



ALACHUA COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

Project Number: DR25-000030

Revised Final Development Plan for Westside Baptist Church School Addition

SUBJECT: Construction of approximately 7,940 sf modular building for school classroom.

APPLICANT/AGENT: NV5, Inc.

PROPERTY OWNER: Westside Baptist Church of GA

PROPERTY INFORMATION: Address: 10000 W. Newberry Road
Parcel Numbers: 06307-000-000, 06037-001-000
Future Land Use: Low Density Residential
Zoning: Planned Development
Acreage: 31.4

CHRONOLOGY: Application submittal: 06/30/25
Sufficiency Determination: 08/04/2025
DRC Hearing: 08/21/2025

STAFF RECOMMENDATION: Approval of the Revised Final Development Plan

BACKGROUND AND SUMMARY OF PROPOSED PLAN:

This application proposes a Revised Final Development Plan for a proposed modular classroom and grass parking area for the existing school at the Westside Baptist Church. It is over 1,500 of impervious area and therefore requires Development Review Committee (DRC) approval.

The purpose of the Final Development Plan is for the developer to present the fully engineered final development plan to the 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

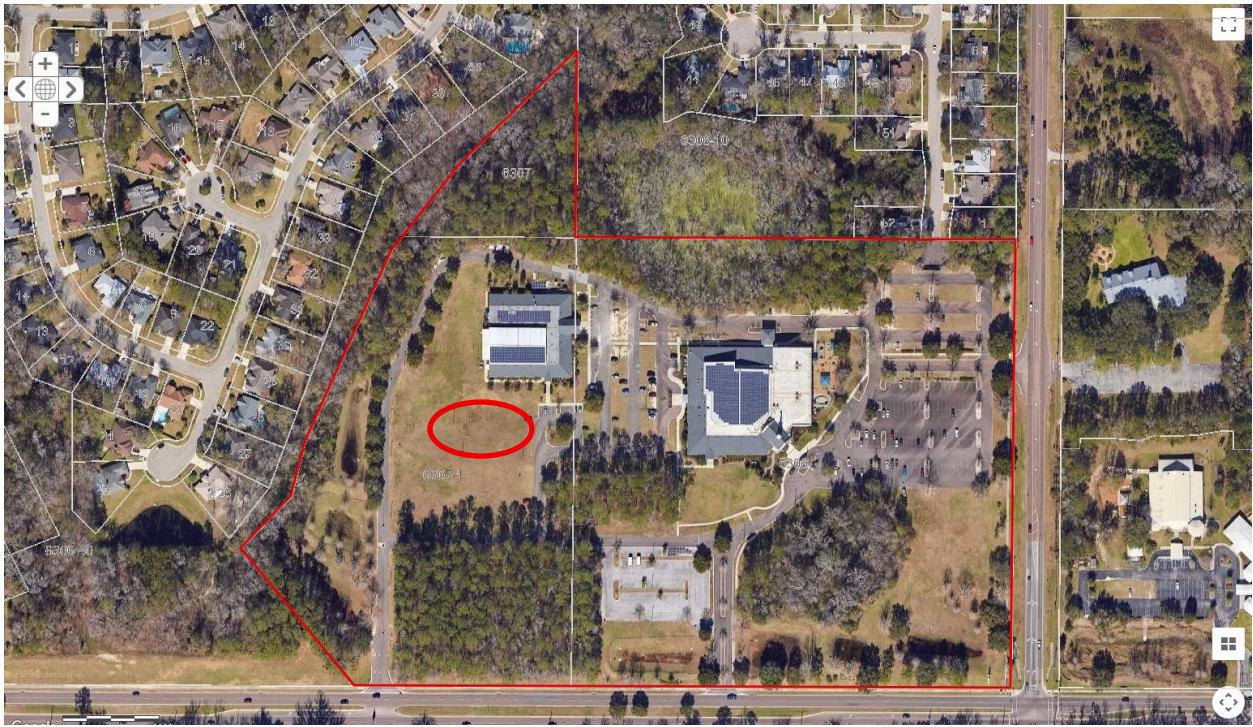


Figure 1: Aerial view of existing site

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 ANALYSIS:

Future Land Use Element

According to Policy 5.1.1.1:

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.

According to Policy 5.1.2:

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

(a) Public and Private Educational Facilities (meeting State of Florida compulsory education requirements), Day Care Centers, and Nursery Schools.

The subject property has the Low Density Future Land Use; Institutional uses are allowed in all future land use categories. The private school is part of an existing institutional use and is consistent with the Future Land Use.

UNIFIED LAND DEVELOPMENT CODE:

Zoning District and Use Regulations

The proposed development is part of a Planned Development (ZOM-42-94; Res. Z-95-22), which also includes the Broadmoor subdivision. Allowed uses within the PD include a church and private school use. The sixth page of the Civil Plan set has the approved Zoning Master Plan with conditions.

Natural and Historic Resources Protection

Conservation Areas and Management Plan

There are no conservation resources on this subject property.

Open Space

The PD required 10 percent Open Space, which has been previously provided and set-aside.

Tree Preservation

No trees are proposed to be removed. The classroom and grass parking are located in a grassy area on site.

GENERAL DEVELOPMENT STANDARDS

Setback and Height Restrictions

The proposed structure is internal to the site and meets all required setbacks.

Outdoor Lighting

No outdoor lighting has been requested with this application.

Landscaping and Buffering

The only landscaping required for the classroom is addition is shading the new sidewalk. Appropriate trees are shown on the Landscape Plan. The overall site for Westside Baptist Church has 35.2 percent canopy coverage.

Access Management

There are existing access points to this site from both West Newberry Road and NW 98th Street. The new building will connect to the existing internal site with a sidewalk.

Transportation

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

Stormwater Management

There is an existing stormwater management facility that will serve this new building.

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.

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 Revised Development Plan to be consistent with the Comprehensive Plan, requirements of the Unified Land Development Code, and approved Zoning Master Plan.

Staff recommends **approval** of the Revised Final Development Plan for Westside Baptist Church School Addition.