




Z24-000007


**Flamingo Sports Center
Special Exception for Outdoor Recreation
eda, inc.**

Mehdi Benkhatar, Planner III
Alachua County Growth Management

Request

- Special Exception for Outdoor Recreation (Sec. 404.64 ULDC)
 - Limited use standards exceeded (sq. ft. of permanent structures & lighting/audio system)
 - Facility will have multiple racquet sport courts, covered pavilions, clubhouse and concessions area.
- 

Background

- Site was previously owned by YMCA; previous SUP allowed 60,000 sq. ft. recreational facility
 - SUP rescinded when new developer purchased this parcel
 - Parcel subsequently left out of TND development; now has new ownership
- 



SITE

Location Map



3 Miles

Pinesville

SITE

Kanapaha

Riceland

Westgate
Mobile Manor

Arredondo
Estates

121

24

Clinch

Wacahoota

Gainesville
Country Club

SW 42nd Ave

SW 46th Ave

SW 50th Ave

SW 59th Ave

SW 63rd Ave

SW 65th Ave

SW 79th Ave

SW 95th Ave

SW 103rd Ave

SW 111th Ave

SW 121st Ave

SW 44th Ave

SW 46th Blvd

SW 46th Blvd

SW 91st St

SW 91st St

SW 75th St

SW 57th Rd

SW 63rd Ln

SW 62nd Ave

SW 56th Av

SW 34th St

SW 35th Dr

SW 35th Way

SW 84th Ave

SW 85th Pl

SW 85th Ave

SW 89th Ave

SW 91st Ave

SW 101st Ave

SW 102nd Ave

SW 103rd Ave

SW 75th Way

SW 90th St

SW 92nd St

SW 89th St

SW 107th St

SW Wacahoota Rd

SW State Road 45

SW Archer Rd

SW Archer Ln

SW 135th Ter

SW 135th St

SW 138th St

SW 154th St

SW 154th St

SW 143rd St

3

Archer

Miles



SITE

Aerial Image



1,000 Feet

7071-100

7068

7061-7-1

7061-4

7070

7061-2-3

7061-8

7083

7061-2-1

7081

7061-2-2

7084

7082

7090

7087-2

7088

7080-1-3

7080-1

7087-1

7087

SITE

7089-2

7090-1

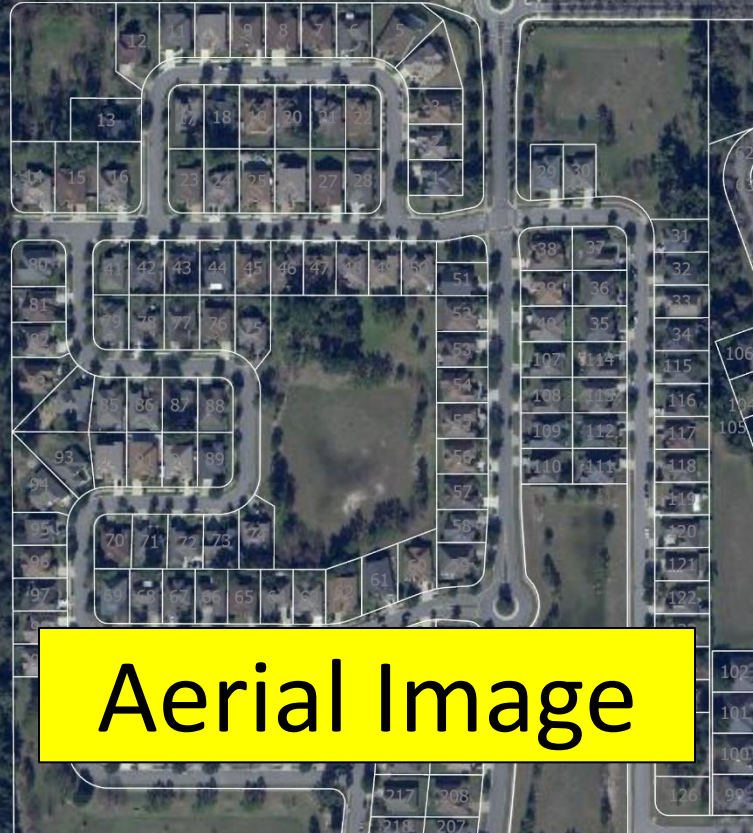
7080-4-1

7089

7080-4

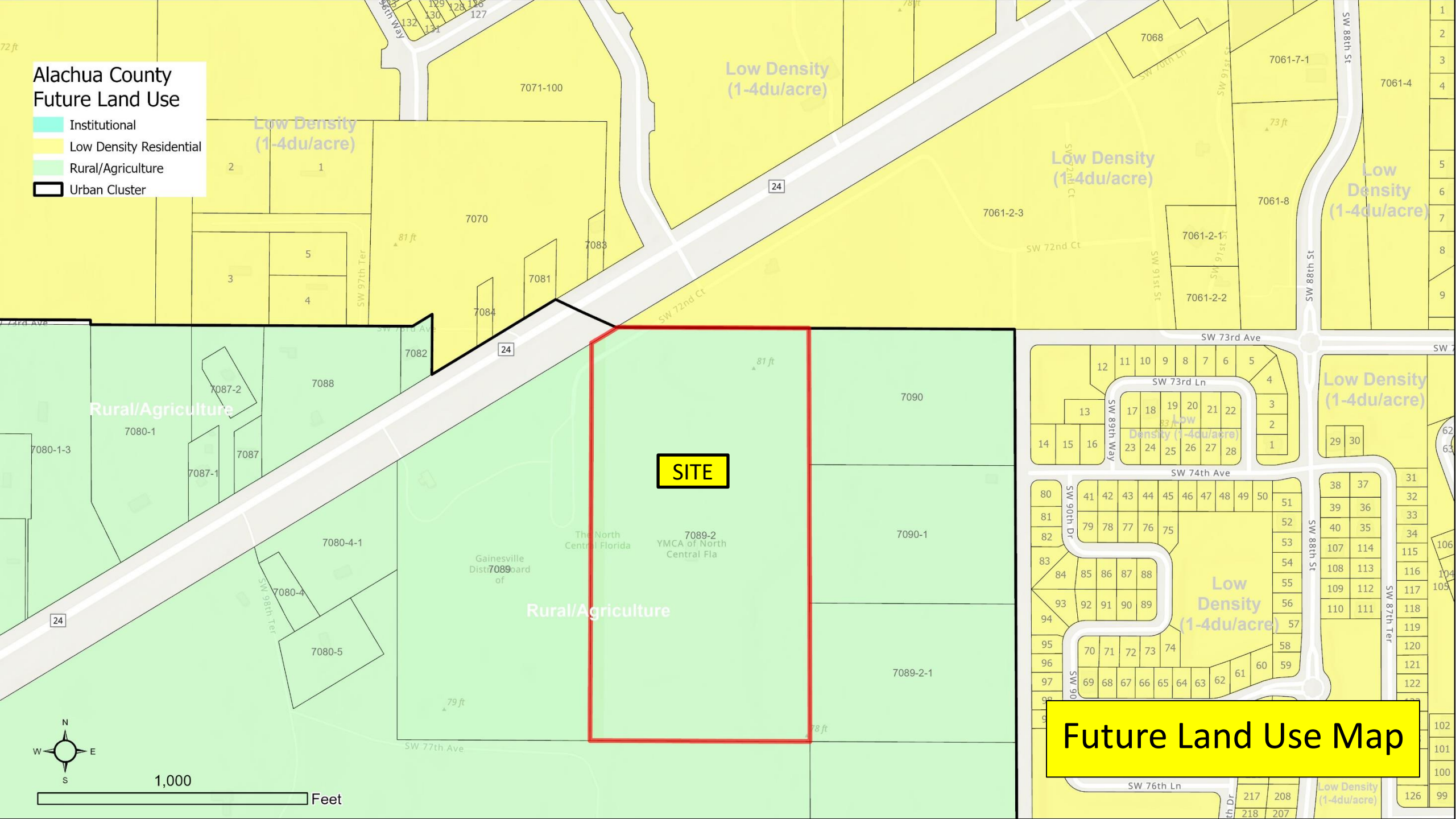
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Alachua County Future Land Use

