

**Gainesville**

3530 NW 43rd Street
Gainesville, FL 32606

St. Augustine

4420 US-1 S, Suite 1
St. Augustine, FL 32086

 jbpro.com (844) Go-JBPro contact@jbpro.com

September 5, 2023

Ms. Christine Berish
Development Review Manager
Alachua County Growth Management
10 SW 2nd Avenue, 3rd Floor
Gainesville, FL 32601

RE: Christ Community Church – Phase 2
Preliminary Development Plan

Dear Christine,

JBrown Professional Group Inc. (JBPro) is applying for Preliminary Development Plan review of a proposed non-residential development at 1603 SW 122nd St Gainesville, FL 32607. The property is identified as Alachua County Tax Parcel No. 04425-031-000 and is 9.07 acres in size. The development will consist of an approximately 18,400 SF building addition including a new sanctuary and offices. Site improvements include additional parking, stormwater facilities, and utilities.

The following information is included with this submittal for your review.

1. Development Review Application Form
2. Owner's Affidavit
3. Warranty Deed
4. Taxes Paid Receipt
5. Application Fee of \$4,000
6. Preliminary Tree Report
7. Natural Resource Checklist & Assessment
8. Neighborhood Workshop Summary
9. Additional Parking Request
10. Preliminary DRC Drawing Set

If you have questions or require additional information, please contact me or Elizabeth McAlister, EI. Thank you for your assistance.

Sincerely,

Kyle P. Willems, PE
Design & Operations Manager, JBPro



Civil Engineering



Surveying



Land Planning



Construction Services



Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
[Alachua County Growth Management Website](http://www.alachua.fl.gov/growth)

Submit Application to:
 Development Services Division
[Development Review Email](mailto:development@alachua.fl.gov)

Date: September 5, 2023

DEVELOPMENT REVIEW APPLICATION

PROPOSED PROJECT NAME: Christ Community Church - Phase 2

APPROXIMATE PROJECT ADDRESS: 1603 SW 122nd St, Gainesville, FL 32607

TAX PARCEL NUMBER(S): 04425-031-000 TOTAL ACREAGE: 9.07

EXISTING ZONING: RE-1 Single Family, Low Density

FUTURE LAND USE: Low Density Residential

BRIEF DESCRIPTION OF PROPOSED PROJECT:

An approximately 18,400 SF building addition including new sanctuary and offices

Site improvements including additional parking, stormwater facilities, utilities

DEVELOPMENT DATA:

LEVEL OF REVIEW: Preliminary Plan

Check all that apply and fill out:

- | | | |
|---|---------------------------------|-----------------------|
| <input type="checkbox"/> TND/TOD | Number of Lots: _____ | Square Footage: _____ |
| <input type="checkbox"/> Single Family Residential | Number of Lots: _____ | |
| <input type="checkbox"/> Multi-Family Residential | Number of Lots: _____ | |
| <input checked="" type="checkbox"/> Non-Residential | Square Footage: <u>18,400.0</u> | |
| <input type="checkbox"/> Boat Dock | Square Footage: _____ | |
| <input type="checkbox"/> Other: _____ | | |

CONTACT INFORMATION:

AUTHORIZED AGENT:

Name: Kyle P. Willems, P.E.

Mailing Address: 3530 NW 43rd Street, Gainesville, FL 32606

Email: kyle.willems@jbpro.com

Phone: (352) 375-8999

Florida has very broad public records laws. It is the policy of Alachua County that all County records shall be open for personal inspection, examination and/or copying unless otherwise exempted by Florida Statute.



Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
[Alachua County Growth Management Website](http://www.alachua.org/growth)

Submit Affidavit to:
 Development Services Division
[Development Review Email](mailto:dsd@alachua.org)

PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: Christ Community Church - Phase 2

OWNER: Christ Community Church of Gainesville (Christopher Hiatt, Creative Director)
 (if additional owners provide a separate affidavit)

APPOINTED AGENT: JBPro (Kyle P. Willems, P.E.)

PARCEL NUMBER(s): 04425-031-000

APPROXIMATE PROJECT ADDRESS: 1603 SW 122nd St, Gainesville, FL 32607

I, the property owner of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this property constitutes the property for which the above noted development plan review request is being made to Alachua County; and
3. That I, the undersigned, have appointed, and do appoint, the above noted person or as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned development plan review request; and
4. That I, the undersigned shall make available to Alachua County staff a means of reasonable access to the property for which an application has been submitted; and
5. That this affidavit has been executed to induce Alachua County to consider and act on the subject request; and
6. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

[Signature] Owner Signature Christopher Hiatt Owner Printed Name

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 5 Day of September, 2023, by Christopher Hiatt who is personally known or has provided satisfactory identification _____.

STATE OF FLORIDA
 COUNTY OF ALACHUA



CHRISTIN BELL
 Notary Public
 State of Florida
 Comm# HH373392
 Expires 3/14/2027

Christin Bell Signature of Notary Public
Christin Bell Printed Name of Notary Public
HH373392 Commission Number

(Notarial Stamp above)

8/19/2016 12:54 PM
BOOK 4455 PAGE 483

J. K. IRBY

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt# 729200

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$0.70

Intang. Tax: \$0.00

Prepared by
Susie Free, an employee of
First American Title Insurance Company
1555 Palm Beach Lakes Blvd., Suite 400
West Palm Beach, FL 33401
(561) 689-8200

Return to: Grantee

File No.: 1094-870796

CORRECTIVE WARRANTY DEED

Consideration \$10.00

This Corrective Deed is being recorded to correct the legal description in that certain deed recorded on August 18, 2005 in Official Records Book 3195 Page 1066 in the Public Records of Alachua County, Florida.

