER POLE
- OC = SANITARY CLEAN-OUT
- = FOUND CONCRETE MONUMENT (size, ID)
- ⊙ = FOUND IRON ROD (ID)
- ⊙ = SANITARY MANHOLE
- WM = WATER METER
- = FENCE LINE
- = OVERHEAD POWER LINE



SCALE 1" = 30'

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) X/A, AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C, COMMUNITY NUMBER: 125107, PANEL: 0316, EFFECTIVE DATE: 6/16/2006. SAID MAP DESCRIBES ZONE(S) X/A AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN/SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODPLAIN BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.

eda engineers—surveyors—planners, inc.
2401 N.W. 43rd St., Gainesville, Florida 32609-4600
Tel: (352) 335-7279 E-Mail: mail@edacl.com

eda engineers—surveyors—planners, inc.
Corporate Office: 2389
Bldg. ALEJANDRO PEREZ
P.O. Box 6839
Gainesville, FL 32609-4600
Tel: (352) 335-7279 E-Mail: mail@edacl.com

Project No.	2016-0275	eda engineers—surveyors—planners, inc.
Drawn	AP	Corporate Office: 2389
Check	AP	Bldg. ALEJANDRO PEREZ
NO VALID PHOTOGRAPHIC SIGNATURE AND/OR ORIGINAL RADIOGRAPHIC SEAL OR A LEGIBLE LEGIBLE STATEMENT AND MATERIALS REQUIRED BY SECTION 472.027(5)(b), F.S.		

957	27-30	11/23/16	11/28/16	Revised
Feedback	Page	Survey Date	Drawing Completed	Revised
PREPARED FOR: TRINITY UNITED METHODIST CHURCH OF GAINESVILLE, FLORIDA, INC.				
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA SURVEYING BOARD, P.L. 86-11, AS AMENDED, AND THE FLORIDA SURVEYING BOARD ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2016), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 11/23/16.				