



Alachua County
Department of Growth Management
 10 SW 2nd Ave., Gainesville, FL 32601
 Tel. 352.374.5249, Fax. 352.338.3224
<http://growth-management.alachuacounty.us>

Submit Application to:
Development Services Division

ZONING APPLICATION

For Rezoning (except Planned Developments) and Special Use Permits and Special Exceptions (including Minor SUP's and SE's).

GENERAL INFORMATION (BY APPLICANT/ AGENT)

Applicant/Agent: eda consultants, inc. Contact Person: Clay Sweger, AICP, LEED AP
 Address: 720 SW 2nd Ave, South Tower, Suite 300, Gville, FL 32601 Phone: (352) 373 - 3541
 Email address: csweger@edafl.com

SUBJECT PROPERTY DESCRIPTION


Property Owner: Wu Lingzheng Property Address: 9409 SW Archer Road
 City: Gainesville State: Florida Zip: 32608 Phone: (_____) _____ - _____
 Tax Parcel #: 07089 - 002 - 000 Section: 31 Township: 10 Range: 19 Grant: N/A
 Total Acreage: 21.05 +/- Zoning: Agricultural Land Use: Rural/Agriculture

TYPE OF REQUEST

- Rezoning From: _____ To: _____
- Special Use Permit For: _____
- Minor Special Use Permit For: _____
- Special Exception For: Outdoor Recreation (ULDC Ch. 404.64)
- Minor Special Exception For: _____

CERTIFICATION

I, the undersigned applicant, hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief. I hereby grant the appropriate County personnel permission to enter the subject property during reasonable hours so that they may investigate and review this zoning request.

Signature of Applicant/Agent:  Date: 8/29/24

Applications shall be submitted no later than 4:00 PM on the submittal deadline date



REQUIRED ATTACHMENTS

The following items must accompany your application at the time of submittal. No applications will be accepted without these attachments. Please submit the application fee, check made payable to Alachua County Board of County Commissioners, one paper copy and one digital copy of the following:

- Proof of neighborhood workshop, where applicable.
- Legal description.
- Property Owner's Affidavit, notarized.
- Proof of payment of taxes on all parcels.
- Detailed directions to the site.
- Detailed description of request and an explanation of why the request is consistent with the County's Comprehensive Plan and Unified Land Development Code.
- An analysis of the impact of the proposed development on public facilities and services.
- Survey or scaled drawing of property showing boundaries of property and adjacent properties, roads, easements, and all structures on site.
- Proposed site plans, no larger than 11" by 17", for all Special Use Permits, Special Exceptions, and Rezonings to RM or RM-1. Site plans should display the following:
 - Property boundaries and dimensions.
 - Existing and proposed buildings, additions, or structures, with distances from the property boundaries shown.
 - Streets, sidewalks, drives, parking and loading areas, and similar features.
 - Proposed landscape plan, if applicable.
- Environmental Resources Checklist, conducted by a qualified professional (certain requests may require a more extensive natural resources assessment).
- NA* Additional requirements (listed separately) for Special Use Permits for Mining Operations, Excavation and Fill Operations, and for Personal Wireless Services Facilities.
- N/A* Other _____
Planning staff reserves the right to require additional information for all applications where such submission is necessary to insure compliance with applicable criteria in the individual case.
- A digital copy of each of the above, in either Microsoft Word or Adobe PDF format.



Alachua County, Board of County Commissioners
Department of Growth Management
 10 SW 2nd Ave., Gainesville, FL 32601
 Tel. 352.374.5249, Fax. 352.338.3224
<http://growth-management.alachuacounty.us>

Submit Application to:
Development Services Division

PROPERTY OWNERS' AFFIDAVIT

Wu Lingzheng _____

Owner _____ Application No. _____

N/A _____

Additional Owners _____

eda consultants, inc. _____

Appointed Agent(s) _____

07089-002-000 _____ 31 _____ 10 _____ 19 _____

Parcel Number(s) _____ Section _____ Township _____ Range _____

Special Exception _____

Type of Request _____

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

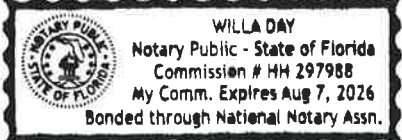
1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the Alachua County Board of County Commissioners;
3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
4. That this affidavit has been executed to induce the Alachua County Board of County Commissioners to consider and act on the subject request;
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