This indenture made on this 17th day of August, 2016 A.D., by

Miguel A. Quinones, a married man

whose address is: **3705 NW 186TH ST, Newberry, FL 32669**
hereinafter called the "grantor", to

Christ Community Church of Gainesville, Inc., a Florida Non-Profit Corporation

whose address is: **P.O. Box 357366, Gainesville, FL 32635**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Alachua County, Florida**, to-wit:

NORTH ONE-HALF OF NORTHWEST QUARTER OF NORTHWEST QUARTER OF SOUTHWEST QUARTER N 1/2 of NW 1/4 of NW 1/4 of SW 1/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

EXCEPTING THEREFROM THAT CERTAIN PORTION LYING ON THE WEST SIDE OF SUCH PROPERTY AND CONTIGUOUS TO PARKER ROAD WHICH WAS PREVIOUSLY CONDEMNED AND TAKEN BY THE CITY OF GAINESVILLE AS AND FOR A POWER LINE AND ANY EASEMENTS OF RECORD.

SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR NOR THAT OF ANY SPOUSE NOR MINOR DEPENDENT CHILD, IF ANY.

Parcel Identification Number: **04425-031-000**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

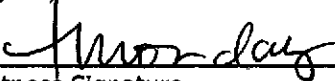
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2004.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Miguel A. Quinones

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Tim Monday

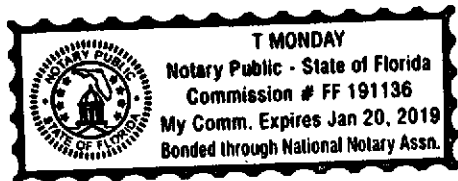

Witness Signature

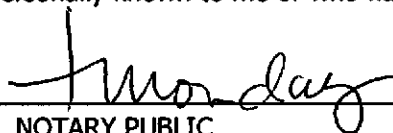
Print Name: Ruzaan O. RA

State of **FL**

County of **Alachua**

The Foregoing Instrument Was Acknowledged before me on this 17th day of August, 2016, by **Miguel A. Quinones** who is/are personally known to me or who has/have produced a valid driver's license as identification.




NOTARY PUBLIC

T Monday
Notary Print Name
My Commission Expires: Jan 20, 2019

\$ 18.50
1854.30

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2163138 2 PGS
2005 AUG 18 03:55 PM BK 3195 PG 1066
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#249068
Doc Stamp-Deed: 1,854.30

Prepared by
Wylene Edge, an employee of
First American Title Insurance Company
2632 Northwest 43rd Street, Building C
Gainesville, Florida 32606
(352) 336-0440

Return to: Grantee

✓ File No.: 1094-870796

WARRANTY DEED



This indenture made on **August 15, 2005** A.D., by

Miguel A. Quinones, a married man

whose address is: **3705 NW 186TH ST, Newberry, FL 32669**
hereinafter called the "grantor", to

Christ Community Church of Gainesville, Inc., a Florida Non-Profit Corporation

whose address is: ^{PO Box 357366 32635} **6712 NW 18TH DR, Gainesville, FL 32653**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Alachua County, Florida**, to-wit:

**NORTH ONE-HALF OF NORTHWEST QUARTER OF NORTHWEST QUARTER OF SOUTHWEST QUARTER N 1/2 of NW 1/4 of NW 1/4 of SW 1/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 8 EAST, ALACHUA COUNTY, FLORIDA.
EXCEPTING THEREFROM THAT CERTAIN PORTION LYING ON THE WEST SIDE OF SUCH PROPERTY AND CONTIGUOUS TO PARKER ROAD WHICH WAS PREVIOUSLY CONDEMNED AND TAKEN BY THE CITY OF GAINESVILLE AS AND FOR A POWER LINE AND ANY EASEMENTS OF RECORD.**

SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR NOR THAT OF ANY SPOUSE NOR MINOR DEPENDENT CHILD, IF ANY.

Parcel Identification Number: **04425-031-000**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.


INSTRUMENT # 2163138
2 PGS

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.


To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2004.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Miguel A. Quinones

Signed, sealed and delivered in our presence:

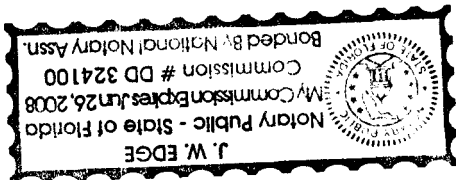

Witness Signature _____
Print Name: Virginia E. McCormac

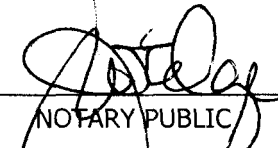

Witness Signature _____
Print Name: J.W. Edge

State of **FL**

County of **Alachua**

The Foregoing Instrument Was Acknowledged before me on **August 15, 2005**, by **Miguel A. Quinones** who is/are personally known to me or who has/have produced a valid driver's license as identification.




NOTARY PUBLIC
Notary Print Name _____
My Commission Expires: _____

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
04425 031 000	1521 SW 122ND ST	0500

CHRIST COMMUNITY CHURCH OF, GA
 1603 SW 122ND ST
 GAINESVILLE, FL 32607

EXEMPTIONS:
 CONSTITUTIONAL
 CHARITABLE,
 RELIGIOUS, SCIENTIFIC
 O



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.7662	1,232,226	1,232,226	0	0.00
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	1,232,226	1,232,226	0	0.00
LIBRARY GENERAL	1.0565	1,232,226	1,232,226	0	0.00
SCHOOL CAP PROJECT	1.5000	1,232,226	1,232,226	0	0.00
SCHOOL DISCRNRY & CN	0.7480	1,232,226	1,232,226	0	0.00
SCHOOL GENERAL	3.2500	1,232,226	1,232,226	0	0.00
SCHOOL VOTED	1.0000	1,232,226	1,232,226	0	0.00
CHILDREN'S TRUST	0.4612	1,232,226	1,232,226	0	0.00
SUWANNEE RIVER WATER MGT DIST	0.3368	1,232,226	1,232,226	0	0.00
TOTAL MILLAGE		19.6865		AD VALOREM TAXES	\$0.00

LEGAL DESCRIPTION
N1/2 OF NW1/4 OF NW1/4 OF SW1/4 LESS R/W COUNTY RD SW 23 OR 760/17) & LESS R/W P See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS **\$0.00**

IF PAID BY PLEASE PAY	Sep 29, 2023 \$0.00				
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

2022 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

22784

ACCOUNT NUMBER	PROPERTY ADDRESS
04425 031 000	1521 SW 122ND ST

CHRIST COMMUNITY CHURCH OF, GA
 1603 SW 122ND ST
 GAINESVILLE, FL 32607

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Sep 29, 2023	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!



Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
[Alachua County Growth Management Website](http://www.alachua.fl.gov/growth)

Submit Affidavit to:
 Development Services Division
[Development Review Email](mailto:development@alachua.fl.gov)

POSTED NOTICE AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: Christ Community Church - Phase 2

OWNER(s): Christ Community Church of Gainesville


APPOINTED AGENT: Kyle P. Willems, PE

PARCEL NUMBER(s): 04425-031-000

APPROXIMATE PROJECT ADDRESS: 1603 SW 122nd St. Gainesville, FL 32607

I, the property owner or designated agent representative of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this affidavit serve as posting of the "Notice of Development Application Sign(s) which describes the nature of the development request, the name of the project, and the telephone numbers where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet for properties within the Urban Cluster and maximum intervals of 1,320 feet for properties outside of the Urban Cluster, and set back no more than five (5) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
3. It is also agreed that the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application
4. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

 Agent or Owner Kyle P. Willems, PE Agent or Owner
 Signature Printed Name


The foregoing instrument was acknowledged before me by means of physical presence online notarization, this

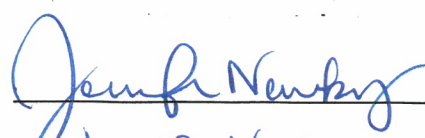
8th Day of September, 2023, by Kyle Willems who is

personally known or has provided satisfactory identification _____.

STATE OF FLORIDA

COUNTY OF ALACHUA

 Jennifer Newbegin
 Notary Public
 State of Florida
 Comm# HH075654
 Expires 12/29/2024

 Signature of Notary Public
Jennifer Newbegin Printed Name of Notary Public
HH075654 Notary Commission Number

(Notarial Stamp above)

TREE & NATIVE VEGETATION REPORT

Christ Community Church

23-0612



To: Jessica Hong, Forester/Landscaping Inspector, Alachua County Growth Management

Project: Christ Community Church

From: Caeli Tolar, PLA

Date: 10/02/2023

Site Area: Approximately 8.8 acres

Evaluation of Health of Trees and Native Vegetation

Christ Community Church is located at 1521 SW 122nd Street in Gainesville, Florida on Alachua County Parcel #04425-031-000. The site contains an existing church, existing office structure, pole barn, stormwater basin, and parking lot. The site contains primarily a mix of Red Oaks and Laurel/Water Oaks. Other species present include Southern Red Oak, Hickory, Laurel Cherry, Eastern Red Cedar, Winged Sumac, and Cabbage Palm. Some invasive species were noted on site including Chinese Tallow. Trees planted during the construction of the existing church are located within the basin and parking lot and include River Birch, Live Oaks, Elms, Magnolias, Hollies, and others.

A site visit was conducted by Caeli Tolar (CHW) and Will Marshall (CHW) on 9/1/23 and a separate site visit by Jessica Hong was conducted 9/15/23. Notes from the County's site visit have been incorporated into this tree report.

Evaluation Table of Heritage Trees and Other Trees of Significance



Tag #: Surveyor's tree identification tag number.




Species & DBH: Species (by common name) of tree, diameter at breast height of tree

Grade: Onsite evaluation grade determined by County Arborist on a scale of 1 to 5, with 1 being the least desirable and 5 the most desirable.

Description: Brief notes about the character and health of each tree evaluated.

Photo: Thumbnail photo of significant characteristic for further describing tree, if available.

Tag #	Species & DBH	Grade	Description	Photo (if available)
30164/ 9098	30" Live Oak	3.0	Appears to be in good condition	
30134/ 9109	24" Mockernut Hickory	3.0	Appears to be in good condition; canopy is weighted to the south/southeast	

30159/9108	20" Live Oak	3.5	Appears to be in good condition.	
30232/9192	30" Slash Pine	N/A	Appears to be in good condition	
30095/9061	24" Laurel Oak	N/A	Appears to be in less than fair condition; large limb fallen recently	
30173	23" Live Oak	3.0		n/a

