



Christ Community Church – Phase 2

Preliminary Development Plan

January 9, 2024

Jacob Stout
Planner

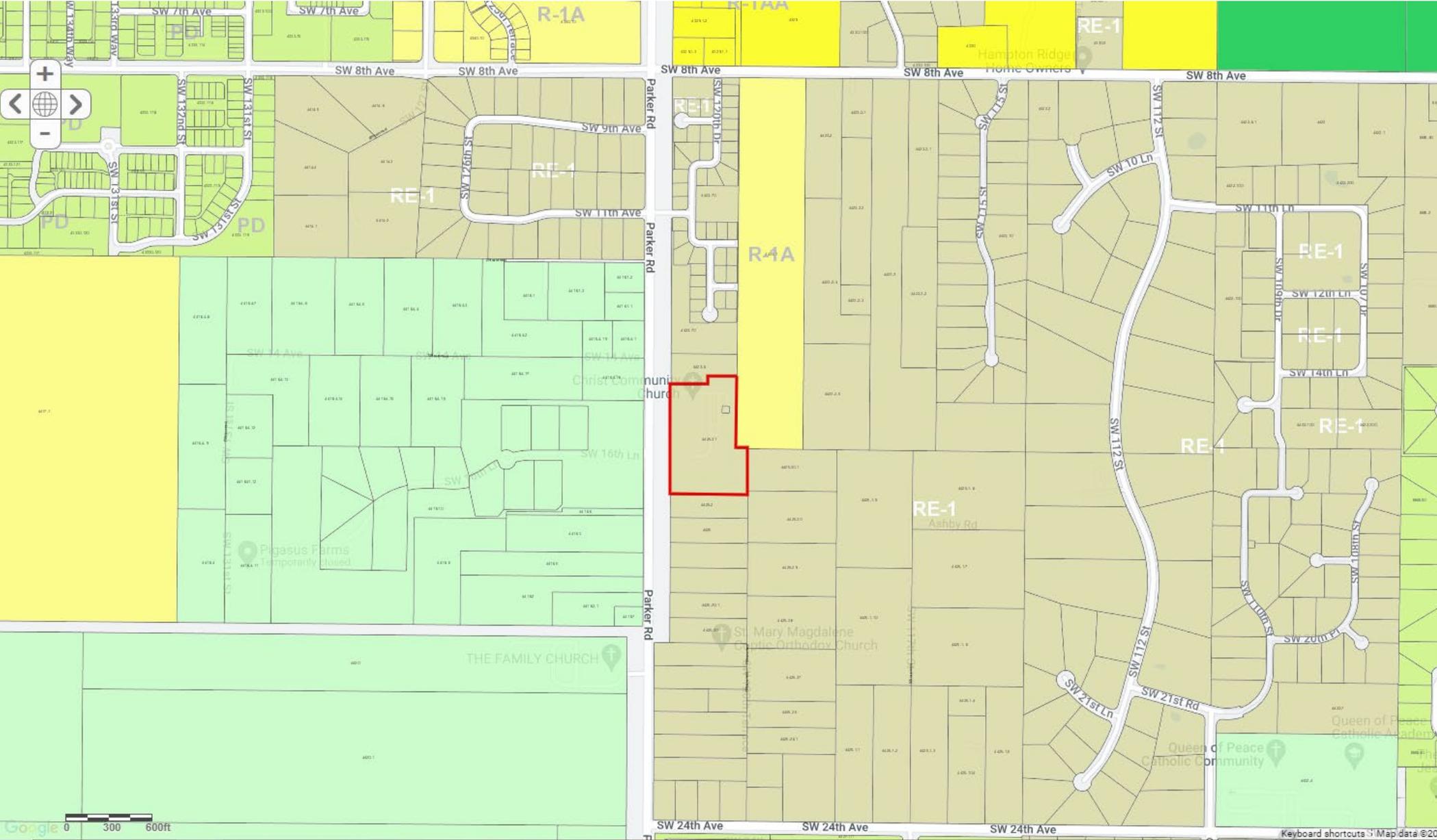


Christ Community Church Phase 2

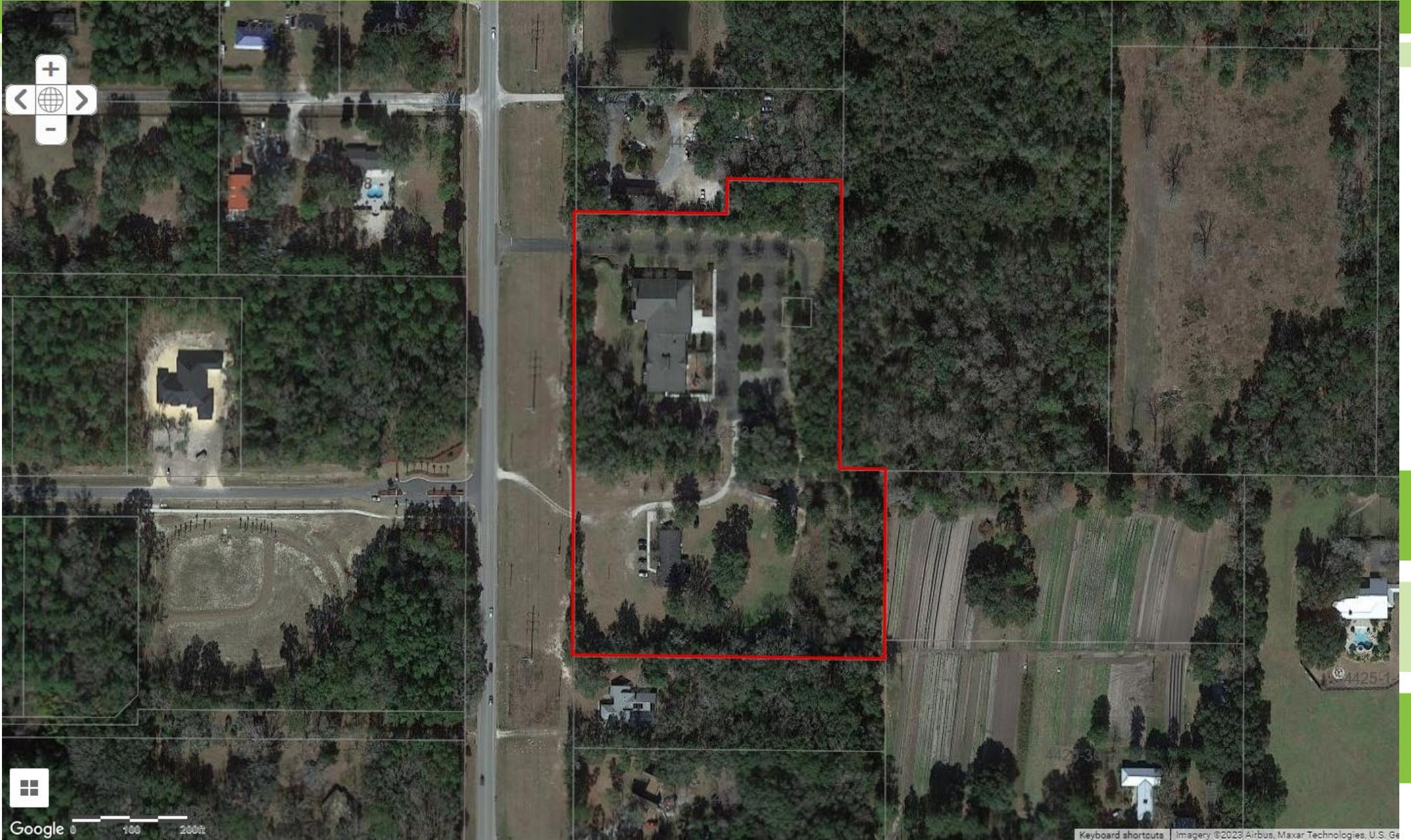
- Description: Preliminary Development Plan to construct an approximately 19,000 sf sanctuary and associated infrastructure improvements in addition to the existing sanctuary.
- Location: 1521 SW 122nd Street
- Acreage: ± 8.80 acres
- Future Land Use: Low Density (1-4 du/acre)
- Zoning: Residential Single Family Estate (RE-1)



