



Alachua County Development Review Committee Staff Report

Project Number: DR23-000036

Revised Final Development Plan for North Central Baptist Church

SUBJECT: North Central Baptist Church

DESCRIPTION: Proposed 2,500 sf building addition and remodel

AGENT/APPLICANT: Gmuer Engineering, LLC

PROPERTY OWNER: North Central Baptist Church of Gainesville, Inc.

PROPERTY DESCRIPTION:

Location	8001 NW 23 rd Avenue
Parcel Numbers	06317-000-000
Land Use	Low Density Residential
Zoning	RE-1
Acreage	18.96 acres

CHRONOLOGY:

Application Submittal	06/05/2023
Insufficiency Report Sent	06/22/2023
Minor Insufficiency Report Sent	08/16/2023
Sufficiency Determination	08/21/2023
Revised Final Development Plan Hearing	09/07/2023

STAFF RECOMMENDATION: Recommend **approval** with conditions of the Revised Final Development Plan for North Central Baptist Church.

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DESCRIPTION OF PROPOSED PLAN:

This application proposes a Revised Final Development Plan for a 2,500 SF building addition and lobby remodel on approximately 18.96 Acres with associated infrastructure improvements. The site has an existing exception to the requirement for sewer connection and the required deed restriction addressing future connection is in place and recorded, per Section 407.109 of the Unified Land Development Code (ULDC).

The purpose of the Final Development Plan is for the developer to present the fully engineered final development plan to the DRC for review. The final development plan shall be consistent with the approved preliminary development plan, other applicable provisions of this ULDC, and the Comprehensive Plan. The final development plan shall contain all items necessary to demonstrate compliance with this ULDC and Comprehensive Plan.

CONSISTENCY ANALYSIS:

Following is an analysis of the consistency of the proposed plan with the applicable policies of the Comprehensive Plan and Land Development Regulations.

COMPREHENSIVE PLAN:

FUTURE LAND USE ELEMENT

According to Policy 5.1.1:

Potential locations for major future institutional uses are identified on the Future Land Use Maps. Institutional uses may be allowed in other land use categories designated on the Future Land Use Map and implemented in accordance with the guidance and policies within this Section 5.0., and within the Comprehensive Plan as a whole.

According to Policy 5.1.2:

The following uses are considered institutional and governmental uses in Alachua County:

(a) Public and Private Educational Facilities (meeting State of Florida compulsory education requirements), Day Care Centers, and Nursery Schools.

According to Policy 5.2.1:

The following criteria shall determine the appropriateness of potential institutional locations and uses requiring special use permits shall be demonstrated prior to establishing the institutional use:

- a. Optimum service area.
- b. *Optimum operating size.*
- c. *Access to clientele.*
- d. *Compatibility of the scale and intensity of the use in relationship to surrounding uses, taking into account impacts such as, noise, lighting, visual effect, traffic generation, odors.*

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- e. *Nature of service provision.*
- f. *Needs of the clientele.*
- g. *Availability and adequacy of public infrastructure to serve the particular use.*
- h. *Preservation and strengthening of community and neighborhood character through design.*
- i. *Consistency with the goals, objectives, and policies of the Conservation and Open Space Element.*

The existing North Central Baptist Church has been in operation on this site since 2003. The proposed 2,500 square foot building addition is to serve the existing members and provide an expanded entrance lobby to the existing building. The existing church complies with the criteria outlined in Policy 5.2.1 and will not create adverse impacts to surrounding properties.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The RE-1 zoning district implements the Low-Density Residential Land Use category. A place of worship is a Limited Use in this zoning district subject to the requirements that are further explained below.

Places of worship are allowed as a limited use in the RE-1 zoning district as defined by Section 404.42. Use specific standards are as follows:

(a) *Minimum lot size* – *The minimum lot area shall be one acre when located within the Urban Cluster or Rural Clusters, and three acres when located outside of the Urban Cluster or Rural Cluster.*

This subject property is located inside of the urban service area and contains 18.96 acres.

(b) *Required setbacks and building standards* – *All principle and accessory buildings shall meet the required setbacks and other building standards for the zoning district.*

The building setback lines per ULDC Table 403.04.1 for the RE-1 zoning district are shown on the cover sheet. The proposed building addition meets the required setbacks for the RE-1 zoning district.

(c) *Buffering* – *Buffering and screening shall be provided from adjacent land uses pursuant to the requirements for the multi-family residential districts in Section 407.43(b) pertaining to Project Boundary Buffers.*

The subject property is adjacent to the Shenandoah Subdivision to the east and the

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Gainesville Pentecostal Church to the west. The southwest corner of the property is adjacent to I-75. All sides of the property provide for buffers that were approved with the original development plan for the church and meet or exceed the requirements of the current ULDC. The western property boundary identifies a 25' wide Medium Density Buffer with existing vegetation for screening. The required 40' wide High-Density Buffer along I-75 is still in place and the eastern property boundary includes a 25' wide Medium Density Buffer with screening that was constructed with the original church.