LIMITED SCOPE TOPOGRAPHIC SURVEY

IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

LOCATION MAP



SURVEYOR'S NOTES

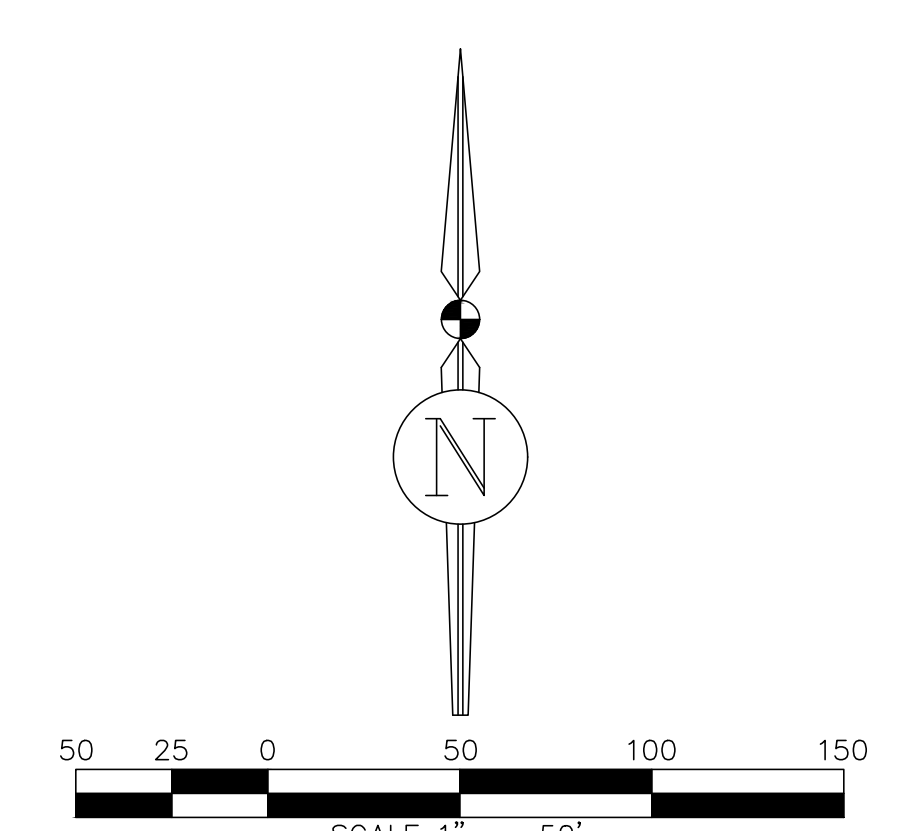
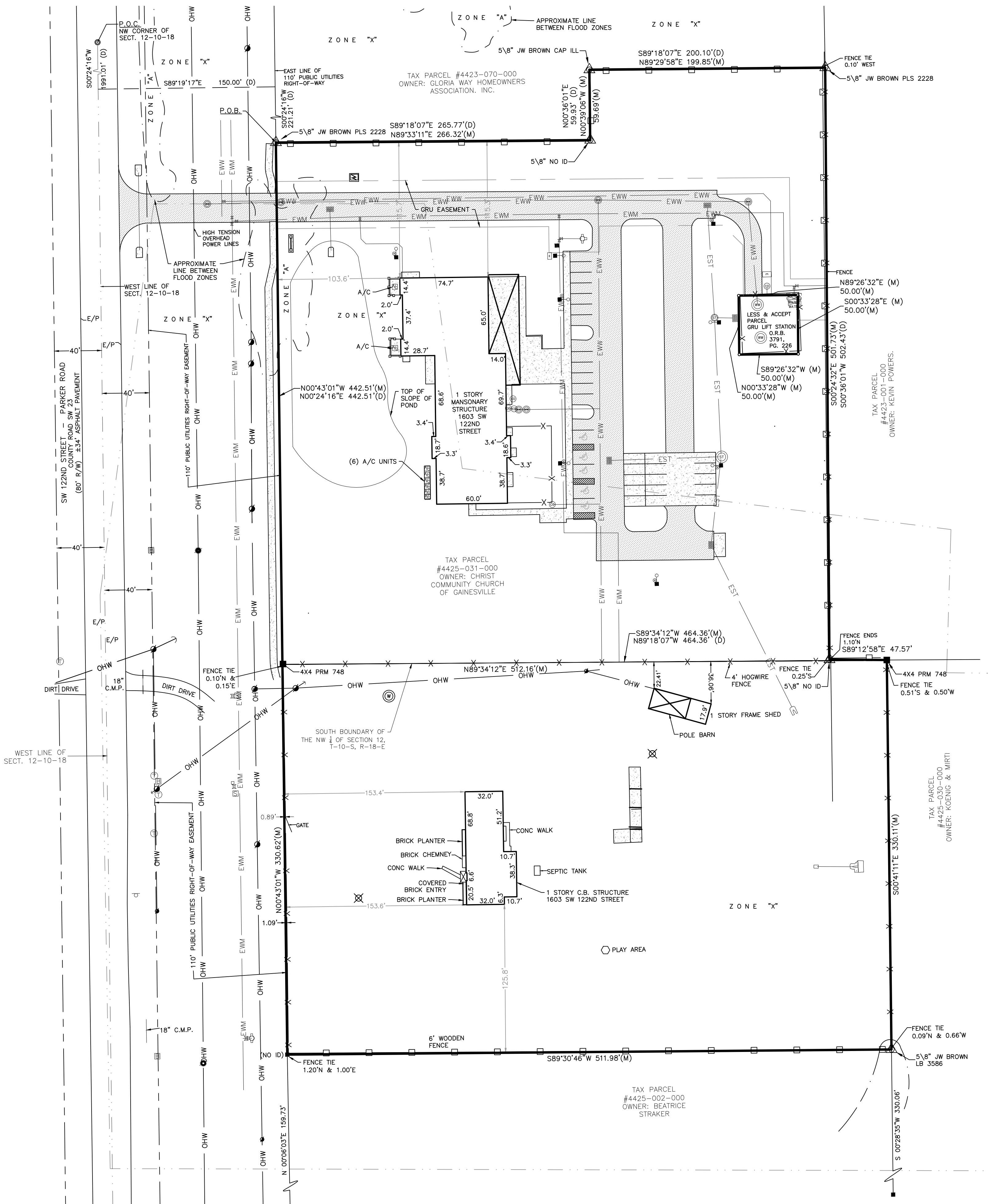
- THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A PRIOR SURVEY FROM THIS FIRM DATED 04/07/2023.
- THE SCOPE OF THIS LIMITED TOPOGRAPHIC SURVEY IS LIMITED ONLY TO THAT TOPOGRAPHIC INFORMATION SHOWN HEREON.
- ALL DISTANCES ARE SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- BEARINGS ARE BASED ON THE WEST LINE OF THE SUBJECT PARCEL, HAVING A MEASURED BEARING OF N00°43'01"W UTILIZING STATE PLANE NAD83 FLORIDA NORTH ZONE PROJECTION.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON MULTIPLE GPS OBSERVATIONS REFERRING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (PRN).
- THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON SEPTEMBER 31, 2023.
- THIS PROPERTY IS IN ZONE "X", WHICH IS AN AREA OF MINIMAL FLOOD RISK OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A", WHICH IS AN AREA INSIDE THE 1.0% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL 120001C0290E (DATED 9/24/2021).
- THE SIGNING LAND SURVEYOR HAS NOT BEEN A CURRENT TITLE COMMITMENT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY. THERE MAY EXIST DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER MATTERS, THAT COULD AFFECT THE BOUNDARIES OR TITLE TO THE SUBJECT REAL ESTATE.
- NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
- ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
- EASEMENTS DEPICTED ON THIS SURVEY WERE PROVIDED BY THE CLIENT OR ARE RECORDED IN AN ASSOCIATED PLAT. NO EASEMENT RESEARCH WAS CONDUCTED DURING THE COURSE OF THIS SURVEY.
- REPRODUCED COPIES THAT ARE NOT AT 24"x36" MAY NOT BE TO SCALE.
- UNLESS OTHERWISE NOTED, CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY.

