



Alachua County Development Review Committee Staff Report

Project Number: DR23-000062

Final Development Plan and Floodplain Development Permit for Alachua County Poe Springs Boat Launch

SUBJECT: Alachua County Poe Springs Boat Launch

DESCRIPTION: Replacement of an existing public access dock and construction of ADA accessible parking/routes to amenities

AGENT/APPLICANT: JBPro, Inc.

PROPERTY OWNER: Alachua County

PROPERTY DESCRIPTION:

Location	28800 NW 182 nd Ave
Parcel Numbers	01457-000-000
Land Use	Preservation
Zoning	Conservation (C-1)
Acreage	0.12 Acres

CHRONOLOGY:

Revised Final Submittal	12/04/2023
Insufficiency Report Sent	12/21/2023
Application Resubmitted	07/01/2024
Sufficiency Determination	07/31/2024
Revised 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 Poe Springs Boat Launch.

**Alachua County
Development Review Committee
Staff Report**

DESCRIPTION OF PROPOSED PLAN:

This Final Development Plan proposes to replace an existing dock on the Santa Fe River with a new, 1,600 square foot, floating dock, kayak launch, and ADA accessible parking spaces and routes to amenities within the boat launch area. The project proposes these improvements within the existing Poe Springs Park.

The total park area is 101.01 acres. The area of impact is limited to 0.12 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 Preservation on the Future Land Use Map of the Comprehensive Plan. According to Policy 3.2.1 of the Conservation and Open Space Element *“Preservation areas shall consist of publicly owned lands, including lands owned and managed by non-profit conservation organizations, which are intended for use as natural reserves or managed conservation lands for the preservation of natural resources in perpetuity.”* Poe Springs Park is publicly owned land, managed by Alachua County for the purpose of preserving natural resources in perpetuity.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The zoning district of the subject property is Conservation. 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 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.

**Alachua County
Development Review Committee
Staff Report**

GENERAL DEVELOPMENT STANDARDS

DOCK STANDARDS

ULDC Section 404.108 *Docks* outlines specific dimensional standards for docks on the Santa Fe River. This section governs the proposed floating dock and boat ramp, which exceed size standards. 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 Poe Springs Park dock is an existing dock that provides public access to the Santa Fe River. Staff support the DRC authorization under Section 404.108(d)(2) in this case due to the environmental benefit of having a single public access dock available within the park.

ULDC Section 404.108(d)(5) *Santa Fe River* allows for one covered platform, up to 160 square feet. 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 the Santa Fe River.

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 parking, both paved and unpaved supports the Poe Springs Park. The application proposes the addition of one 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.

TRANSPORTATION

Poe Springs Park is located, generally, north of Northwest 182nd Ave. Access to the park is appropriately located, and the entrance providing access is designed to accommodate the anticipated traffic from the park.

Poe Springs 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.

**Alachua County
Development Review Committee
Staff Report**

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.

Staff recommends **approval with conditions** of the Final Development Plan and Floodplain Development Permit for Alachua County Poe Springs Park.

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].