[Signature]
 Owner (signature)

 Owner (signature)

 Owner (signature)

STATE OF FLORIDA
 COUNTY OF ALACHUA



(SEAL ABOVE)
Willa Day
 WILLA DAY

SWORN AND SUBSCRIBED BEFORE ME

THIS 16th DAY OF SEPTEMBER 2024

BY LINGZHENG WU

WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED AS IDENTIFICATION

 (TYPE OF IDENTIFICATION)

Notary Public, Commission No. HH 297988

(Name of Notary typed, printed, or stamped)

Sign Up for Property Watch

Parcel Summary

Parcel ID 07089-002-000
Prop ID 64711
Location Address 9409 SW ARCHER RD
GAINESVILLE, FL 32608
Neighborhood/Area 125331.01
Subdivision
Legal Description COM NW COR OF NE1/4 S 00 DEG 11 MIN 23 SEC W 835.90 FT N 59 DEG 05 MIN 53 SEC E 776.35 FT N 59 DEG 05 MIN 53 SEC E 724.77 FT POB N 59 DEG 05 MIN 53 SEC E 51.58 FT S 00 DEG 06 MIN 23 SEC 1266.88 FT N 89 DEG 36 MIN 32 SEC W 44.21 FT N 00 DEG 06 MIN 23 SEC E
(Note: *The Description above is not to be used on legal documents.)
Property Use Code CLB/LDG/UN HALL (07700)
Sec/Twp/Rng 31-10-19
Tax Area ST. JOHN'S (0400)
Acres 24.77
Homesteaded False

No Image Available

[View Map](#)

Millage Rate Value

Millage Rate: 19.0761

Owner Information

[WU LINGZHENG](#)
3880 SW 106TH ST
GAINESVILLE, FL 32608

Valuation

	2024 Proposed Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
Improvement Value	\$65,130	\$65,238	\$65,333	\$67,191
Land Value	\$297,240	\$152,430	\$185,930	\$185,930
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$362,370	\$217,668	\$251,263	\$253,121
Assessed Value	\$362,370	\$217,668	\$251,263	\$253,121
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$362,370	\$217,668	\$251,263	\$253,121
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

[2023 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Zoning
7700	CLUB/LODGE/UNION HALL	23.50	1023660	A
7500	NON PROFIT ORG	1.27	55321.2	A

Building Information

Type	SOH MISC	Heat	
Total Area	48,219	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	2007

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use
3542	CANOPY 2	858		C6
3600	CONCESSION	1,254		C5
3760	DUGOUT	189		C5
3760	DUGOUT	189		C5
3760	DUGOUT	189		C5
3760	DUGOUT	189		C5
3883	FENCE CL	25,500		C1
4680	PAVING 1	19,850		C1
5400	WELL	1		C1

Sales

Sale Date	Sale Price	Instrument	Book	Page	Link to Official Records
6/26/2024	\$1,200,000	MS	5166	2769	Link (Clerk)
10/20/2023	\$100	WD	5128	1877	Link (Clerk)
11/14/2014	\$69,900	WD	4314	233	Link (Clerk)
5/13/2014	\$315,000	MS	4278	371	Link (Clerk)
2/19/2014	\$35,000	MS	4259	933	Link (Clerk)
4/14/2004	\$100	SD	2891	1337	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
2007010042	AMUSEMENT/SOCIAL/REC.	Yes	No	2/5/2007	\$175,000

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



No data available for the following modules: Extra Features, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 8/29/2024, 6:13:55 AM](#)

[Contact Us](#)