LEGEND:

- = BOUNDARY LINE
- - - = TAX PARCEL LINE
- - - = RIGHT-OF-WAY LINE
- - - = SECTION LINE
- - - = BUILDING OUTLINE
- - - = FLOOD ZONE LINE
- x - x = HOGWIRE FENCE LINE
- o - o = WOOD FENCE LINE
- o - o = TOE OF SLOPE
- OHW = OVERHEAD WIRE
- EWM = WATER MAIN
- EWV = WASTEWATER LINE
- EST = STORM LINE
- (UNLESS OTHERWISE NOTED)
- = FOUND 5/8" REBAR & CAP, P.L.S. #2228
- = FOUND CONC MONUMENT (4"x4") P.L.S. #748
- ⊙ = METAL POWER POLE
- ⊙ = WOOD POWER POLE
- ⊙ = TELEPHONE RISER
- ⊙ = BELLSOUTH MARKER
- ⊙ = FOUND NAIL NO IDENTIFICATION
- ⊙ = AIR CONDITIONER
- ⊙ = LIGHT POLE
- ⊙ = CLEAN OUT
- ♿ = HANDICAP PARKING
- ⊙ = WATER METER
- ⊙ = STORM SEWER MANHOLE
- ⊙ = SANITARY SEWER MANHOLE
- ⊙ = WATER WELL
- ⊙ = STORM INLET
- ⊙ = HANDHOLE
- ⊙ = FIRE HYDRANT
- ⊙ = TRANSFORMER
- ⊙ = UTILITY BOX
- ▨ = ASPHALT SURFACE
- ▨ = CONCRETE SURFACE

ABBREVIATIONS

- INV = INVERT
- ELEV = ELEVATION
- ID = IDENTIFICATION
- JBPRO = JBBROWN PROFESSIONAL GROUP
- L = ARC LENGTH
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- PLS = PROFESSIONAL LAND SURVEYOR
- TREES:
- BA = RED BAY
- CH = CHERRY LAUREL
- CM = CREPE MYRTLE
- CO = CHESTNUT OAK
- CY = CYPRESS
- DW = DOGWOOD
- EL = ELM
- HI = HICKORY
- HO = HOLLY
- LA = LAUREL OAK
- LV = LIVE OAK
- MA = MAPLE
- MG = MAGNOLIA
- PI = PINE
- PM = PAPER MULBERRY
- RB = RIVER BIRCH
- RO = RIVER OAK
- SR = SOUTHERN RED OAK
- TWIN = TWIN TRUNK
- WO = WATER OAK



CHRIST COMMUNITY CHURCH
1603 SW 122ND STREET
GAINESVILLE, FLORIDA

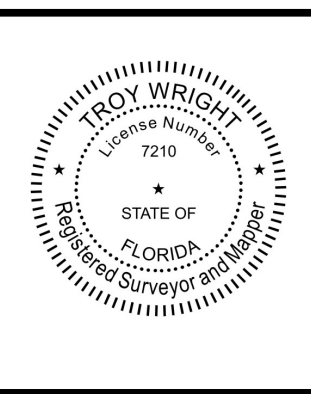
JBPro
 CIVIL ENGINEERING | LAND PLANNING
 SURVEYING | CONSTRUCTION SERVICES
 3530 NW 43rd Street | Gainesville, FL
 4420 US-1 S, Suite 1 | St. Augustine, FL
 1826 Ox Bottom Lane | Tallahassee, FL
 Toll Free: (844) Go-JBPro

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS7210
 Certificate of Authorization No. LB8031

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

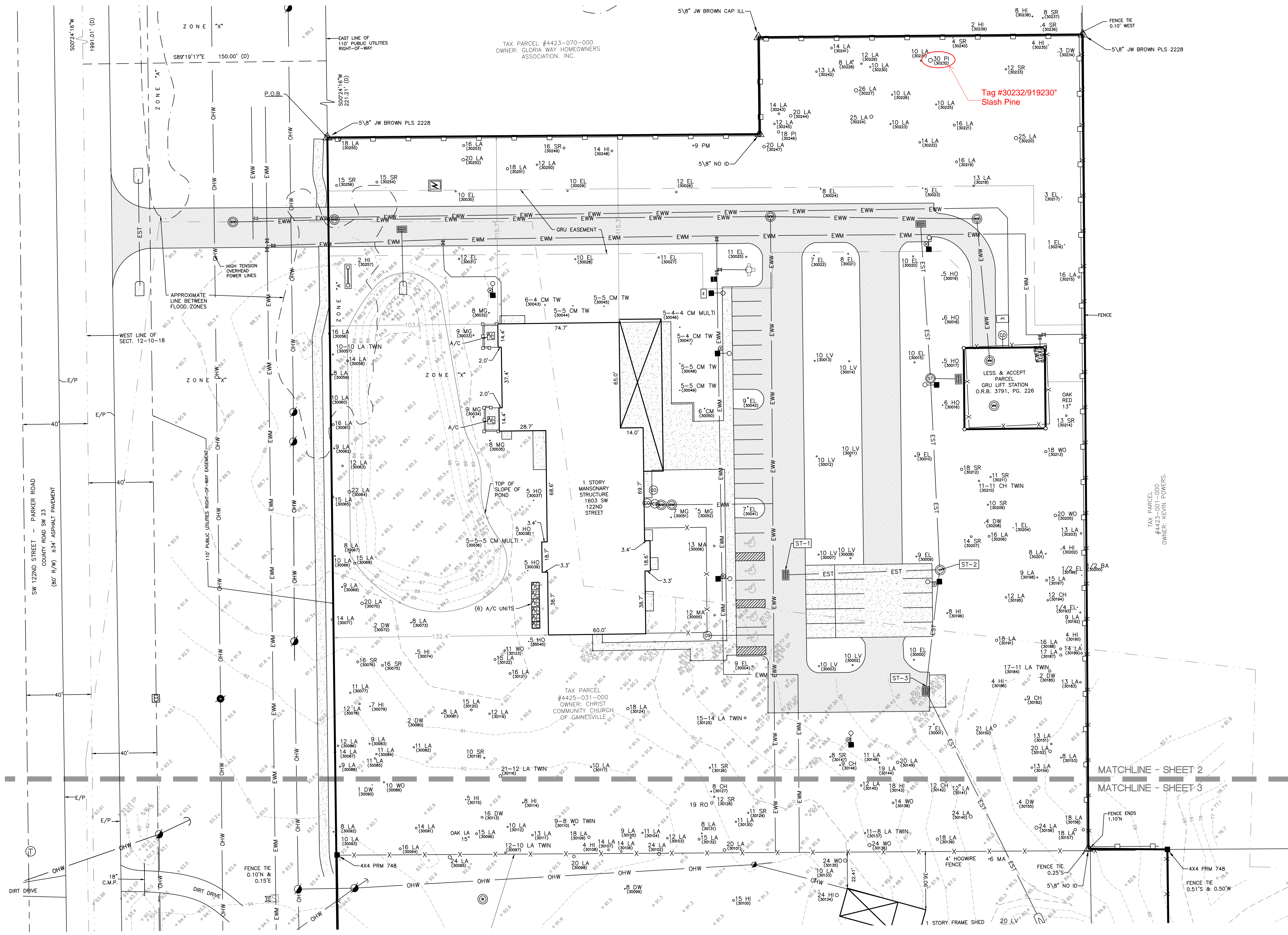
Troy V. Wright, PSM
 Professional Surveyor and Mapper



