



Alachua County Development Review Committee Staff Report

Project Number: DR24-000002

Final Development Plan for Christ Community Church – Phase 2

SUBJECT: Christ Community Church – Phase 2

DESCRIPTION: Construction of an 18,900 sq ft expansion to the existing sanctuary with associated infrastructure improvements.

AGENT/APPLICANT: JBPro, Inc.

PROPERTY OWNER: Christ Community Church

PROPERTY DESCRIPTION:

Location	1521 SW 122 nd Street
Parcel Numbers	04425-031-000
Land Use	Low Density (1-4 du/acre)
Zoning	Residential Single-Family Estate (RE-1)
Acreage	8.80 Acres

CHRONOLOGY:

Preliminary Development Plan Approval	02/09/2024
Application Submittal	01/02/2024
Insufficiency Report Sent	01/24/2024
Application Resubmitted	02/05/2024
Sufficiency Determination	03/05/2024
Final Development Plan Hearing	03/28/2024

STAFF RECOMMENDATION: Recommend **approval with conditions** of the Final Development Plan for Christ Community Church – Phase 2.

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DESCRIPTION OF PROPOSED PLAN:

This application proposes a Final Development Plan to construct a new, 18,900 square foot sanctuary on approximately 8.80 acres with associated infrastructure improvements. The new construction will connect to the southern portion of the existing sanctuary. This property is in the Urban Cluster/Urban Services Area.

The Board of County Commissioners (BoCC) approved the Preliminary Development Plan on January 9, 2024; the threshold of 25,000sf of gross floor area for Places of Worship was exceeded and required BoCC approval per Unified Land Development Code (ULDC) Section 402.44 *Thresholds for development review*.

The purpose of the Final Development Plan is for the developer to present the fully engineered final development plan to the Development Review Committee (DRC) for review. The final development plan shall be consistent with the approved preliminary development plan, other applicable provisions of this Unified Land Development Code (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

Comprehensive Plan Policy 5.1.1 states that *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 with this Section 5.0, and within the Comprehensive Plan as a whole.*

The parcel is located within the Urban Cluster and carries the Low Density (1-4du/acre) Future Land Use designation. Comprehensive Plan Policy 5.2.1 explains the criteria for determining the appropriateness of potential institutional locations including:

- 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.*
- 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*

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through design.

- i. Consistency with the goals, objectives, and policies of the Conservation and Open Space Element.*

The existing Christ Community Church received Final Development Plan approval in 2008 and has operated on the property since. The location along SW 122nd Street is near new and existing residential development. The existing church complies with Policy 5.2.1 and the expansion will not create adverse impacts to surrounding properties. The Preliminary Development Plan was found consistent with Future Land Use and approved by the Board of County Commissioners (BoCC) on January 9, 2024. The Final Development Plan is consistent with the PDP and, therefore, the Future Land Use element.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The RE-1 zoning district implements the Low Density Residential Future Land Use category. A place of worship is a Limited Use in this zoning district subject to specific requirements in Section 404.42:

- a. **Minimum lot size:** The minimum lot area shall be one (1) acre when located within the Urban Cluster or Rural Clusters, and three (3) acres when located outside the Urban Cluster or Rural Clusters.*

The property is located within the Urban Cluster and is approximately 8.80 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 proposed building location will exceed the minimum required setbacks for the RE-1 zoning district. The exact location of the proposed building, within the required setbacks, will be evaluated with the Final Development Plan.

- c. **Buffering:** Buffering and screening shall be provided from adjacent land uses pursuant to the requirements in Subsection 407.43(b), project boundary buffers.*

The subject property is adjacent to the Gloria's Way subdivision to the north, and existing residential lots to the south and east. The northern, eastern, and southern property boundaries identify a 25-foot Medium Density Buffer, consistent with Table 407.43 of the ULDC. There is existing vegetation within the buffer areas, and details of any additional required plantings and screening will be provided with the Final Development Plan.

- d. **Parking:** Parking areas for civic organizations and places of worship within the*

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residential districts shall be located to the side or rear of the principle building.

The proposed parking area is located to the rear and sides of the new sanctuary. Specific parking criteria is included under the Parking Standards section of this report.

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

Christ Community Church is currently served by a single connection to SW 122nd Street, a paved and publicly maintained road. The Final Development Plan proposes a second access, with a right taper for northbound traffic on SW122nd Street, that will connect to the proposed and existing parking areas.

NATURAL AND HISTORIC RESOURCES PROTECTION

CONSERVATION AREAS

The proposed development site does not have any conservation areas and is outside of flood zones and wetlands. There is a significant geological feature (SGF) on parcel 04425-030-001, which lies to the east of the subject property. A 75-foot average buffer is shown on the plans and no development is proposed within the buffer.

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*). There are no conservation resources for the subject property, and therefore no Open Space is provided.

TREE PRESERVATION

Sec. 406.12(a)(2) states that development plans shall be designed such that a minimum of twenty (20) percent of the tree canopy shown on the most recent aerials of the property is retained.

The PDP was approved and showed 3.14 acres, or 46 percent, canopy protection. The Final Development Plan retains 3.32 acres, or 48 percent.

GENERAL DEVELOPMENT STANDARDS

SETBACKS AND HEIGHT RESTRICTIONS

Comprehensive Plan Future Land Use Policy 7.1.33 requires all development within the Urban Cluster to be designed in accordance with Traditional Neighborhood Design standards under Future Land Use Element policies and sub-policies in 1.6.6, Site and Building Design, 1.6.7 Transportation Network, and 1.6.8 Parking. However, ULDC Section 405.45 *Exceptions to design standards for certain development types* includes an exception for *Community services as identified in the Use Table in Chapter 404*

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[404.45(b)(2)].