[Search](#) > Account Summary

Real Estate Account #07089 002 000

Owner: MULTERRA LLC
Situs: 9409 SW ARCHER RD
 GAINESVILLE 32608
[Parcel details](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/28/2023** for **\$4,951.80**.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2023 Annual Bill ⓘ	\$0.00	Paid \$4,951.80 11/28/2023	Receipt #23-0041844 Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$5,542.74 12/19/2022	Receipt #22-0064096 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$5,650.34 11/10/2021	Receipt #21-0017794 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$5,767.38 12/09/2020	Receipt #20-0056344 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$6,142.35 02/06/2020	Receipt #19-0102310 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$5,886.51 11/19/2018	Receipt #18-0023622 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$6,165.51 12/21/2017	Receipt #17-0067445 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$5,774.04 11/29/2016	Receipt #16-0039016 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$5,154.78 11/23/2015	Receipt #15-0026749 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$76.86 12/23/2014	Receipt #14-0058445 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$39.28 02/21/2014	Receipt #13-0095845 Print (PDF)
2012 ⓘ			
2012 Annual Bill	\$0.00	Paid \$60.65 02/21/2014	Receipt #13-0095845 Print (PDF)
Certificate #2689		Redeemed 02/21/2014	Face \$47.93, Rate 18%
		Paid \$60.65	
2011 Not Available	Please call for amount due.		
2010 Not Available	Please call for amount due.		
2009 Not Available	Please call for amount due.		
2008 Not Available	Please call for amount due.		
2007 Not Available	Please call for amount due.		
2006 Not Available	Please call for amount due.		
2005 Not Available	Please call for amount due.		
Total Amount Due	\$0.00		

\$35.50

\$8,400

Prepared by and return to:

Kelley D. Jones
Attorney at Law
Kelley D. Jones, P.A.
4110 NW 37th Place Suite B
Gainesville, FL 32606
352-377-2004
File Number: 24-135

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3566404 4 PG(S)
6/28/2024 3:34 PM
BOOK 5166 PAGE 2769
J.K. JESS IRBY, ESQ.--Clerk
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1213627
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$8,400.00
Intang. Tax: \$0.00

\$1,200,000

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26th day of June, 2024 between

Braid Properties LLC a Florida limited liability company whose post office address is 3914 SW 95th Drive, Gainesville, FL 32608, grantor, and

Lingzheng Wu whose post office address is 3880 SW 106th Street, Gainesville, FL 32608, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 07089 002 000 & 07089-002-001

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2023**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten Signature]

Witness Name: Kelley O Jones
Witness Address : 4110 NW 37th Place, Suite B,
Gainesville, FL 32606

Braid Properties LLC, a Florida Limited Liability Company

By *[Handwritten Signature]*
Neil Russell Euliano, II, Manager

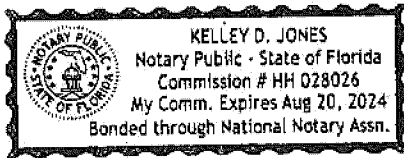
[Handwritten Signature]

Witness Name: Pamela Kay O'Steen
Witness Address : 4110 NW 37th Place, Suite B,
Gainesville, FL 32606

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of June, 2024 by Neil Russell Euliano, II, Manager of Braid Properties LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Handwritten Signature]

Notary Public
Printed Name: _____
My Commission Expires: _____

EXHIBIT "A"

PARCEL 1

A PARCEL OF LAND LYING IN THE NORTH ONE HALF OF THE NORTHEAST QUARTER (N 1/2 OF THE NE 1/4) OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER, THENCE SOUTH 00 DEGREES 11 MINUTES 23 SECONDS WEST, 835.90 FEET; THENCE NORTH 59 DEGREES 05 MINUTES 53 SECONDS EAST, 776.35 FEET; THENCE RUN NORTH 59 DEGREES 05 MINUTES 53 SECONDS EAST, 724.77 FEET TO THE **POINT OF BEGINNING**; THENCE RUN NORTH 59 DEGREES 05 MINUTES 53 SECONDS EAST, 51.58 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 23 SECONDS WEST, 1266.88 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 32 SECONDS WEST, 44.21 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 23 SECONDS EAST, 1240.08 FEET TO THE **POINT OF BEGINNING**.

AND

THE WEST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER (W 1/2 OF NE 1/4 OF NE 1/4) LYING SOUTH OF RAILROAD RIGHT OF WAY.