BOUNDARY & FIXED IMPROVEMENTS SURVEY	
CERTIFIED TO:	Scale: 1"=50'
1. CHRIST COMMUNITY CHURCH	Proj. No.: 223-23-01
	Drawn: T. Wright
	Checked: R. White
	Dwg. Name: 223-23-01-BS1
	Dwg. Date: 09/05/2023
	Field Book: 43-54
	Pages: 15,16,33,44,45
	Sheet: 1 of 3

LIMITED SCOPE TOPOGRAPHIC SURVEY

IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



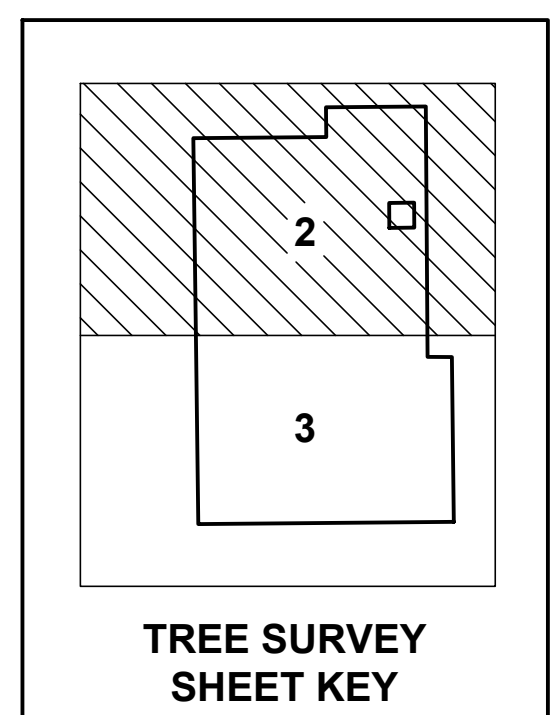
LEGEND:

- = BOUNDARY LINE
- - - = TAX PARCEL LINE
- - - = RIGHT-OF-WAY LINE
- - - = SECTION LINE
- - - = BUILDING OUTLINE
- - - = FLOOD ZONE LINE
- - - = HOGWIRE FENCE LINE
- - - = WOOD FENCE LINE
- - - = TOE OF SLOPE
- OHW — = OVERHEAD WIRE
- EWM — = WATER MAIN
- EWW — = WASTEWATER LINE
- EST — = STORM LINE
- (UNLESS OTHERWISE NOTED)
- = FOUND 5/8" REBAR & CAP, P.L.S. #2228
- = FOUND CONC MONUMENT (4"x4") P.L.S. #748
- ⊙ = METAL POWER POLE
- ⊕ = WOOD POWER POLE
- ⊕ = TELEPHONE RISER
- ⊕ = BELLSOUTH MARKER
- ⊕ = FOUND NAIL, NO IDENTIFICATION
- ⊕ = AIR CONDITIONER
- ⊕ = LIGHT POLE
- ⊕ = CLEAN OUT
- ⊕ = HANDICAP PARKING
- ⊕ = WATER METER
- ⊕ = STORM SEWER MANHOLE
- ⊕ = SANITARY SEWER MANHOLE
- ⊕ = WATER WELL
- ⊕ = STORM INLET
- ⊕ = HANDHOLE
- ⊕ = FIRE HYDRANT
- ⊕ = TRANSFORMER
- ⊕ = UTILITY BOX
- × 132.2 = SPOT ELEVATION-SOFT SURFACE
- × 132.1 = SPOT ELEVATION-HARD SURFACE
- 12 MA ⊙ = TREE - SPECIES AND SIZE
- ▨ = ASPHALT SURFACE
- ▨ = CONCRETE SURFACE

ABBREVIATIONS

- INV = INVERT
 - ELEV = ELEVATION
 - ID = IDENTIFICATION
 - JBPRO = JBROWN PROFESSIONAL GROUP
 - L = ARC LENGTH
 - LB = LICENSED BUSINESS
 - LS = LICENSED SURVEYOR
 - NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
 - NAVDB8 = NORTH AMERICAN VERTICAL DATUM OF 1988
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - PRM = PERMANENT REFERENCE MONUMENT
 - PLS = PROFESSIONAL LAND SURVEYOR
- TREES:
- BA = RED BAY
 - CH = CHERRY LAUREL
 - CM = CREPE MYRTLE
 - CO = CHESTNUT OAK
 - CY = CYPRESS
 - DW = DOGWOOD
 - EL = ELM
 - HI = HICKORY
 - HO = HOLLY
 - LA = LAUREL OAK
 - LV = LIVE OAK
 - MA = MAPLE
 - MG = MAGNOLIA
 - PI = PINE
 - PM = PAPER MULBERRY
 - RB = RIVER BIRCH
 - RO = RIVER OAK
 - SR = SOUTHERN RED OAK
 - TWIN = TWIN TRUNK
 - WO = WATER OAK