*(d) **Parking** – Parking areas for civic organizations and places of worship within the residential districts shall be located to the side or rear of the principal building.*

No new parking is proposed for this lobby addition building.

*(e) **Access** – All civic organizations and places of worship shall be located on a paved, publicly maintained road.*

North Central Baptist Church will continue to be served by the existing single roadway connection to NW 23rd Avenue, which is a paved, publicly maintained road.

NATURAL AND HISTORIC RESOURCES PROTECTION

CONSERVATION MANAGEMENT AREAS AND MANAGEMENT PLAN

The site contains some wetlands and a sinkhole, all of which are permanently protected in an existing Conservation Management Area that has been established, recorded, and has a management plan and signage in place to describe the protection requirements.

OPEN SPACE

Non-residential development is not required to provide Open Space, unless there are conservation resources present on site (ULDC 407.52 *Minimum open space requirement*). The existing open space areas are maintained with this revised final development plan and include the existing wetlands, buffers and adjacent natural areas. The wetlands and sinkhole have previously been permanently protected in a Conservation Management Area. The Open Space provided is 3.95 acres or 20.8 % of the total 18.97 acres consistent with Article 5, of Chapter 407 of the ULDC.

TREE PRESERVATION

The existing tree canopy of the site is retained, the majority of which is in the open space and Conservation Management Area. The Landscaping Plans for the proposed building lobby addition proposes to relocate 3 sabal palm trees and remove 6 crepe myrtle trees, which will be replaced by 7 live oak trees that will shade the pedestrian circulation in the vicinity of the addition. In addition, the Landscape Plan adds 4 winged elm and 2 bald cypress in the vicinity of the parking area and drain field.

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GENERAL DEVELOPMENT STANDARDS

SETBACKS AND HEIGHT RESTRICTIONS

The building setback per ULDC Table 403.04.1 for the RE-1 zoning district are shown on the cover sheet. The proposed building locations exceeds the minimum required setbacks for the RE-1 zoning district.

ARCHITECTURE

Chapter 407.68 of the Alachua County Unified Land Development Code (ULDC) provides criteria for the architectural review of all proposed non-residential construction as part of any new development plan in the urban cluster.

The proposed addition to the existing sanctuary building provides additional meeting areas and restrooms. Section 407.68(b)1 emphasizes orientation of structures toward primary adjacent streets or common/civic areas with primary access provided along this façade and shading in the form of balconies, street tree, awnings, etc. The addition provides a new entry area to the church structure. As such, its purpose is to provide a new primary access point for the church. The addition features a canopy and glazed entry doors. As such the intent of Section 407.68(b)1 is achieved. Section 407.68(b)2 is primarily concerned with massing and scale of proposed buildings with emphasis on human scale and structures oriented toward the pedestrian. This can be achieved by numerous methods, including ‘breaking up’ of long facades into sections, use of architectural features such as balconies, porches and arcades. Again, this provision of the code is met with a welcoming, human-scaled entry area for the church. As such the intent of Section 407.68(b)2 has been achieved. Section 407.68(b)3 addresses materials and building articulation. The emphasis in this section is to avoid the use of single building materials and to provide articulation on long facades as a means of visual relief, especially when these facades are oriented toward streets or open spaces. The exterior is a mix of stucco panels interspersed with large amounts of glazing and regularly spaced control joints. The provisions for Section 407.68(b)4 deal with fenestration of building facades and glazing requirements for facades facing public areas. In short, for the front of a building, 50% of the first-floor façade (as defined by the area between 3 feet above grade and 8 feet above grade) shall be glazed. Above the first floor there shall be a minimum of 20% glazing. As is apparent from the drawings, large amounts of glazing are being provided in order to make a welcoming entry area that includes seating as well as a coffee area.

All provisions of ULDC Chapter 407.68 have been met with this proposal.

PARKING STANDARDS

No parking is proposed with this lobby addition and remodel.

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OUTDOOR LIGHTING

The site has existing lighting within the existing parking area; no additional lighting is proposed.

LANDSCAPING AND BUFFERING

A 25 foot-wide arterial road buffer has been provided with existing vegetation along NW 23rd Avenue and is not affected by this building lobby addition. The revised final development plan includes a landscape plan with live oak trees to be planted adjacent to the pedestrian walkways to provide shade as required by the ULDC.

