



# Alachua County Development Review Committee Staff Report

**Project Number: DR24-000005**

---

## Revised Final Development Plan for Gainesville Health and Fitness – Tioga Town Center Outdoor Recreation

**SUBJECT:** Gainesville Health and Fitness – Tioga Town Center Outdoor Recreation

**DESCRIPTION:** Construction of a 4,113 sq ft metal pavilion for an existing outdoor work out area.

**AGENT/APPLICANT:** JBPro, Inc.

**PROPERTY OWNER:** Tioga Center LLC & Tioga Center RLKE LLC et al.

### PROPERTY DESCRIPTION:

Location	12830 SW 1 <sup>st</sup> Lane Newberry
Parcel Numbers	04333-008-000 (Portion of)
Land Use	Low Density (1-4 du/acre)
Zoning	Planned Development (PD)
Acreage	Less than 1 acre

### CHRONOLOGY:

Application Submittal	01/12/2024
Sufficiency Determination	01/25/2024
Revised Final Development Plan	02/15/2024
Hearing	

**STAFF RECOMMENDATION:** Recommend **approval with conditions** of the Revised Final) Development Plan for Gainesville Health and Fitness – Tioga Town Center Outdoor Recreation.

**Alachua County  
Development Review Committee  
Staff Report**

**DESCRIPTION OF PROPOSED PLAN:**

This proposed Revised Development Plan is for construction of a 4,113 square foot covered pavilion over an existing outdoor workout/recreation space in the Town of Tioga Planned Development, Town Center. The outdoor area has been used by the gym for many years in an area shown as grassed area on the approved Final Development Plan. Now the gym would like to improve the outdoor area to be paved and covered. The total impervious area exceeds the 1,500sf threshold for an Administrative Development Plan in Sec. 401.20(b)14 therefore a Revised Final approval by the Development Review Committee (DRC) was required.

**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 has a Low Density Residential future land use designation. Policy 1.3.7.1 states:

*Low Density residential land use category shall provide for single residential detached and attached dwellings. In addition, traditional neighborhood developments and planned developments may include mixed housing types and mixed uses.*

Furthermore, Policy 1.3.7.2 states:

*The Low Density residential land use category shall provide for various housing types, such as conventional site-built single family homes, accessory living units, attached structures including townhouses, multi-family developments in planned developments, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, or mobile homes.*

The Town of Tioga Planned Development allows for mixed-uses in the Tioga Town Center. The gym is an existing tenant in the Tioga Town Center. The expansion of an outdoor workout space is consistent with the comprehensive plan.

**UNIFIED LAND DEVELOPMENT CODE:**

**ZONING DISTRICT AND USE REGULATIONS**

The proposed workout area is located within the "Urban Mixed Use" land use as it is defined on the approved Zoning Master Plan. The allowable uses include neighborhood shops, offices and community uses. The proposed pavilion is to cover an existing outdoor workout/recreation area that is accessory to the indoor gym that Gainesville Health and Fitness operates.

**Alachua County  
Development Review Committee  
Staff Report**

**NATURAL AND HISTORIC RESOURCES PROTECTION**

There are no known significant natural or historical resources located within the existing outdoor recreation area.

**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*). There are no conservation resources for the subject property, and therefore no Open Space is provided.

**TREE PRESERVATION**

There are no existing regulated trees. However, there is a palm, which was planted as a part of previously approved Landscape Plans, located in proximity to the concrete masonry fence that surrounds the outdoor workout space. A condition of approval has been included regarding the installation of tree barricades to protect the tree during construction.

**GENERAL DEVELOPMENT STANDARDS**

**LANDSCAPING AND BUFFERING**

There is no new landscaping proposed.

**STORMWATER MANAGEMENT**

No additional stormwater treatment was required for this addition. Existing facilities within the Town of Tioga PD accommodate the proposed additional impervious area.

**TRANSPORTATION AND CONCURRENCY**

This request does not alter the density, intensity, location, land uses, capacity, size, or other aspects that would result in additional impacts on public facilities. Per ULDC Section 407.123 (a) only an application for a final development order that affects one of these aspects would require a determination of capacity. No additional trips will be generated by this proposed use and there is no proposed increase in the number of students or any additional impact on public facilities. Therefore, a Final CLSC is not required.

**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.

**Alachua County  
Development Review Committee  
Staff Report**

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 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 Gainesville Health and Fitness – Tioga Town Center Outdoor Recreation.

**CONDITIONS**

1. There is a large Date Palm immediately adjacent to the west side of the proposed pavilion. Prior to commencement of construction, provide photo documentation of an installed tree barricade for this Palm to the Alachua County Forester/Landscaping Inspector at [jhong@alachuacounty.us](mailto:jhong@alachuacounty.us) with copy to [developmentreview@alachuacounty.us](mailto:developmentreview@alachuacounty.us).
2. 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.
3. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.