



# Alachua County Development Review Committee Staff Report

**Project Number: DR24-000047**

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## Revised Final Development Plan for Celebration Pointe Block 1 Warmup Lanes

**SUBJECT:** Celebration Pointe Block 1 Warmup Lanes

**DESCRIPTION:** Construction of approximately 15,000 square feet of track and field warmup facilities (2 facilities, approximately 7,500 sf each)

**AGENT/APPLICANT:** eda, inc.

**PROPERTY OWNER:** Celebration Pointe Holdings, LLC.

### PROPERTY DESCRIPTION:

Location	2650 Bass Pro Shops Blvd
Parcel Numbers	06820-002-000 (Portion of)
Land Use	Mixed Use
Zoning	Residential Single Family (R-1A)
Acreage	Less than 1 acre

### CHRONOLOGY:

Application Submittal	09/03/2024
Sufficiency Determination	10/02/2024
Revised Final Development Plan	10/17/2024
Hearing	

**STAFF RECOMMENDATION:** Recommend **approval with conditions** of the Revised Final Development Plan for Celebration Pointe Block 1 Warmup Lanes.

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**DESCRIPTION OF PROPOSED PLAN:**

This proposed Revised Development Plan is for construction of two, approximately 7,500 square foot Track and Field warmup facilities along the basin of Block 1 in Celebration Pointe. The total impervious area exceeds the 1,500sf threshold for an Administrative Development Plan in Sec. 401.20(b)14, and therefore a Revised Final approval by the Development Review Committee (DRC) is 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 Mixed Use future land use designation. Policy 1.9.1 states:

*The northwest quadrant of 1-75 and Archer Road designated as Mixed-use on the Future Land Use Map shall be known as the Celebration Pointe Transit Oriented Development and shall be developed as Transit Oriented Development consistent with policies under Future Land Use Element Objective 1.7.*

Celebration Pointe is an existing Transit Oriented Development and the proposed warmup lanes will support additional warmup areas for athletes during events at the existing Alachua County Sports and Events Center. The warmup lanes are consistent with the comprehensive plan.

**UNIFIED LAND DEVELOPMENT CODE:**

**ZONING DISTRICT AND USE REGULATIONS**

There are no relevant zoning and use regulations for a facility of this type. However, Policy 1.9.1(g) of the Comprehensive Plan states that Celebration Pointe shall be:

*Allowed a multisport and entertainment events center. The events center shall be considered a civic use and shall not have a maximum building footprint size. The multisport floor area and ancillary facilities such as locker rooms, offices and restrooms shall not be calculated toward the total non-residential square footage allowance for the development.*

The track and field warmup facilities are ancillary facilities to the Alachua County Sports and Events Center.

**NATURAL AND HISTORIC RESOURCES PROTECTION**

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

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**OPEN SPACE**

Open Space was previously approved for the overall Celebration Pointe TOD. The proposed project does not affect the previously approved Open Space.

**TREE PRESERVATION**

There are no existing regulated trees within subject area.

**GENERAL DEVELOPMENT STANDARDS**

**LANDSCAPING AND BUFFERING**

There is no new landscaping proposed.

**STORMWATER MANAGEMENT**

No additional stormwater treatment was required for this additional impervious area. Existing facilities within the Celebration Pointe TOD 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.

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.

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**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 Celebration Pointe Block 1 Warmup Lanes

**CONDITIONS**

1. The warmup lanes do not need a construction permit.
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.