PARCEL 2

BEGIN AT THE NORTHEAST CORNER OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4 OF NE 1/4) AND THENCE RUN SOUTH 13.3 CHAINS TO THE SOUTHEAST CORNER OF MELVIN BAILEY LOT FOR THE **POINT OF BEGINNING**. FROM SAID POINT OF BEGINNING, THENCE RUN WEST 10.00 CHAINS; THENCE RUN SOUTH 6.7 CHAINS; THENCE RUN EAST 10.00 CHAINS; AND THENCE RUN NORTH 6.7 CHAINS TO THE **POINT OF BEGINNING**. LYING AND BEING IN SECTION 31, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

SAID PROPERTY BEING ONE AND THE SAME AS AND MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND LYING IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (E 1/2 OF THE NE 1/4 OF THE NE 1/4) OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL & DISK (LB 2389) AT THE NORTHEAST CORNER OF SAID SECTION 31 FOR THE POINT OF REFERENCE; THENCE RUN SOUTH 00°10'00" EAST, ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 877.80 FEET (13.3 CHAINS) TO A 5/8" REBAR & CAP (PSM 6602) AT THE SOUTHEAST CORNER OF THE NORTH 13.3 CHAINS OF SAID E 1/2 OF THE NE 1/4 OF THE NE 1/4 AND THE **POINT OF BEGINNING**; THENCE RUN NORTH 89°37'04" WEST, ALONG

~~THE SOUTH LINE OF SAID NORTH 13.3 CHAINS, A DISTANCE OF 665.91 FEET TO A 5/8" REBAR &~~
CAP (PSM 6602) AT THE SOUTHWEST CORNER OF SAID NORTH 13.3 CHAINS; THENCE RUN
SOUTH 00°03'10" EAST, ALONG THE WEST LINE OF SAID E 1/2 OF THE NE 1/4 OF THE NE 1/4, A
DISTANCE OF 419.02 FEET TO A 5/8" REBAR & CAP (LB 5075) AT THE SOUTHWEST CORNER OF
SAID E 1/2 OF THE NE 1/4 OF THE NE 1/4; THENCE RUN SOUTH 89°36'48" EAST, ALONG THE
SOUTH LINE OF SAID E 1/2 OF THE NE 1/4 OF THE NE 1/4, A DISTANCE OF 666.74 FEET TO A
5/8" REBAR & CAP (PSM 6602) AT THE SOUTHEAST CORNER OF SAID E 1/2 OF THE NE 1/4 OF
THE NE 1/4; THENCE RUN NORTH 00°10'00" WEST, ALONG THE EAST LINE OF SAID SECTION 31,
A DISTANCE OF 419.07 FEET TO THE POINT OF BEGINNING.

DETAILED DIRECTIONS TO SITE

County Annex Building

10 SW 2nd Ave, Gainesville, FL 32601

- Follow S Main St and SW Williston Rd to SW 62nd Ave

11 min (5.8 mi)

- Continue on SW 62nd Ave to FL-24 W/SW Archer Rd/NE State Rd 24

3 min (1.9 mi)

- ↶ Turn left onto FL-24 W/SW Archer Rd/NE State Rd 24

4 min (2.4 mi)

- Drive to your destination

2 min (0.2 mi)

9409 SW Archer Rd

Gainesville, FL 32608

LEGAL DESCRIPTION

PARCEL 1:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4, THENCE SOUTH 00 DEGREES 11 MINUTES 23 SECONDS WEST 835.90 FEET; THENCE NORTH 59 DEGREES 05 MINUTES 53 SECONDS EAST 776.35 FEET; THENCE RUN NORTH 59 DEGREES 05 MINUTES 53 SECONDS EAST 724.77 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 59 DEGREES 05 MINUTES 53 SECONDS EAST 51.58 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 23 SECONDS WEST 1266.88 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 32 SECONDS WEST 44.21 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 23 SECONDS EAST 1240.08 FEET TO THE POINT OF BEGINNING AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF RAILROAD.