- Institutional
- Low Density Residential
- Rural/Agriculture
- Urban Cluster

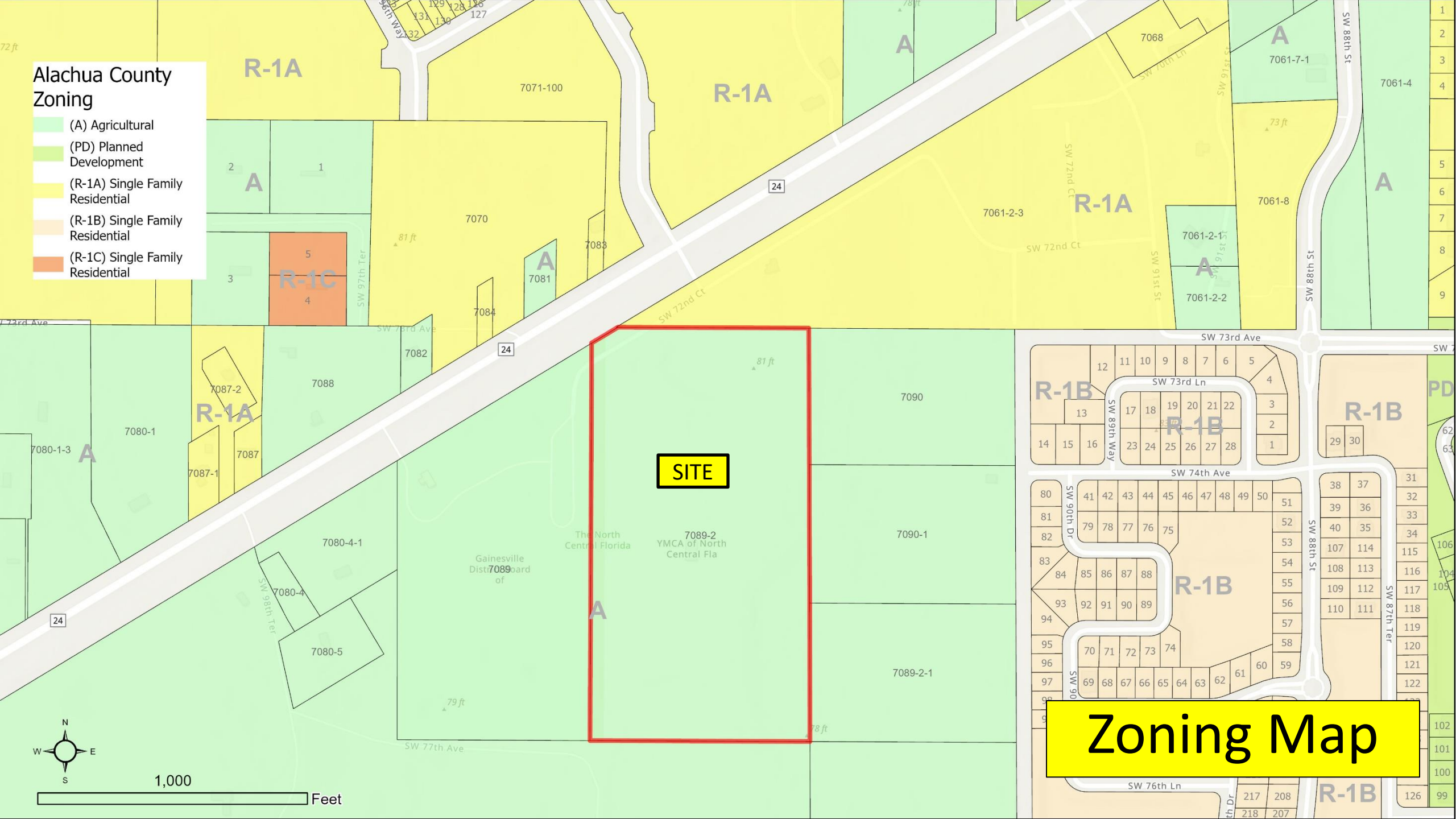


SITE

Future Land Use Map

Alachua County Zoning

- (A) Agricultural
- (PD) Planned Development
- (R-1A) Single Family Residential
- (R-1B) Single Family Residential
- (R-1C) Single Family Residential

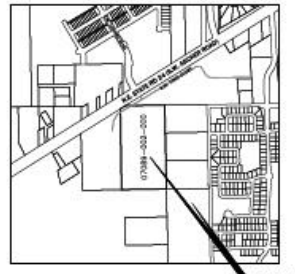


Zoning Map

Outdoor recreation (Comp Plan)

- Objective 6.2 FLUE lists outdoor, active recreation as allowed use:

Outdoor recreation: Outdoor recreation uses include public or private golf courses, tennis courts, ball courts, ball fields and similar outdoor sports and uses that are not in enclosed buildings. This shall also include any accessory uses, such as snack bars, pro shops, clubhouses, country clubs, maintenance buildings or similar uses that are designed and intended primarily for the use of patrons of the principal recreational use or for the maintenance and servicing of the facilities. This definition shall not include entertainment and recreation uses such as amusement parks, miniature golf, race car tracks or motocross facilities or similar motorized sports.