STORM WATER STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	GRATE/RIM ELEV	INVERT SIZE/DIRECTION
ST-1	CATCH BASIN	UNKOWN	E= 83.88'(15" RCP)
ST-2	STORM WATER MANHOLE	87.00'	N= 83.06'(15" RCP) S= 83.20'(15" RCP) W= 83.02'(15" RCP)
ST-3	CATCH BASIN	UNKOWN	N= 82.54'(15" RCP) S= 82.49'(18" RCP)



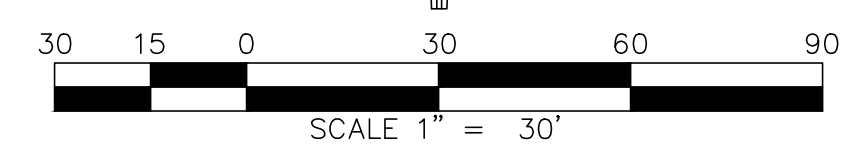
CHRIST COMMUNITY CHURCH
1603 SW 122ND STREET
GAINESVILLE, FLORIDA

TREE AND TOPOGRAPHIC SURVEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

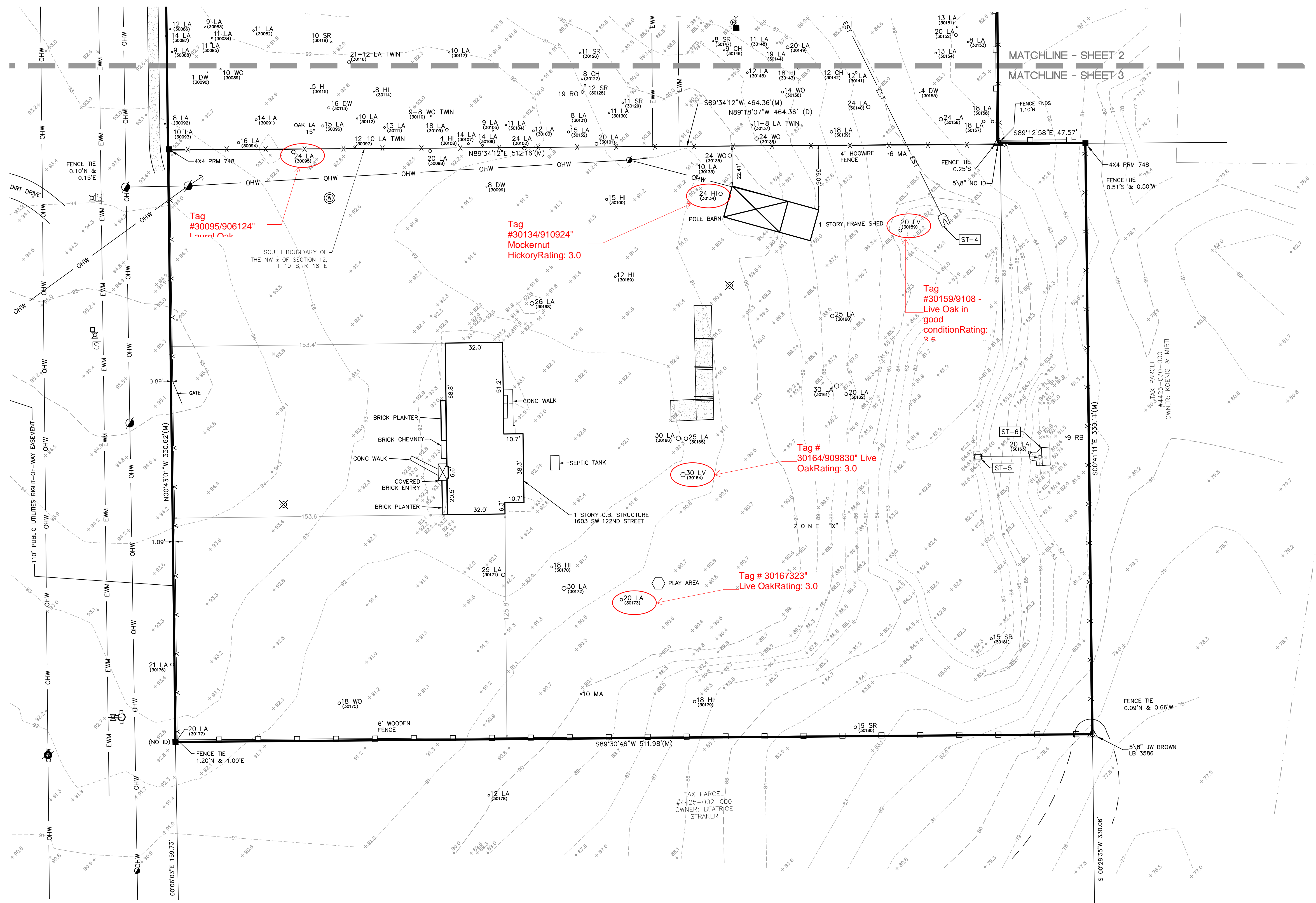
3530 NW 43rd Street | Gainesville, FL
4420 US-1, Suite 111, St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	1"=30'
Proj. No.:	223-23-01
Drawn:	A. Corina
Checked:	T. Wright
Dwg. Name:	223-23-01-B51
Dwg. Date:	09/05/2023
Field Book:	43.54
Pages:	15, 16, 33, 44, 45
Sheet:	2 of 3



