



Iglesia del Alfarero Special Use Permit

Neighborhood Workshop

October 28, 2024

Meeting Guidelines

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

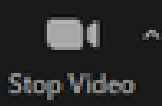
- You have been muted upon entering
- If you have a question, either:
 - Unmute yourself to speak
 - Type your question in the chat box

↓ UNMUTE/MUTE

↓ CHAT



Mute



Stop Video



Participants



Chat



Share Screen



Record



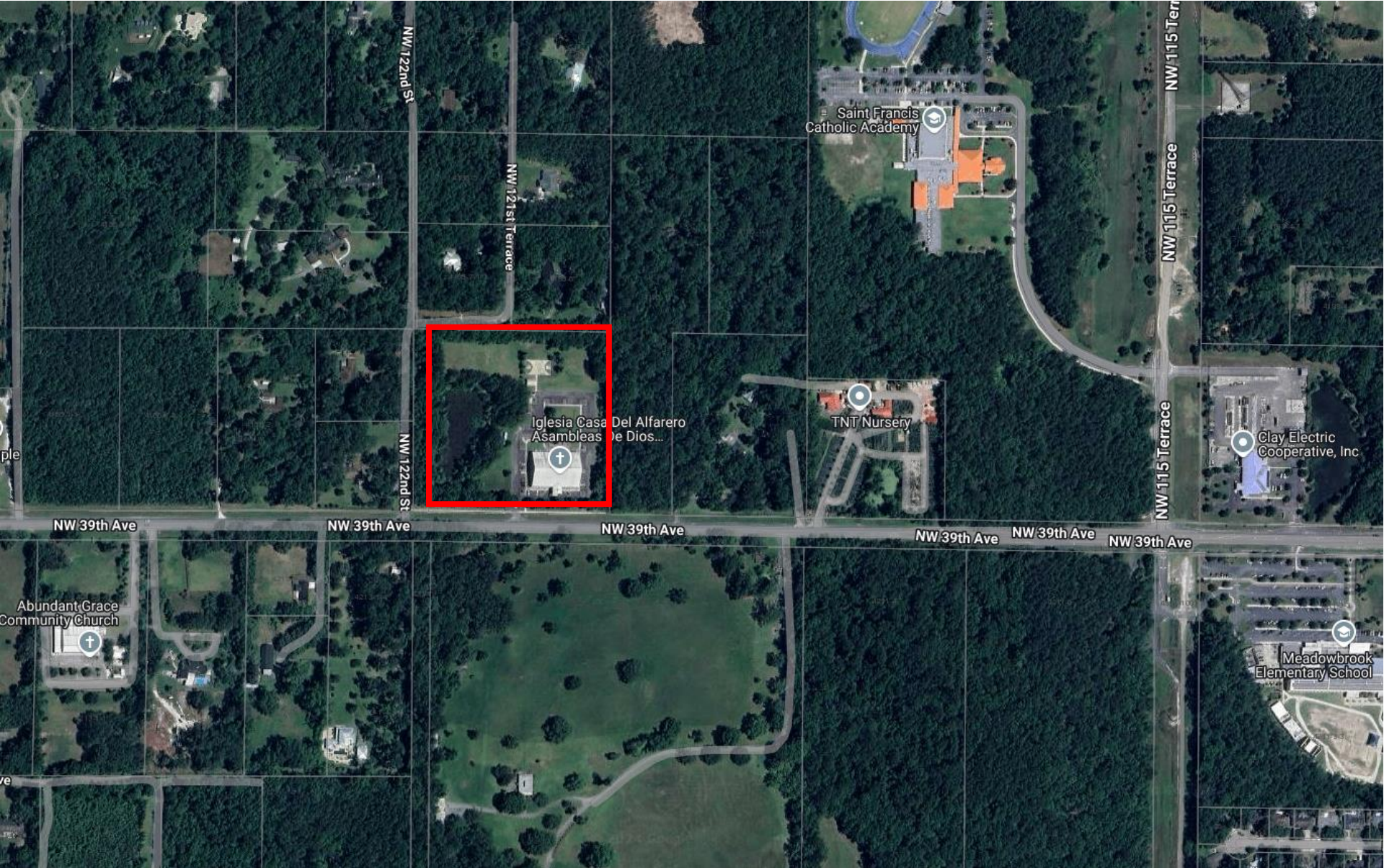
Reactions

Property Summary

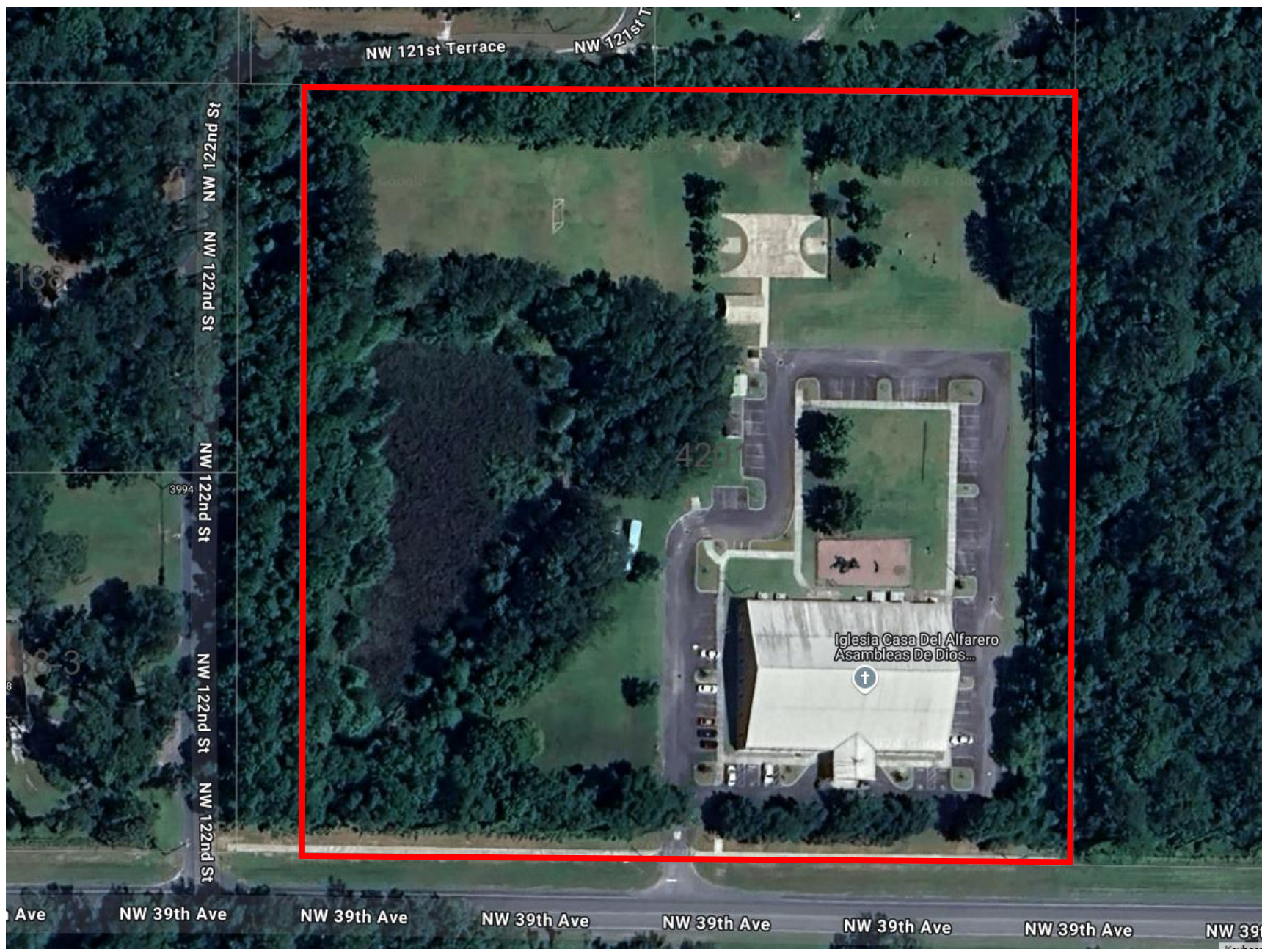
- Tax Parcel Number: 04201-000-000
- Location: 12100 NW 39th Avenue
- Future Land Use Map Designation: Low Density Residential
- Zoning District: Planned Development (PD)
- Property Size: Approximately 8.6 Acres
- Existing Use: Church
- Proposed Use: Private Educational Facility (& Church)



