



Alachua County Development Review Committee Staff Report

Project Number: DR23-000062

Final Development Plan and Floodplain Development Permit for Alachua County Kate Barnes Boat Ramp Improvements

SUBJECT: Kate Barnes Boat Ramp Improvements

DESCRIPTION: Replacement of an existing boarding dock, addition of a courtesy boarding dock, and construction of ADA accessible parking/routes to amenities

AGENT/APPLICANT: JBPro, Inc.

PROPERTY OWNER: Board of Trustees of the Internal Improvement Trust Fund of the State of Florida

PROPERTY DESCRIPTION:

Location	18700 S County Road 325
Parcel Numbers	18354-059-031
Land Use	Rural/Agriculture and Rural Cluster
Zoning	Agriculture
Acreage	0.25 Acres

CHRONOLOGY:

Preliminary and Final Submittal	02/05/2024
Insufficiency Report Sent	03/04/2024
Application Resubmitted	07/01/2024
Sufficiency Determination	07/31/2024
Preliminary and Final Development Plan Hearing	08/15/2024

STAFF RECOMMENDATION: Recommend **approval with conditions** of the Final Development Plan and Floodplain Development Permit for Alachua County Kate Barnes Boat Ramp Improvements.

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DESCRIPTION OF PROPOSED PLAN:

This final development plan proposes to replace an existing boarding dock on Orange Lake with a new, 880 square foot boarding dock, 480 square foot courtesy dock, and ADA accessible parking spaces and routes to amenities within the boat launch area. The project proposes these improvements within the existing Marjorie-Kinnan Rawlings Historic Park in Cross Creek. The park is owned by the State of Florida, but Alachua County manages and maintains the boat ramp and associated infrastructure.

The parcel included in the application is 25.6 acres but the area of impact is limited to 0.25 acres.

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 property is designated Rural/Agriculture and Rural Cluster on the Future Land Use Map of the Comprehensive Plan. Outdoor activity-based recreation is an allowed use according to Objective 6.2 of the Future Land Use Element. Policy 6.4.5 states that the county shall “explore opportunities for nature-based and heritage tourism.”

The Marjorie-Kinnan Rawlings Historic Park is an existing nature-based and heritage tourism site that provides the opportunity for outdoor activity-based recreation.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The zoning district of the subject property is Agriculture. Public Parks are allowed in all zoning districts per the Use Table in Chapter 404 Article II.

NATURAL AND HISTORIC RESOURCES PROTECTION

OPEN SPACE

Non-residential development is not required to provide Open Space, unless there are conservation resources present on site (ULDC 407.52(b) *Minimum open space requirement*). The entire site is a public park.

TREE PRESERVATION

According to Sec. 406.12(a) 3, a minimum of 20 percent of the initial canopy is required

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to be retained for nonresidential development. The application does not propose the removal of any trees. Tree barricades will be inspected according to the tree canopy preservation plan.

GENERAL DEVELOPMENT STANDARDS

DOCK STANDARDS

ULDC Section 404.108 *Docks* outlines the standards the replacement boarding dock, courtesy dock, and boat ramp. Combined, these elements exceed allowances for docks in Section 404.108. However, ULDC Section 404.108(d)(2) provides the DRC with the ability to authorize a public access dock to exceed the maximum size and width standards upon determination that such joint use would result in greater environmental protection.

The Kate Barnes Boat Ramp is an existing and popular boat ramp within the Marjorie-Kinnan Rawlings Historic Park. Staff support the DRC authorization under Section 404.108(d)(2) in this case due to the environmental benefit of providing greater public access to patrons of Orange Lake. The larger boarding dock and courtesy dock will provide more space for boat ramp users to temporarily dock before navigating the canal to Orange Lake. Currently, users moor watercraft on the edges of the canal while awaiting the ramp to clear. This practice is causing soil erosion in the canal and the ability to wait at the courtesy dock will provide mitigation and better canal navigation.

ULDC Section 404.108(d)(2) allows a covered platform up to 30 feet in width. No covered platform is proposed.

ULDC Section 404.108(c)(3) *Hazards to navigation* states that a dock may not create a hazardous condition to the navigation of waterways. The proposed location does not create a hazard to the navigation of Orange Lake or the canal connecting the lake to the boat ramp, as shown in the figure below.

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ULDC Section 404.108(c)(5) *Setbacks* states that the dock must be setback at least 25 feet from the side property lines if the property width at lateral shoreline is 65 feet or greater. The property width is greater than 65 feet and the dock is setback more than 25 feet from the side property lines.

PARKING STANDARDS

Existing unpaved supports the Park. The application proposes the addition of two ADA accessible vehicle parking space, connected to park amenities via a six-foot-wide sidewalk and one ADA accessible vehicle and trailer parking space, connected to park amenities via a six-foot-wide sidewalk.

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TRANSPORTATION

Marjorie-Kinnan Rawlings Park is located, generally, west of S County Road 325. Access to the park is appropriately located, and the entrance providing access is designed to accommodate the anticipated traffic from the park.

The park is an existing facility. Traffic generation for parks is generally estimated on a per acre basis. Therefore, there will be no additional impact fees paid as part of the development.

STORMWATER MANAGEMENT

Swales are provided for treatment of the new impervious areas and comply with the requirements of Article 407, Article 9.

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), 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 of Chapter 402 of the ULDC.

STAFF RECOMMENDATION

Staff has found the proposed Final Development Plan and Floodplain Development Permit to be consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

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Staff recommends **approval with conditions** of the Final Development Plan and Floodplain Development Permit for Kate Barnes Boat Ramp Improvements.

CONDITIONS

1. Any required FDEP permit or letter of consent shall be obtained and a copy provided to ACEPD prior to commencement of dock construction [§406.05, ULDC; §404.108(b), ULDC].
2. Aquatic vegetation removal is prohibited without prior authorization by the Alachua County Environmental Protection Department [Article VI, Chapter 406, ULDC].