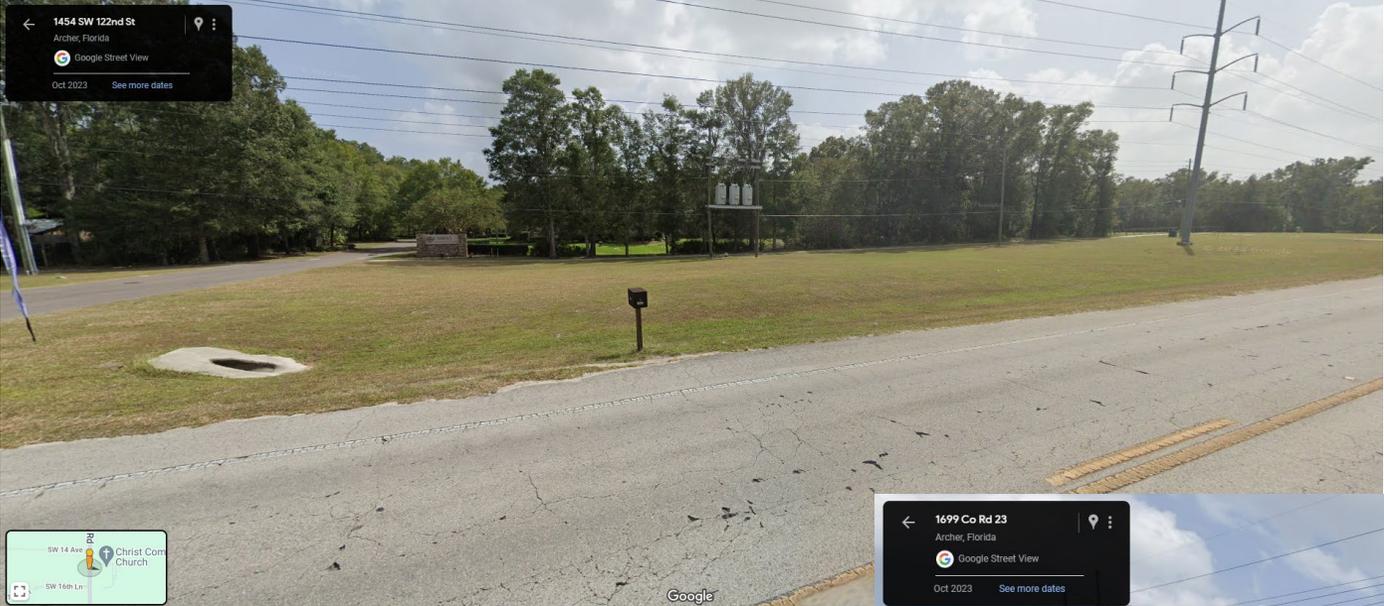
Location Map



Aerial View



Existing Conditions – Google Street View



Emergency access entrance from SW 122nd/Parker Road

Main entrance from SW 122nd/Parker Road



Existing Conditions – Site Visit



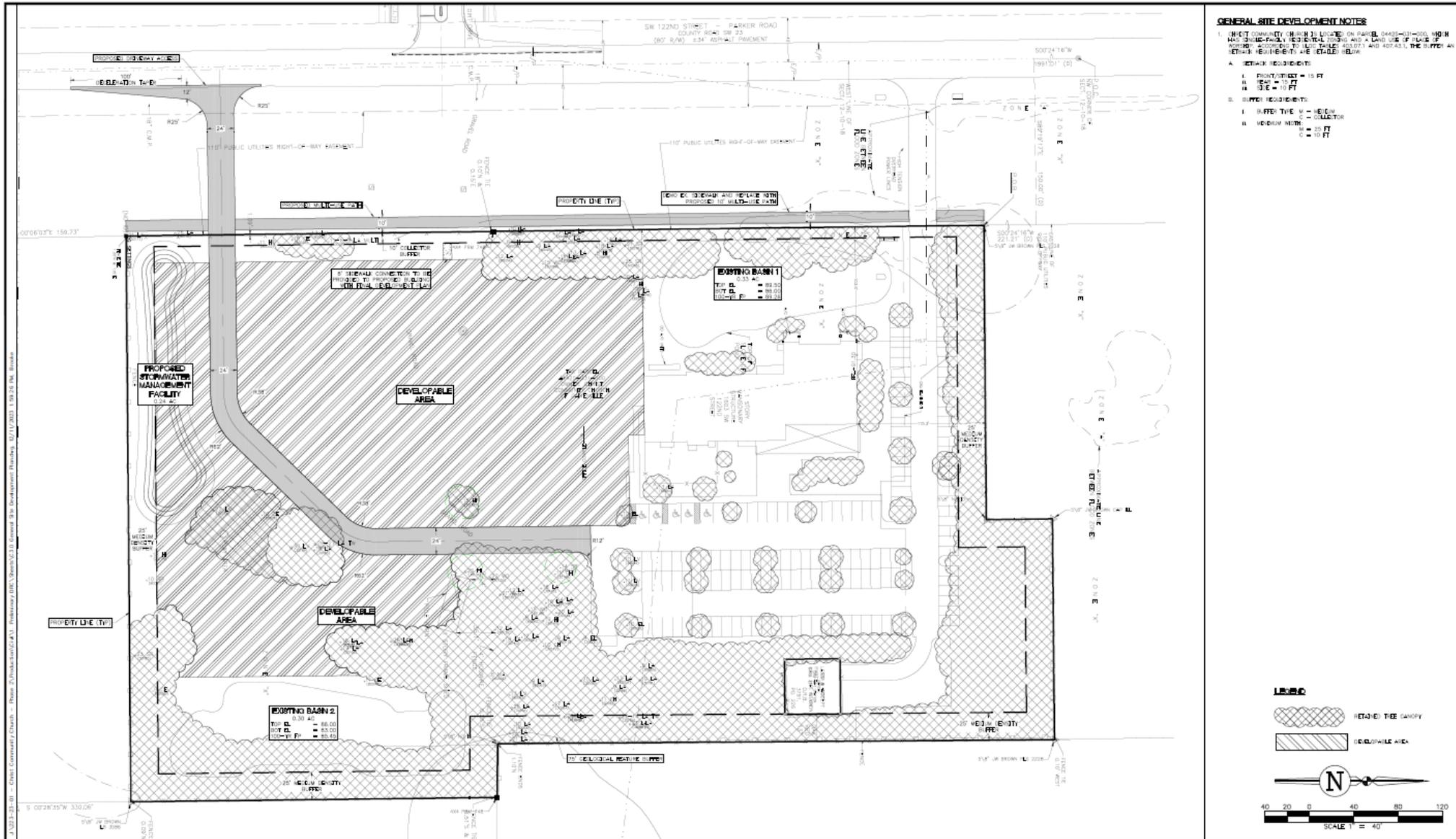
Existing Conditions – Site Visit



Existing Conditions – Site Visit



Preliminary Development Plan



NO.	DATE	DESCRIPTION	DRWN	APPD

REVISIONS

ENGINEER OF RECORD: WILEY WILKINS, P.E. FLORIDA LICENSE NO. 69448

PRELIMINARY NOT FOR CONSTRUCTION

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SURVEYING | CONSTRUCTION SERVICES

