



## Agenda Item Summary

---

**File #: 24-00030**

**Agenda Date: 1/9/2024**

---

**Agenda Item Name:**

**Christ Community Church Phase 2 Preliminary Development Plan**

**Presenter:**

Jacob Stout, Planner, Growth Management (352) 374-5249

**Description:**

Preliminary Development Plan for Christ Community Church Phase 2 – A sanctuary expansion, totaling approximately 19,000 SF, in addition to existing sanctuary.

**Recommended Action:**

Approve the proposed Preliminary Development Plan and Resolution DR-24-01 based on a finding of consistency with the Alachua County Comprehensive Plan, and the Alachua County Unified Land Development Code.

**Prior Board Motions:**

N/A

**Fiscal Note:**

N/A

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Background:**

The Preliminary Development Plan is for an expansion of an existing church with associated infrastructure. The proposed development at full build-out allows for an approximately 19,000 square foot place of worship in addition to the existing sanctuary.

The purpose of the Preliminary Development Plan stage is for the reviewing body and the applicant to determine the specific characteristics of the site that will influence its design. ULDC 402.43 (a) *Development plan review steps* states that the Preliminary Development Plan shall detail regulated natural resources that exist on site, approximate access points, and location of utilities that serve the site. Minimum open space areas and tree protection defined with the Preliminary Development Plan shall be utilized in the Final Development Plan.

The proposed Preliminary Development Plan exceeds the threshold established in Unified Land Development Code (ULDC) Section 402.44 for review by the Development Review Committee.

According to Table 402.44.1 *Development Thresholds* places of worship that exceed 25,000 square feet of Gross Floor Area, including expansions of existing development that cumulatively cause the threshold to be met or exceeded, require approval by the Board of County Commissioners (BoCC).