VICINITY MAP
ALACHUA COUNTY, FLORIDA
1" = 1,000'

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTH ONE HALF OF THE NORTHWEST QUARTER IN 1/2 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 15 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4, THENCE SOUTH 00 DEGREES 11 MINUTES 23 SECONDS WEST 200.00 FEET, THENCE NORTH 23 DEGREES 00 MINUTES 23 SECONDS EAST 170.00 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 104.00 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 50 DEGREES 00 MINUTES 23 SECONDS EAST 21.00 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 23 SECONDS WEST 138.00 FEET, THENCE NORTH 00 DEGREES 28 MINUTES 23 SECONDS WEST 44.21 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 23 SECONDS EAST 138.00 FEET TO THE POINT OF BEGINNING;
 AND
 THE WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF 1/2 OF THE NE 1/4 OF THE 1/4 LING SOUTH OF RAILROAD WEST OF WAY.

SPECIAL EXCEPTION CONDITIONS

- THE APPLICANT PROPOSES THE FOLLOWING CONDITIONS TO APPLY TO THE APPROVED SPECIAL EXCEPTION BY THE BOARD OF COUNTY COMMISSIONERS:
1. THE SPECIAL EXCEPTION SHALL ALLOW AN OUTDOOR RECREATION FACILITY ON PARCEL NUMBER 07080-000-000.
 2. HOURS OF OPERATION SHALL BE MONDAY - SUNDAY, 7:00 AM - 9:00 PM.
 3. A MAXIMUM OF 6,000 SQ. FT. OF ENCLOSED BUILDING AREA SHALL BE ALLOWED UP TO 20 FT. HIGH. IT MAY BE USED FOR FOOD AND BEVERAGE SERVICE AND THE SALE OF ITEMS RELATED TO THE ON-SITE SPORTING ACTIVITIES, FOOD AND BEVERAGE SERVICE AND THE SALE OF ITEMS RELATED TO THE ON-SITE SPORTING ACTIVITIES, SHALL BE ALLOWED AND ACCESSORY TO THE USES AND LIMITED TO STRUCTURES WITHIN THE OUTDOOR RECREATION AREA AS IDENTIFIED ON THE SPECIAL EXCEPTION MASTER PLAN.
 4. OUTDOOR LIGHTING SHALL COMPLY WITH CHAPTER 907, ARTICLE XV. NO OUTDOOR LIGHTING (EVENT SECURITY LIGHTING SHALL BEGIN AFTER 11:00 PM OR BEFORE 7:00 AM).
 5. ANY ALIEN SYSTEM USED SHALL BE CONTROLLED TO COMPLY WITH TITLE 1 OF THE CODE IN THE ALACHUA COUNTY CODE.
 6. PROPOSED SITE IMPROVEMENTS SHALL BE CONSISTENT WITH THE SPECIAL EXCEPTION MASTER PLAN, WHICH INDICATES THE APPROXIMATE LOCATION OF ALL ON-SITE USES. THE MINIMUM DISTANCE OF THE OUTDOOR RECREATION AREA TO ADJACENT PROPERTY LINES SHALL BE 50 FEET.
 7. DEVELOPMENT PLAN APPROVAL SHALL BE REQUIRED FOR PROPOSED ON-SITE IMPROVEMENTS.
 8. THE EXISTING PEDESTRIAN TRAIL NETWORK SHALL BE MAINTAINED AS A FITNESS TRAIL AND SHALL BE OPEN TO THE PUBLIC.
 9. A 35-FOOT WIDE INTERNAL VEGETATIVE BUFFER SHALL BE MAINTAINED ALONG ALL PROPERTY LINES AND SHALL RETAIN ALL EXISTING CANOPY TREES. A PEDESTRIAN TRAIL NETWORK IS ALSO A PERMITTED USE IN THIS AREA.
 10. BETWEEN 50 TO 100 PAVED PARKING SPACES SHALL BE PROVIDED ON THE WITHIN THE REGULAR USE AREA AS SHOWN ON THE SPECIAL EXCEPTION MASTER PLAN. ADDITIONAL OVERFLOW GRASS PARKING IS ALSO IDENTIFIED AS SHOWN ON THE SPECIAL EXCEPTION MASTER PLAN.
 11. SPORTS COURTS MAY BE COVERED WITH OVERHEAD CANOPIES.
 12. A MINIMUM 35-FOOT TALL FENCE WITH ACOUSTIC WALLS (DESIGNED TO ACHIEVE A MINIMUM SOUND ATTENUATION OF 24 DECIBELS) SHALL BE INSTALLED AROUND PICKLEBALL COURTS.

