



Alachua County Development Review Committee Staff Report

Project Number: DR24-000020

Revised Final Development Plan for The Rock Church Administrative and Storage Buildings

SUBJECT: The Rock Church Administrative and Storage Buildings

DESCRIPTION: Construction of an approximately 4,900 SF administration building and 1,800 SF storage building, with associated infrastructure.

AGENT/APPLICANT: CHW, Inc.

PROPERTY OWNER: The Rock of Gainesville, Inc.

PROPERTY DESCRIPTION:

Location	10901 W Newberry Road
Parcel Numbers	04322-000-000, 04322-004-000, 04322-008-000, 06659-001-000
Land Use	Low Density (1-4 du/acre)
Zoning	Residential Single Family Estate (RE-1)
Acreage	± .58 Acres

CHRONOLOGY:

Application Submittal	03/04/2024
Insufficiency Report Sent	03/26/2024
Application Resubmitted	05/06/2024
Sufficiency Determination	06/05/2024
Revised Final Development Plan Hearing	06/21/2024

STAFF RECOMMENDATION: Recommend **approval with conditions** of the Revised Final Development Plan for The Rock Church Administrative and Storage Buildings.

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DESCRIPTION OF PROPOSED PLAN:

This application proposes a Revised Final Development Plan for the construction of a 4,830 SF administration building and 1,790 SF storage building on approximately 0.58 Acres with associated infrastructure improvements. The properties are located in the Urban Cluster/Urban Services Area.

The Preliminary Development Plan was approved by the Board of County Commissioners (BoCC) on December 11, 2018. The DRC approved the Final Development Plan on April 18, 2019 and Revised Final Development Plans on February 20, 2020 and October 7, 2021 for parking and lighting changes, respectively.

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.

Religious Facilities are considered institutional uses in Alachua County, according to Policy 5.1.2(d).

The Rock Church is an existing Church that received Preliminary Development Plan approval from the Board of County Commissioners (BoCC) in December of 2018 and Final Development Plan approval from the DRC in April 2019. The accessory uses to the place of worship proposed with this application are consistent with the Comprehensive Plan.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The parcel of the proposed development carries the Residential Estate (RE-1) zoning district. Civic organizations and places of worship are allowed as a limited use in the RE-1 zoning district according to ULDC Section 404.42.

The existing church facility is located on a parcel larger than 1 acre, and the proposed buildings are located within the setbacks outlined for the RE-1 zoning district.

The proposed uses meet the criteria of Section 404.42.

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NATURAL AND HISTORIC RESOURCES PROTECTION

CONSERVATION AREAS

There are three conservation management areas that were set aside with the PDP and FDP. No impacts or changes to these areas are proposed with this application.

OPEN SPACE

Open space was delineated and set aside with the PDP and FDP because of the conservation areas. No impacts or changes to the open space areas are proposed with this application.

TREE PRESERVATION

There are several trees that were planted when the Final Development Plan was constructed that are proposed to be removed. These trees will be replaced with other plantings that are proposed on the Revised Final Development Plan landscape plan.

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(b) provides an exception to institutional uses, such as a place of worship, from meeting TND design standards.

The RE-1 zoning district has the following setbacks for lots greater than 1 acre: Front 15 feet, rear 15 feet, side 10 feet according to Table 403.07.2. The buildings proposed in this application fall within the applicable setbacks.

The RE-1 zoning district restricts building height to a maximum of 35 feet according to Section 403.07(b). The proposed buildings are one story and meet this limitation.

ARCHITECTURE

There are no specific architectural standards for this site in either the Alachua County Comprehensive Plan or the Unified Land Development Code (ULDC). However, Chapter 407.103 of the ULDC provides architectural criteria for non-residential construction as part of any new development plan within the urban cluster. The project consists of two parts, a storage building and an administrative wing with offices. Both are located due south of the worship center adjacent to the parking area for the church and the main vehicular entrance to the center.

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Visibility from Newberry Road (to the north) is limited. The visible elevations from public areas are the southeast (where the main entry is located) and southwest. The northeast elevations face the existing worship center while the northwest elevations face a secondary entry drive but are also somewhat obscured by the worship center building.

Both structures continue the design themes seen in the worship center. This consists of alternating use of three materials in horizontal bands: split face (ground face) concrete masonry units on the base of the buildings followed by alternating bands of vinyl and corrugated steel. These bands are interrupted by vertical accents with backlighting. The storage building employs a modified use of these materials without the vertical accents. This structure features no glazing as it is for storage purposes only. It is also situated in such a manner as to obscure a portion of the northwest office building elevation. A canopied walkway is also located between the two buildings that connects to the worship center.

The office building is entered from the southeast side of the structure facing the parking area. The entrance features a modernist canopy and a recessed entrance. The office building reads from the exterior as almost a two-story structure but is actually a double height single-story building. The upper exterior siding is actually a parapet that conceals a sloping roof. Of note is a corner accent tower that projects from the main building and extends above the roof parapet. Once inside there is a reception room and then a central office area is surrounded by additional offices and conference room. Glazing at the primary entrance elevation (southeast) is provided but at the clerestory level. Staff will accept alternative compliance provisions of the code for these as it is consistent with the design vocabulary found elsewhere in the building and other elevations provide glazing at pedestrian level.

Based on the elevations submitted, staff finds that the proposed elevation fulfill the requirements of 407.103 of the Unified Land Development Code (ULDC).

PARKING STANDARDS

No new parking spaces are required and none are provided. Both uses proposed in the application are served by the parking constructed after the Final Development Plan was approved in 2019.

OUTDOOR LIGHTING

No changes to outdoor existing lighting, which was approved with the Final Development Plan are proposed with this application.

LANDSCAPING AND BUFFERING

The Final Development Plan, approved in 2019, addressed buffers and appropriate landscaping. This application replaces trees in proximity to the construction area of the proposed building with the same or similar species.

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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 existing project provides two access points on Newberry Road on the east and west ends of the property. These access points are existing and new access points are proposed or required.

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 facilities were designed to accommodate the additional impervious from the proposed accessory structures.

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.

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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 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 The Rock Church Administrative and Storage Buildings

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 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.