PARCEL IDENTIFICATION NUMBER: 07089 002 000

BOUNDARY SURVEY

LYING IN SECTION 31, TOWNSHIP 10 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION: (AS FURNISHED)

PARCEL 1:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4, THENCE SOUTH 00 DEGREES 11 MINUTES 23 SECONDS WEST 835.90 FEET; THENCE NORTH 59 DEGREES 05 MINUTES 53 SECONDS EAST 776.35 FEET; THENCE RUN NORTH 59 DEGREES 05 MINUTES 53 SECONDS EAST 724.77 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 59 DEGREES 05 MINUTES 53 SECONDS EAST 51.58 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 23 SECONDS WEST 1266.88 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 32 SECONDS WEST 44.21 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 23 SECONDS EAST 1240.08 FEET TO THE POINT OF BEGINNING AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF RAILROAD.
PARCEL IDENTIFICATION NUMBER: 07089 002 000

PARCEL 2:
BEGIN AT THE NORTHEAST CORNER OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4 OF NE 1/4) AND THENCE RUN SOUTH 13.3 CHAINS TO THE SOUTHEAST CORNER OF MELVA BAILEY LOT FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE RUN WEST 10.00 CHAINS, THENCE RUN SOUTH 6.7 CHAINS, THENCE RUN EAST 10.00 CHAINS AND THENCE RUN NORTH 6.7 CHAINS TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 31, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.
PARCEL IDENTIFICATION NUMBER: 07089-002-001

PARCEL 2 BEING MORE ACCURATELY DESCRIBED AS FOLLOWS: (BY THIS SURVEYOR)

A PARCEL OF LAND LYING IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (E 1/2 OF THE NE 1/4 OF THE NE 1/4) OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