3630 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) GoJBPro | Email: contact@jbpro.com

SHEET TITLE: **GENERAL SITE DEVELOPMENT PLAN**

CLIENT: **CHRIST COMMUNITY CHURCH GAINESVILLE, FLORIDA**

PROJECT: **CHRIST COMMUNITY CHURCH PHASE 2**

DATE: **DECEMBER 2023**
PROJECT NO: **223-23-01**
SHEET NO: **C3.0**

Tree Canopy – 47.9%

TREE CANOPY NOTES

EXISTING TREE CANOPY CALCULATIONS WERE PERFORMED PER ULDC SECTION 406.12(a) 3.4,5(A-K) UTILIZING A 2023 AERIAL IMAGE COMBINED WITH THE RECENT TOPOGRAPHIC TREE SURVEY TO IDENTIFY THE BEST REPRESENTATION OF THE EXISTING TREE CANOPY. THE EXISTING TREE CANOPY IS DELINEATED ON THE TREE CANOPY PLAN.

- TOTAL SITE AREA = 383,328 SF (8.80 AC)
- REGULATED TREE CANOPY PRIOR TO PHASE 1: 297,452 SF (6.83 AC)
- REGULATED TREE CANOPY RETAINED IN PHASE 1: 93,772 SF (2.21 AC)
- CURRENT REGULATED TREE CANOPY: 206,220 SF (4.73 AC)
- REQUIRED MINIMUM TREE CANOPY IS 20% OF CANOPY PRIOR TO PHASE 1
= 297,452 SF x 0.20 = 59,490.40 SF (1.37 AC)
- REGULATED TREE CANOPY TO BE RETAINED IN PHASE 2: 142,598 SF (3.27 AC)
- PROPOSED PERCENT CANOPY RETAINED = 3.27 AC / 6.83 AC x 100 = 47.9%
- REQUIRED MINIMUM 30% MATURE TREE CANOPY OVER SITE (@ 20 YEARS)
= 383,328 SF x 0.30 = 114,998.40 SF (2.64 AC)
- TREE CANOPY CALCULATIONS WILL BE PRESENTED ON THE LANDSCAPING PLAN, PROVIDED WITH THE FINAL DRC SUBMITTAL TO DOCUMENT THE 30% MATURE TREE CANOPY REQUIREMENT.

TREE CANOPY PLAN LEGEND

-  EXISTING REGULATED TREE CANOPY
-  EXISTING REGULATED TREE CANOPY TO BE RETAINED
-  EXISTING TREE W/ SIZE & SPECIES
-  EXISTING TREE W/ SIZE & SPECIES TO BE REMOVED



REVISIONS			DATE	DESCRIPTION	APPR.	DRWN.

ENGINEER OF RECORD:	KYLE WILKINS, P.E. FLORIDA LICENSE NO. 9448
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3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32066

Gainesville: (352) 375-6999 | St. Augustine: (904) 789-6999
Toll Free: (844) GoJBPro | Email: contact@jbpro.com