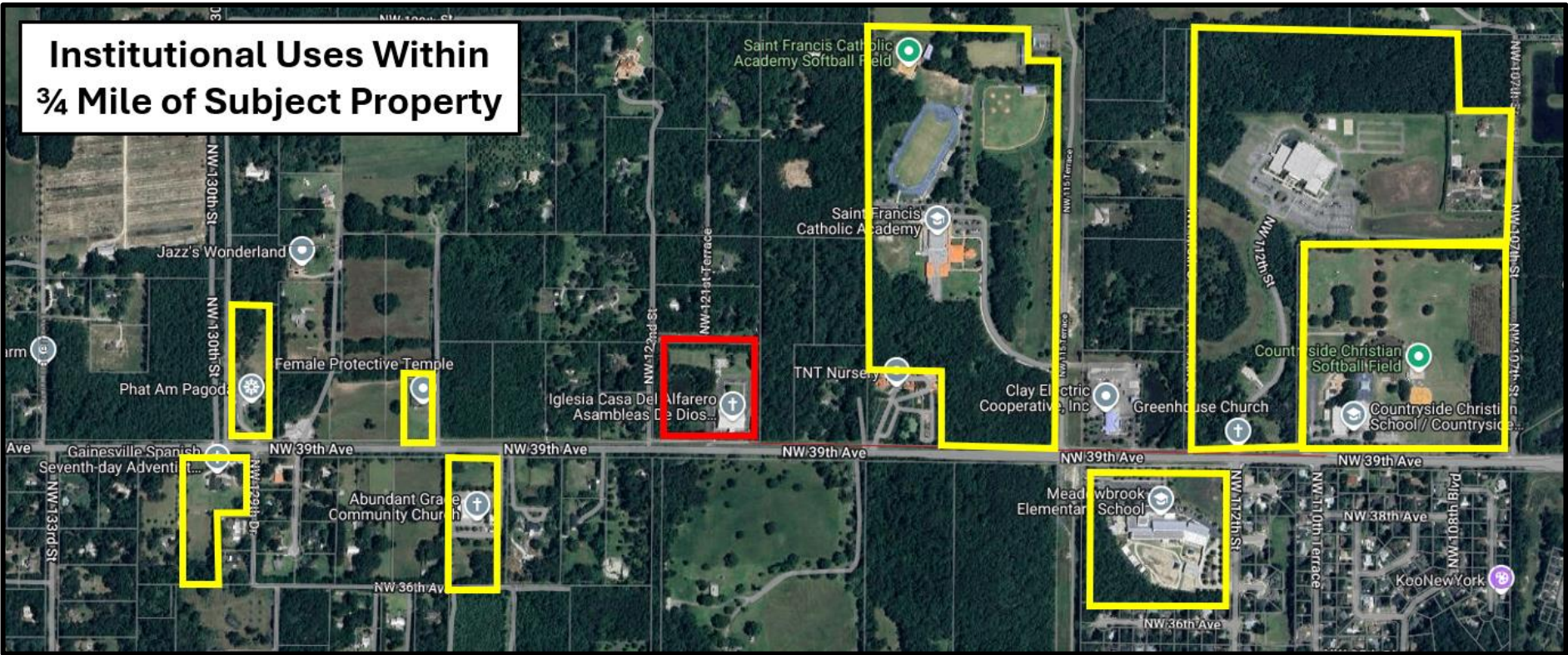
Location Map/Aerial



Location Map/Aerial



Institutional Uses Within 3/4 Mile of Subject Property



Street View

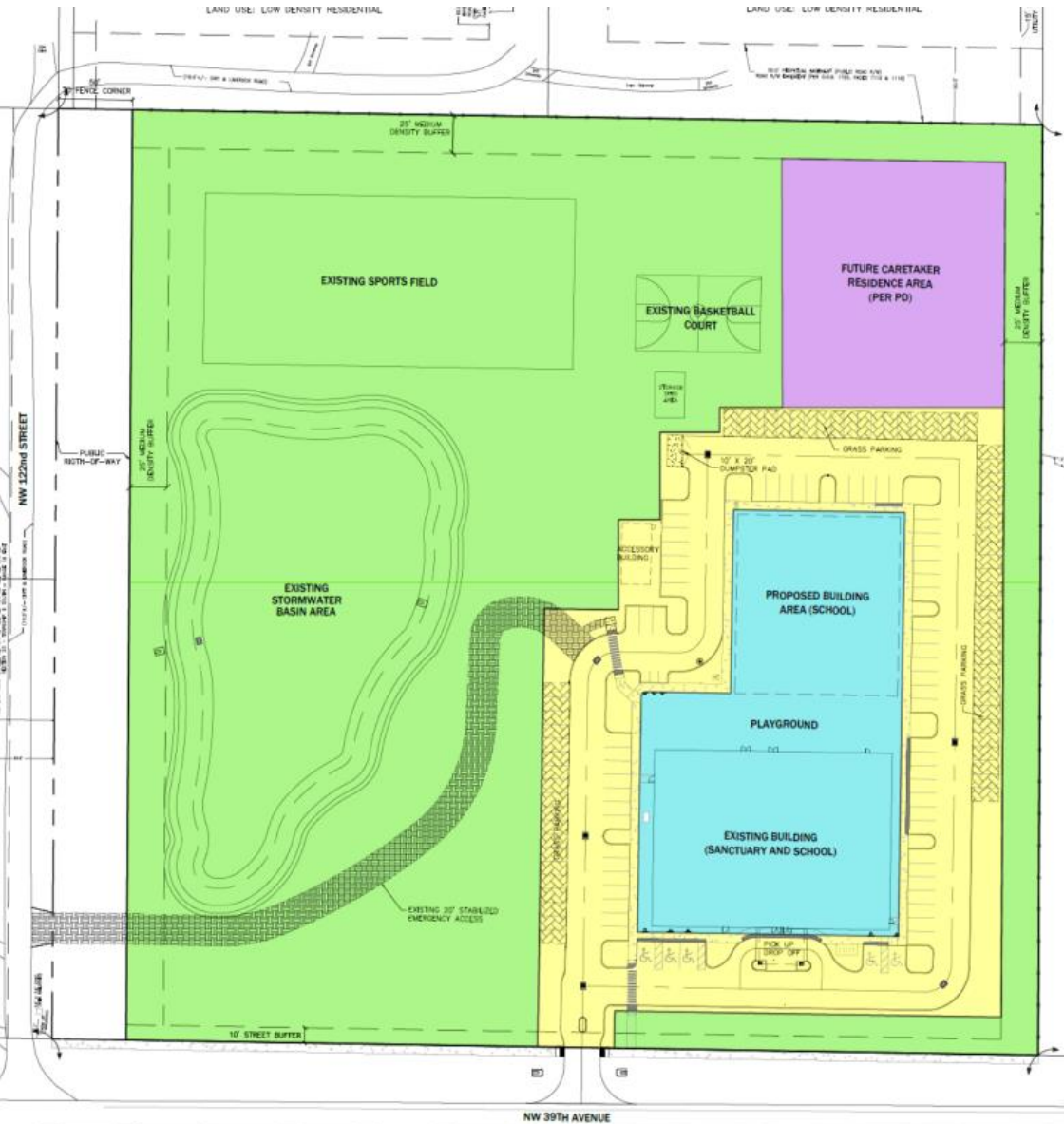


Proposed Application

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



Special Use Permit Master Plan



SPECIAL USE PERMIT CONDITIONS

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

LAND USE AREAS

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

Next Steps

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



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

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



Thank You!

Questions?