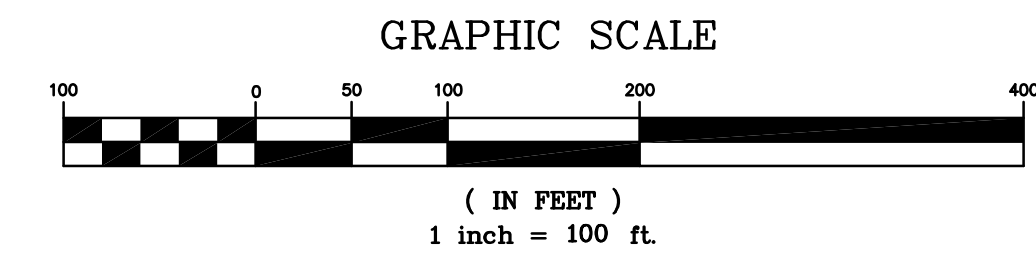
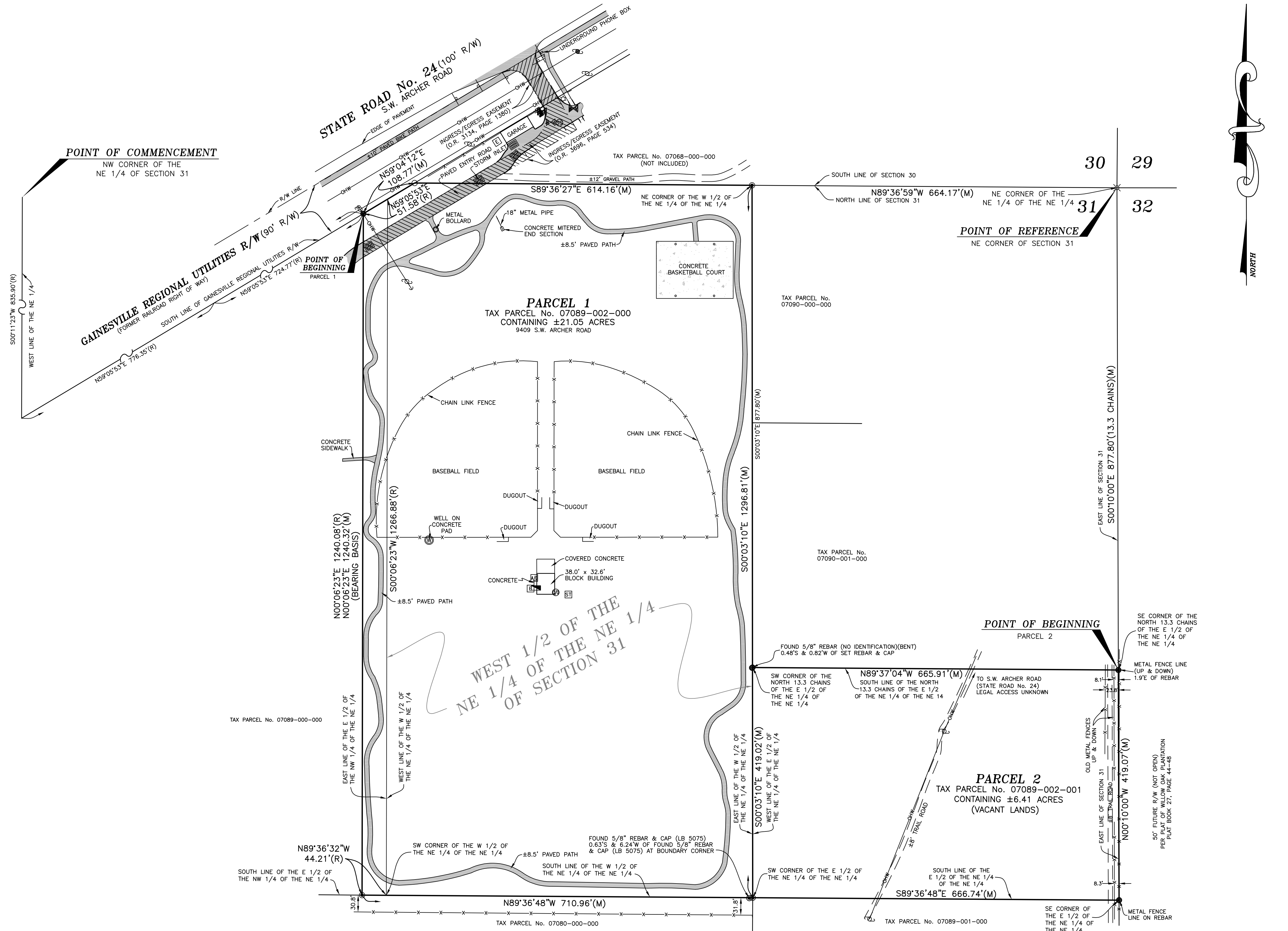
COMMENCE AT A NAIL & DISK (LB 2389) AT THE NORTHEAST CORNER OF SAID SECTION 31 FOR THE POINT OF REFERENCE; THENCE RUN SOUTH 00°10'00" EAST, ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 877.80 FEET (13.3 CHAINS) TO A 5/8" REBAR & CAP (PSM 6602) AT THE SOUTHWEST CORNER OF THE NORTH 13.3 CHAINS OF SAID E 1/2 OF THE NE 1/4 OF THE NE 1/4 AND THE POINT OF BEGINNING; THENCE RUN NORTH 89°37'04" WEST, ALONG THE SOUTH LINE OF SAID NORTH 13.3 CHAINS, A DISTANCE OF 665.91 FEET TO A 5/8" REBAR & CAP (PSM 6602) AT THE SOUTHWEST CORNER OF SAID NORTH 13.3 CHAINS; THENCE RUN SOUTH 00°03'10" EAST, ALONG THE WEST LINE OF SAID E 1/2 OF THE NE 1/4 OF THE NE 1/4, A DISTANCE OF 419.02 FEET TO A 5/8" REBAR & CAP (LB 5075) AT THE SOUTHWEST CORNER OF SAID E 1/2 OF THE NE 1/4 OF THE NE 1/4; THENCE RUN SOUTH 89°36'48" EAST, ALONG THE SOUTH LINE OF SAID E 1/2 OF THE NE 1/4 OF THE NE 1/4, A DISTANCE OF 666.74 FEET TO A 5/8" REBAR & CAP (PSM 6602) AT THE SOUTHWEST CORNER OF SAID E 1/2 OF THE NE 1/4 OF THE NE 1/4; THENCE RUN NORTH 00°10'00" WEST, ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 419.07 FEET TO THE POINT OF BEGINNING.