No final certificate of occupancy shall be issued until the County has granted final approval and acceptance of the installed landscape as well as the protection of existing native vegetation. Final approval shall include as-built landscape plan certification from a registered landscape architect certifying that the landscaping is installed and functioning as intended, that prohibited and discouraged non-native vegetation listed in Table 406.16.2 has been removed, and that all of the provisions of this Chapter have been met. The land owner shall submit a Certificate of Compliance, in a form acceptable by the Director, to the County as a condition of issuance of a Certificate of Occupancy.

Landscape Irrigation Design and Maintenance Standards, Article II of Part II, Title 7, Chapter 79 of the Alachua County Code has been in effect since 4/1/16 with the latest revision effective 6/12/23. All new irrigation systems installed in Alachua County require County approval prior to installation, with applicable review and inspection fees. Irrigation professionals must submit required documents and pay fees through the [Alachua County Citizenserve Portal](#). For more information about the irrigation design standards and for a list of helpful resources, we encourage you to click [HERE](#), contact Water Resources staff at 352-264-6800, or email Irrigation@AlachuaCounty.us.

ACCESS MANAGEMENT

The proposed project has and will continue to use an existing access point on NW 23rd Avenue.

WATER AND WASTEWATER SERVICES

The proposed building lobby addition will connect to existing potable municipal water available on site. The wastewater for the existing church is currently treated by a septic system as municipal wastewater was not available in the area when the existing development plan was approved in 2012, and the DRC approved a waiver to the sewer connection requirement. Since the church was constructed, a lift station has been built at the southeast corner of the retirement community of the Villages property on NW 23rd Ave., however GRU has stated that the distance from the site to the lift station is too great for sanitary sewer to be feasible and has provided a letter re-confirming its support for maintaining the exception to the connection requirement. A deed restriction is in place addressing the requirement to connect to sewer in the future, should it become

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available.

STORMWATER MANAGEMENT

The stormwater management facility was constructed with the original development of the church. The proposed building addition will not exceed the previously permitted capacity, therefore no changes to the stormwater management facilities are proposed with this revised final development plan.

TRANSPORTATION

The developer will enter into a Multi-Modal Transportation Mitigation (MMTM) agreement with Alachua County in order to mitigate the transportation impact of the proposed development. The project will receive a Final Certificate of Level of Service Compliance upon approval of the Final Development Plan. The project will be required to enter into an MMTM agreement with the Board of County Commissioners prior to receiving a construction permit.

CONCURRENCY

A Final Certificate of Levels of Service Compliance (CLSC) for all public facilities will be issued upon Final Development Plan Approval and will be valid for one year. Provided that construction has commenced within the allowable period, the project shall have reserved capacity for a period of no more than two years from commencement of construction.

STATE AND FEDERAL PERMIT

The issuance of a state or federal permit shall not obligate the County to grant approval of any local permit and shall not be deemed to satisfy the requirements of the ULDC. As well, the issuance of this permit does not indicate that Alachua County believes that the applicant has all federal and state permits necessary prior to commencing construction.

Because §125.022(4), F.S. makes it hard for local governments to coordinate their permitting activities with state and federal permitting agencies, the applicant is advised that conflict with a subsequently issued state or federal permit may cause a need to apply for an amendment to this development plan approval.

Upon approval of a development plan, the applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.

DEVELOPMENT PLAN EXPIRATION:

According to Section 402.47(b) *Time limitation for expiration of development plans*, an approved Final Development Plan shall expire unless a complete application for a construction, building or other required permit has been accepted by the appropriate reviewing department within 12 months of the date of final approval and that such

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development is continuing in good faith. Applications for extension of time limit may be processed pursuant to Article 6 or Article 10 of Chapter 402 of the ULDC.

STAFF RECOMMENDATION

Staff has found the proposed Revised Final Development Plan to be consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval** with conditions of the Revised Final Development Plan for North Central Baptist Church lobby addition, project number DR23-000036.

CONDITIONS

1. Prior to issuance of the certificate of occupancy, provide an invasive plant treatment report, including control methods and timing of initial treatment, per the approved invasive plant management plan. [Sec. 406.12(a)(1), Sec. 406.104(b)(1)].
2. The project will be required to enter into an MMTM agreement with the Board of County Commissioners prior to receiving a construction permit.
3. The applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.
4. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.
5. Prior to the installation of a new permanent irrigation system or addition to an existing system, an irrigation plan must be submitted to and approved by the Alachua County Environmental Protection Department through the [Alachua County Citizenseve Portal](#). The irrigation system shall comply with the Landscape Irrigation Design and Maintenance Standards found in Article VI of Part II, Title 7, Chapter 77 of the Alachua County Code. Temporary systems are exempt from the design standard requirements but must register through the Portal.