



# Alachua County Development Review Committee Staff Report

Project Number: DR24-000058

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## Revised Final Development Plan for Abiding Savior Lutheran Church – Driveway/ Parking Area Addition

**SUBJECT:** Abiding Savior Lutheran Church  
**DESCRIPTION:** Paving of driveway area  
**AGENT/APPLICANT:** WSP USA Environment and Infrastructure, Inc.  
**PROPERTY OWNER:** Abiding Savior Lutheran Church, Inc.

### PROPERTY DESCRIPTION:

|                |               |
|----------------|---------------|
| Location       | Location      |
| Parcel Numbers | 06305-002-000 |
| Land Use       | Institutional |
| Zoning         | RE-1          |
| Acreage        | 10.83         |

### CHRONOLOGY:

|                                |                    |
|--------------------------------|--------------------|
| Application Submittal          | 10/30/23           |
| Insufficiency Reports Sent     | 11/17/23; 04/26/24 |
| Application Resubmitted        | 02/04/24; 06/04/24 |
| Sufficiency Determination      | 07/03/24           |
| Revised Final Development Plan | 07/18/24           |
| Hearing                        |                    |

**STAFF RECOMMENDATION:** Recommend **approval with conditions** of the Revised Final Development Plan for Abiding Savior Lutheran Church

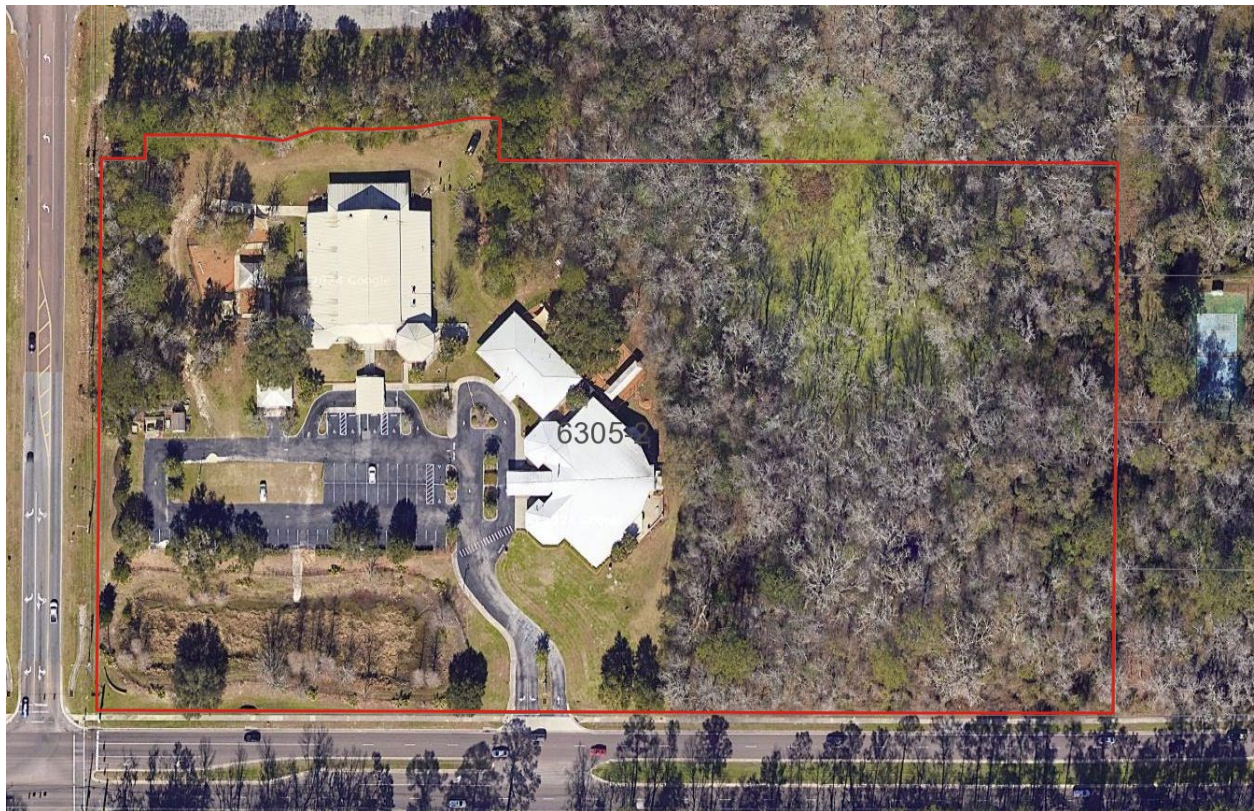
**Alachua County  
Development Review Committee  
Staff Report**

**DESCRIPTION OF PROPOSED PLAN:**

This application proposes a Revised Final Development Plan for paving of an existing driveway area as well as addition of unpaved parking for an existing church. These properties are located in the Urban Cluster.