SHEET TITLE: **TREE CANOPY PLAN**

CLIENT: **CHRIST COMMUNITY CHURCH
GAINESVILLE, FLORIDA**

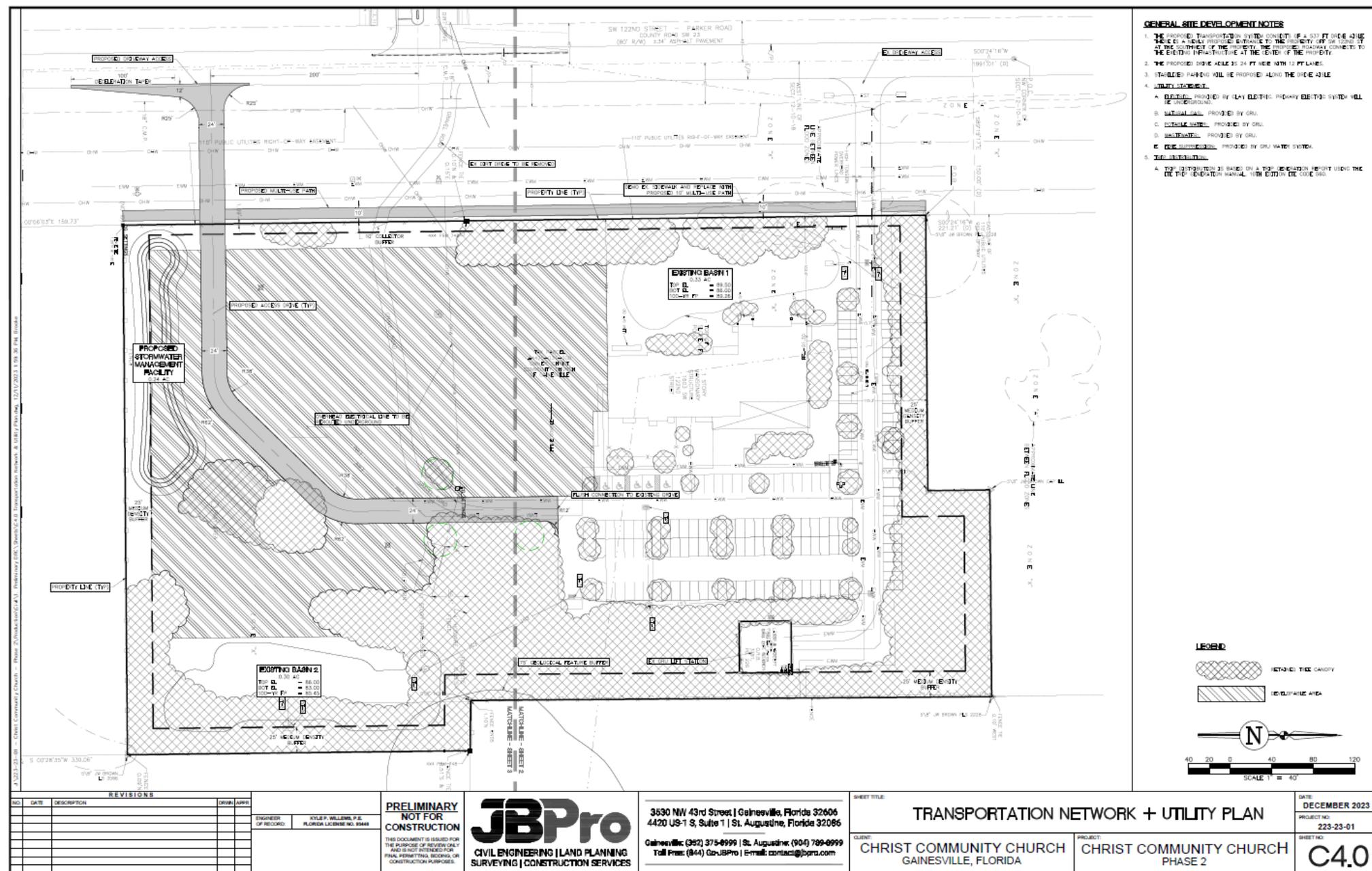
PROJECT: **CHRIST COMMUNITY CHURCH
PHASE 2**

DATE: **DECEMBER 2023**

PROJECT NO: **223-23-01**

SHEET NO: **C2.0**

Transportation Plan



Consistency Analysis

Preliminary Development Plan is consistent with the Alachua County:

- Comprehensive Plan
- Unified Land Development Code

Staff Recommendation

Staff recommends **approval** of the Preliminary Development Plan and Resolution DR-24-01 for Christ Community Church – Phase 2.