LAND USE AREAS

LAND USE AREAS		
	VEHICULAR USE AREA • ACCESS DRIVEWAY • PARKING LOT • STORMWATER AREAS	1.7 ACRES ±
	OUTDOOR RECREATION AREA • TENNIS/PICKLEBALL COURTS • TABLE TENNIS/BADMINTON • COVERED PAVILIONS • ACTIVITY SPACE • SWIMMING POOL • CLUB HOUSE BUILDING • CONCESSION/PRO SHOP BUILDINGS • RESTROOMS • STORMWATER AREAS • EQUIPMENT STORAGE BUILDING(S)	5.1 ACRES ±
	GREEN SPACE AREA • PASSIVE OUTDOOR RECREATION AREAS • PEDESTRIAN TRAILS • LANDSCAPED AREAS • STORMWATER AREAS • BUFFER AREAS • TEMPORARY GRASS OVERFLOW PARKING	14.2 ACRES ±
TOTAL		21 ACRES ±

- NOTES:**
1. LAND USE AREAS ABOVE ARE APPROXIMATE AND MAY BE SLIGHTLY ADJUSTED ON DEVELOPMENT PLAN.
 2. AREAS LABELED AS "ACTIVITY SPACE" MAY INCLUDE BOTH COVERED AND UNCOVERED AREAS.