Abiding Savior Lutheran Church has been an existing place of worship since 1993 and most recently received Development Review Committee approval in 2006 for a family life center addition. There is an unpaved drive area that runs from the existing paved parking lot to family life center building. This application is to pave the driveway and add an unpaved parking area off it.

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.



**Alachua County  
Development Review Committee  
Staff Report**

**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**

The subject parcel is designated with the Institutional Future Land Use category.

According to Policy 5.1.2:

The following uses are considered institutional and governmental uses in Alachua County:

- (d) Religious Facilities

According to Policy 5.2.1:

The following criteria shall determine the appropriateness of potential institutional locations and uses requiring special use permits shall be demonstrated prior to establishing the institutional use:

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

This is a longstanding use that meets the above criteria. This application will not affect the intensity of the use.

**UNIFIED LAND DEVELOPMENT CODE:**

**ZONING DISTRICT AND USE REGULATIONS**

The subject property is zoned Residential Estate (RE-1). Places of workshop are allowed as a limited use and standards are provided in Sec. 404.42 *Civic organizations and places of worship*. This is an existing use that was established prior to the limited use standards.

**Alachua County  
Development Review Committee  
Staff Report**

**NATURAL AND HISTORIC RESOURCES PROTECTION**

**CONSERVATION AREAS**

An approximately 5-acre Conservation Management Area (CMA) has been designated in the eastern portion of the property. The designated CMA consists of wetlands and associated wetland buffers, which are required to be protected under Article VI, Chapter 406, ULDC. Due to the pre-existing locations of a church building and playground, the wetland buffer has been reduced in these areas from the average 75 ft. and increased to 85 ft. north of these structures to off-set the encroachment.

**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*). The designated CMA is the Open Space for this site.

**TREE PRESERVATION**

One regulated tree is proposed for removal and will be mitigated; two other trees will have impacts to the dripline with proposes unpaved parking that requires half-mitigation.

**GENERAL DEVELOPMENT STANDARDS**

**PARKING STANDARDS**

Additional unpaved parking is proposed along the paved drive aisle, but unpaved does not count toward the maximum parking allowed. No changes are proposed to the existing parking area.

**OUTDOOR LIGHTING**

No new outdoor lighting is proposed.

**LANDSCAPING AND BUFFERING**

Four new trees are proposed to be planted along the paved drive aisle. The existing and proposed trees provide the required 50 percent shading of paved ground surface areas as required by Sec. 407.43.1 (c) *Landscaping in paved ground surface areas*.

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.

**Alachua County  
Development Review Committee  
Staff Report**

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 Citizenseve 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](mailto:Irrigation@AlachuaCounty.us).

**ACCESS MANAGEMENT**

There is an existing access point on West Newberry Road.

**STORMWATER MANAGEMENT**

There is an existing stormwater management facility on the site; a Stormtech underground exfiltration trench is proposed immediately east of the driveway. It will then connect to the existing basin.

**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



**Alachua County  
Development Review Committee  
Staff Report**

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 Abiding Savior Lutheran Church Driveway and Parking Area Design

**CONDITIONS**

1. A construction permit cannot be issued until the applicant has recorded in the public records of Alachua County the required permanent protection document regarding on-site conservation management areas and provided such proof or recording with the construction permit application per Sec. 406.103 of the ULDC.
2. The CMA boundaries will include associated signage and permanent markers as coordinated with ACEPD staff, and potentially fencing if determined as part of the final design. The markers, signs, and if applicable, fencing shall be installed prior to issuance of the construction permit. (Sec. 406.103, ULDC)
3. 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.
4. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.
5. 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.