LIMITED SCOPE TOPOGRAPHIC SURVEY

IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



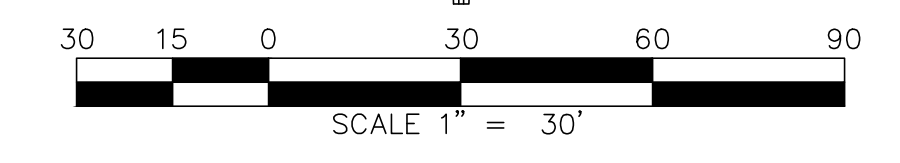
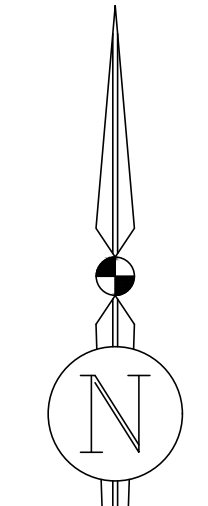
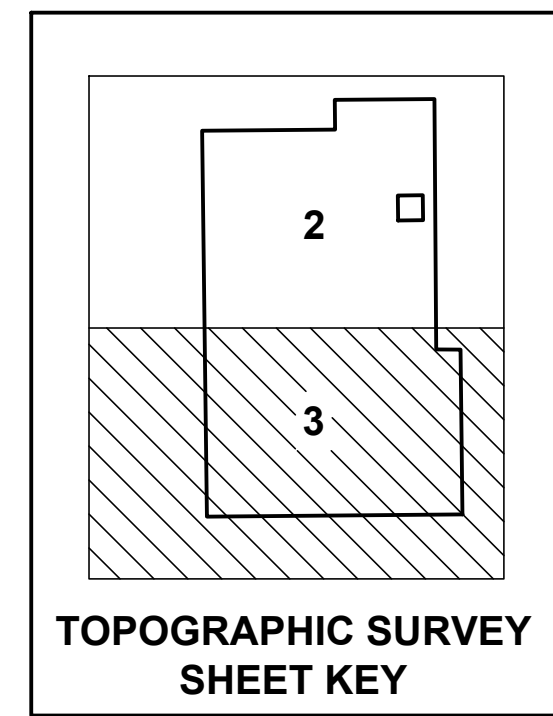
LEGEND:

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 - - - = RIGHT-OF-WAY LINE
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 - - - = BUILDING OUTLINE
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 - ⊙ = STORM SEWER MANHOLE
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 - SR = SOUTHERN RED OAK
 - TWIN = TWIN TRUNK
 - WO = WATER OAK

STORM WATER STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	GRATE/RIM ELEV	INVERT SIZE/DIRECTION
ST-4	MITERED END SECTION	N/A	N= 81.39'(18" RCP)
ST-5	CATCH BASIN	84.62'	E= 80.69'(15" RCP)
ST-6	MITERED END SECTION	N/A	W= 80.25'(15" RCP)



CHRIST COMMUNITY CHURCH
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GAINESVILLE, FLORIDA

TREE AND TOPOGRAPHIC SURVEY

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Scale:	1"=30'
Proj. No.:	223-23-01
Drawn:	A. Corina
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4420 US-1 S, Suite 11 St. Augustine, FL
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Toll Free: (844) Go-JBPro



ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:

Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.

Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

- | | | | | |
|-----|-------------------------------------|-----|-------------------------------------|---|
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Surface Waters (ponds, lakes, streams, springs, etc.) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Wetlands |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Surface Water or Wetland Buffers |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> | Floodplains (100-year) <i>Small floodplain near existing entrance, not proposed to be disturbed</i> |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Strategic Ecosystems (within or adjacent to mapped areas) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Significant Habitat (biologically diverse natural areas) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Recreation/Conservation/Preservation Lands |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Significant Geological Features (caves, springs, sinkholes, etc.) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | High Aquifer Recharge Areas |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Wellfield Protection Areas |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Wells |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Soils |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Mineral Resource Areas |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Topography/Steep Slopes |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Historical and Paleontological Resources |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Hazardous Materials Storage Facilities |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Contamination (soil, surface water, ground water) |

SIGNED: *Kyle Willem* **PROJECT #** _____ **DATE:** 09/05/2023

For assistance please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://www.alachuacounty.us/government/depts/epd/natural/devchecklist.aspx> or contact ACEPD at (352) 264-6800. (version 5/20/05)

September 5th, 2023

Ms. Christine Berish, AICP
Development Review Manager
Alachua County Growth Management
10 SW 2nd Avenue, 3rd Floor
Gainesville, FL 32601

RE: Christ Community Church – Phase 2
Preliminary Development Plan – Request for Additional Parking

Dear Christine,

JBPro is requesting an increase in the maximum allowed parking for the Christ Community Church – Phase 2 project (CCC – Phase 2). Chris Hiatt, the Creative Director for the church, does not feel that the 1 space per 5 seats in the sanctuary is appropriate for the number of vehicles that typically attend Sunday services. The existing parking lot is routinely filled for Sunday services, and with the addition of a significantly larger sanctuary, the parking demand is expected to increase proportionally.

The CCC – Phase 1 plans indicated that the standard for parking spaces was also 1 space per 5 seats when CCC – Phase 1 was approved in 2008. The sanctuary that was included with the original building has 350 seats, and 142 spaces were provided. This approved ratio was approximately 1 space per 2.5 seats.

With the development of CCC – Phase 2, JBPro is requesting that this same parking space to sanctuary seat ratio (1:2.5) be allowed. The new sanctuary will consist of 600 seats, and at a 1:2.5 ratio, 240 spaces would be allowed. With a standard variance per ULDC code of 10%, the parking provided would need to be between 216 & 264 spaces. The proposed 256 spaces per the CCC – Phase 1 PDP plans falls within this range.

We appreciate your careful consideration with this request. If you have any questions or need any additional justification for the request, please let us know how we can be of assistance.

Thank you,



Kyle Willems, PE
Design & Operations Manager, JBPro



Civil Engineering



Surveying



Landscape Architecture



Planning



GIS



Construction Services

Trip Generation Data (10-02-2023)

Christ Community Church

I. General Information:

Proposed:

- A. Type of Development: Church Expansion
- B. Units: 600 Seats
- C. ITE Code: 560
- D. ITE Code Type: Church

II. Proposed Trip Generation:

- A. Daily Trips = 0.44 Trips per seat x 600 seats = **264 Trips**
- B. AM Peak Hour = 0.02 Trips per seat x 600 seats = **12 Trips**
- C. PM Peak Hour = 0.04 Trips per seat x 600 seats = **24 Trips**
- D. Sunday Peak Hour = 0.54 Trips per seat x 600 seats = **324 Trips**

Total Daily Trips = 264 Trips

III. Source: ITE Trip Generation Manual, 10th Edition