Community services, such as a place of worship, are not required to meet the design standards for a TND or TOD but *shall meet as many TND/TOD design standards as practicable*.

The front setback for the RE-1 zoning district is 20 feet for lots greater than 1 acre. The proposed sanctuary expansion is setback 60 feet from the front property line. The church has an existing solid waste collection facility that is properly screened and located to the rear of the building.

URBAN CLUSTER

ULDC Section 405.44 states that “*all new development...within the Urban Cluster shall develop...consistent with the design standards for a TND in Chapter 407, Article VII.*” However, Section 405.45 provides an exception for institutional uses, allowing them to meet as many standards as practicable.

ARCHITECTURE (FINAL)

Staff reviewed the proposed elevations for Christ Community Church. Structures in the urban cluster should meet the criteria found in 407.68(b), Building Orientation and Design. Specific standards related to building design are found in 407.68(b)1, 2, 3 and 4 of this Chapter. The structure in question is an addition to existing facilities located on the site and will consist of a large sanctuary with offices, common areas and classrooms.

The primary entrance to the structure will be from an existing parking area located to the east (rear) of the property. The west facing façade is oriented toward Parker Road (122nd Street) but is separated from the Road by more than 200 feet consisting of a heavily vegetated buffer that will be adjacent to the building as well as a powerline easement closer to Parker Road. The primary façade should be considered the east façade, as this will function as the entrance to the building. The west façade is mostly obscured by existing vegetation to be retained.

Glazing for the church is provided via a series of storefront-type windows located on the east façade with large clerestory windows located on the upper level of the south, west and north elevations. Additional glazing is provided at office areas on the south façade and extremely large glazed surfaces being provided on the north façade adjacent to the connection with the existing structure. Given the building’s orientation and the presence of heavy vegetation on the west elevation, staff finds that addition first level glazing is not needed. The requirements of 407.68 for glazing have thus been met with this submittal.

Varied use of materials is achieved through the provision for stone-faced columns at the entry portico as well as stone water table and pilasters on the west façade. Additional materials include the use of simulated wood louvers at the corner tower and also along other portions of the east façade as called out in the elevations. Gabled and hipped

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roofs are used with architectural shingles as roofing surface. Visual interest is achieved through the use of projection porticos for the entrance as well as for a covered outdoor gathering area along the west façade.

As submitted, the proposed Christ Community Church meets the architectural criteria found within Chapter 407.68 of the ULDC.

PARKING STANDARDS

Table 407.14.1 *Parking Schedule* requires one (1) parking space per five (5) seats of maximum seating capacity in the principal area of assembly. There are a total of 600 seats in the proposed sanctuary, therefore 120 spaces are allowed. All developments may increase or decrease their parking by 10 percent (ULDC 407.14)

However, ULDC Section 407.18 allows applicants to vary from the off-street parking schedule by greater than ten (10) percent by providing sufficient documentation that demonstrates reduced or increased demand. The applicant included a request for additional parking, using a ratio of one (1) space per two and one-half (2.5) seats of maximum seating capacity.

The original Final Development Plan was approved with this ratio, resulting in a total of 142 spaces (34 paved and 108 grass spaces) because the original sanctuary was 350 seats. The applicant observed four services over two weeks and noted that parking counts were close to or exceeded the existing parking at two of the services.

The applicant has proposed adding 92 (21 paved and 71 unpaved) spaces with Phase 2. The proposed spaces combined with existing spaces results in a total of 234 spaces (55 paved and 179 unpaved).

Staff supports approving the request to increase the parking ratio due to the increased capacity of the proposed sanctuary and the limited number of paved spaces.

OUTDOOR LIGHTING

A photometric plan was submitted with this application and shows that new lighting meets the standards for parking areas, pedestrian use areas, and illumination levels on adjacent properties in Section 407.148.

LANDSCAPING AND BUFFERING

Table 407.43.1 requires churches in any zoning district to provide a 25-foot wide, medium density buffer when adjacent to a single family residential use or district. The landscape plan shows this buffer on the southern, eastern, and northern property boundaries. The buffer is existing, and no new plantings are necessary.

The landscape plan also identifies a 10-foot wide collector road buffer on the western boundary. New plantings augment existing canopy trees within this buffer.

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The landscape plan also shows appropriate plantings in the new parking areas and new stormwater basin.

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.

SIGNAGE

No changes to the existing and conforming monument sign are proposed with this application.

ACCESS MANAGEMENT

There is an existing access on the northern end of the property that connects to SW 122nd Street. The proposed application includes a second, paved access on the southern end of the property, also connecting to SW 122nd Street. Both access points connect to the parking areas.

The demolish sheet in the FDP shows that an existing sidewalk will be removed and replaced with a 10-foot-wide multi-use path that runs the length of the property. Pedestrian facilities within the site connect to this path to provide pedestrian access.

WATER AND WASTEWATER SERVICES

The development is within the Urban Cluster and is therefore required to connect to central water and sewer services by Policy 2.1 of the Potable Water and Sanitary Sewer Element of the Comprehensive Plan.

STORMWATER MANAGEMENT

The stormwater management facility complies with the requirements of Article 407, Article 9.

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TRANSPORTATION

Mitigation for development resulting from this development plan will be through payment of impact fees prior to issuance of a Certificate of Occupancy.

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 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 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 Final Development Plan for Christ Community Church – Phase 2

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CONDITIONS

1. 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.
2. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.
3. 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 Citizenserve 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.