Special Exception Master Plan

EXISTING PEDESTRIAN TRAIL

GRASS OVERFLOW PARKING

GRASS OVERFLOW PARKING

VEHICULAR USE AREA

CLUBHOUSE/PROSHOP/
CONCESSIONS/POOL/ACTIVITY SPACE

PICKLEBALL
COURTS

ACTIVITY
SPACE

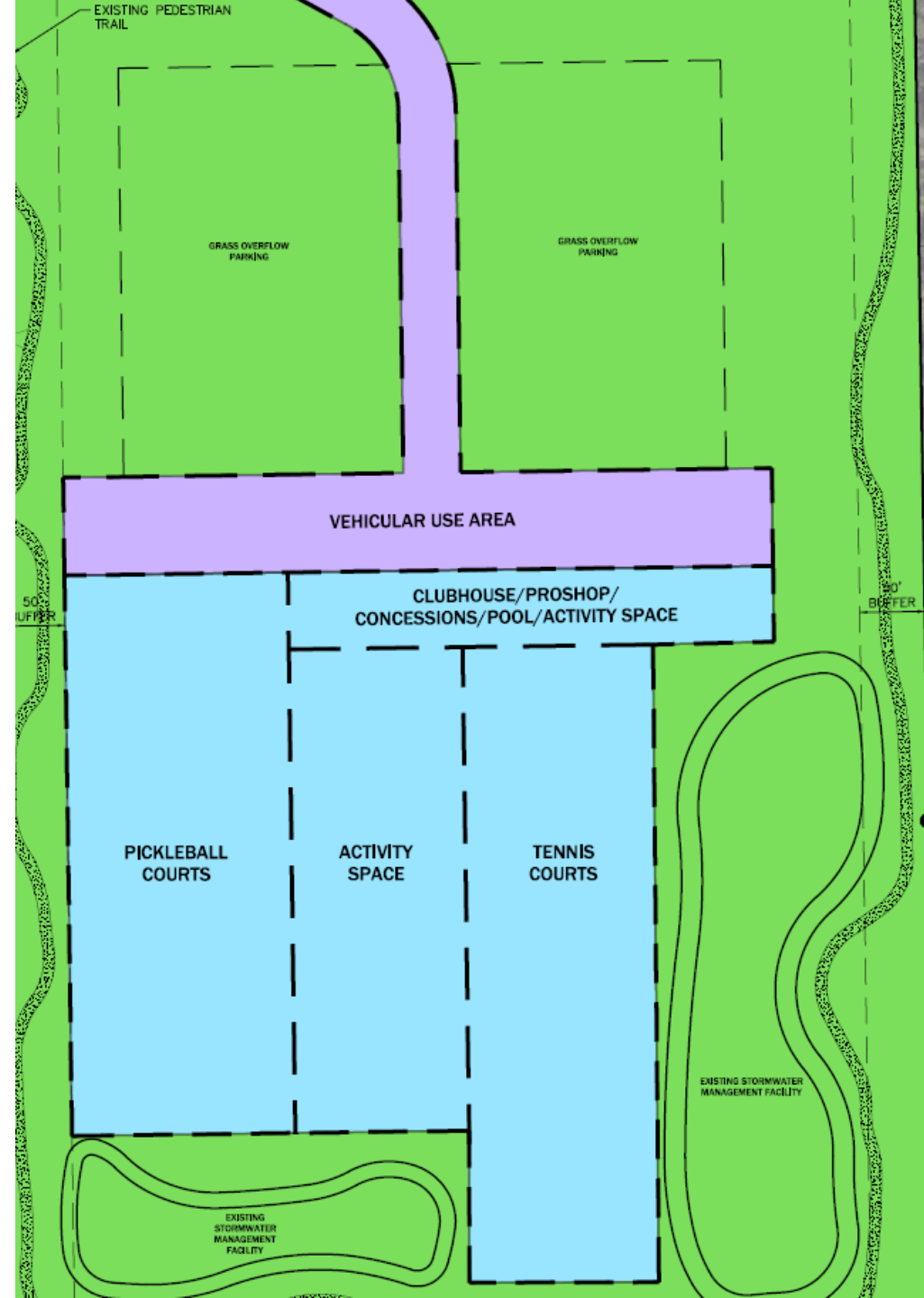
TENNIS
COURTS

EXISTING STORMWATER
MANAGEMENT FACILITY

EXISTING
STORMWATER
MANAGEMENT
FACILITY

50'
BUFFER

50'
BUFFER



Noise mitigation


- Following public comment and discussions with staff the applicant agreed to move pickleball courts westward and install “acoustic wraps” to mitigate potential noise impacts (Condition 12).

Example of pickleball courts with “acoustic wrapping”




Proposed Conditions


Staff's proposed conditions include:

- Hours of operation
 - Maximum sq. ft. of enclosed building area
 - Lighting/audio systems
 - Development plan approval requirement
 - Parking requirement
 - Perimeter buffering
 - Sound mitigation
- 

Proposed Conditions

- 1) This Special Exception shall allow an outdoor recreation facility on parcel number 07089-002-000.
 - 2) Hours of operation shall be Monday – Sunday, 7:00 am – 9:00 pm.
 - 3) A maximum of 6,500 sq. ft. of enclosed building area shall be allowed. Up to 50% of this sq. ft. may be used for food and beverage service and the sale of items related to the on-site sporting activities. Food and beverage service and the sale of items related to the on-site sporting activities shall be ancillary and accessory in nature and limited to structure(s) within the Outdoor Recreation Area as identified on the Special Exception Master Plan.
 - 4) Outdoor lighting shall comply with Chapter 407, Article XIV. No outdoor lighting (except security lighting) shall occur after 11:00 pm or before 7:00 am.
 - 5) Any audio system used shall be controlled to comply with Table 1 of Sec. 110.04 in the Alachua County Code.
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Proposed Conditions (cont'd)

- 6) Proposed site improvements shall be consistent with the Special Exception Master Plan, which delineates the approximate location of all on-site uses. The minimum distance of the Outdoor Recreation Area to adjacent property lines shall be 50 feet.
 - 7) Development Plan approval shall be required for proposed on-site improvements.
 - 8) The existing pedestrian trail network shall be maintained as a fitness trail and will be open to the public.
 - 9) A 50-foot wide natural vegetative buffer shall be maintained along all property lines and shall retain all existing canopy trees. A pedestrian trail network is also a permitted use in this area.
 - 10) Between 50 to 70 paved parking spaces shall be provided on site within the Vehicular Use Area as shown on the Special Exception Master Plan. Additional overflow grass parking is also permitted as shown on the Special Exception Master Plan.
 - 11) Sports courts may be covered with overhead canopies.
 - 12) A minimum 10-foot tall fence with acoustic wraps (designed to achieve a minimum sound attenuation of 24 decibels) shall be installed around pickleball courts.
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Staff recommendation

Staff recommends that the Planning Commission recommend that the Board of County Commissioners **approve** Z24-000007 with the bases and conditions as listed in the staff report.

Staff bases for approval

- **Objective 6.2 of FLU Element** (uses in Rural/Ag land use)
 - **Objective 1.4 of Recreation Element** (encouraging the provision of rec sites by private sector)
 - **Sec. 404.64 of ULDC** (outdoor rec standards)
 - **Sec. 402.113 of ULDC** (special exception criteria for approval)
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