LEGEND:

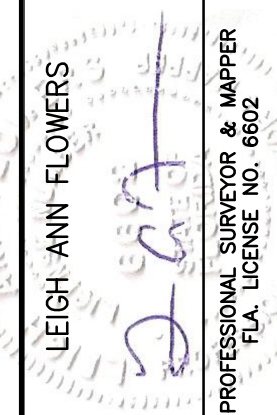
- = FOUND 5/8" REBAR & CAP (PSM 6602)
- = FOUND 1/2" REBAR & CAP (LB 021)
- ⊙ = FOUND 5/8" REBAR & CAP (LB 5075)
- ⊗ = FOUND NAIL & DISK (LB 2389)
- (C) = CALCULATED FROM RECORD DATA
- (M) = MEASURED
- (R) = PER LEGAL DESCRIPTION OF RECORD
- R/W = RIGHT OF WAY
- S.F. = SQUARE FEET
- D.B. = DEED BOOK
- O.R. = OFFICIAL RECORDS BOOK
- X— = FENCE LINE
- OHV— = OVERHEAD UTILITY LINE
- AT&T— = AT&T LINE MARKER
- FO— = FIBER OPTIC LINE MARKER
- TEL— = TELEPHONE PEDESTAL
- M— = METAL SIGN
- W— = WELL
- G— = GUY ANCHOR
- WP— = WOOD POWER POLE
- MP— = METAL POWER POLE
- ML— = METAL LIGHT POLE
- AC— = AIR CONDITIONER
- C— = CLEANOUT
- ST— = SEPTIC TANK
- SM— = SANITARY SEWER MANHOLE
- ET— = ELECTRIC TRANSFORMER
- WM— = WATER METER
- WV— = WATER VALVE
- SI— = STORM INLET
- A— = ASPHALT PAVEMENT
- C— = CONCRETE SURFACE
- IE— = INGRESS/EGRESS EASEMENT PER O.R. 3134, PAGE 1380
- IE— = INGRESS/EGRESS EASEMENT PER O.R. 3696, PAGE 534

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS PROJECTED FROM A RECORD BEARING OF NORTH 00°06'23" EAST ALONG THE WEST LINE OF THE SUBJECT PARCEL.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.
5. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12001C0430E FOR ALACHUA COUNTY, FLORIDA AND INCORPORATED AREAS, EFFECTIVE DATE SEPTEMBER 24, 2021, FOR ALACHUA COUNTY, COMMUNITY NUMBER 120001 PANEL NUMBER 0430 SUFFIX E.



FIELD BOOK - SEE FOLDER DRAFTED: LAF CHECKED: LAF SURVEY DATE: 5/21/24	JOB NUMBER: 24-082 SHEET 1 OF 1	CERTIFIED TO: LINZHENGG WU KELLEY D. JONES, P.A. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FLOWERS SURVEYING AND MAPPING INC 207 SE CONCORD GLEN HIGH SPRINGS, FLORIDA 32643 PHONE: (386)462-0130 EMAIL: FLOWERSSURVEYING@GMAIL.COM
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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS MAP BY ANYONE OTHER THAN THIS SURVEYOR IS PROHIBITED. I HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON, IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEYED PROPERTY, AND IT MEETS ALL REQUIREMENTS OF THE FLORIDA SURVEYING AND MAPPING STATUTES, AND CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE.



ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:

Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.

Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

Yes	N/A	Surface Waters (ponds, lakes, streams, springs, etc.)
Yes	N/A	Wetlands
Yes	N/A	Surface Water or Wetland Buffers
Yes	N/A	Floodplains (100-year)
Yes	N/A	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc.)
Yes	N/A	Strategic Ecosystems (within or adjacent to mapped areas)
Yes	N/A	Significant Habitat (biologically diverse natural areas)
Yes	N/A	Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)
Yes	N/A	Non-native Invasive Species
Yes	N/A	Recreation/Conservation/Preservation Lands
Yes	N/A	Significant Geological Features (caves, springs, sinkholes, etc.)
Yes	N/A	High Aquifer Recharge Areas
Yes	N/A	Wellfield Protection Areas
Yes	N/A	Wells
Yes	N/A	Soils
Yes	N/A	Mineral Resources Areas
Yes	N/A	Topography/Steep Slopes
Yes	N/A	Historical and Paleontological Resources
Yes	N/A	Hazardous Materials Storage Facilities
Yes	N/A	Contamination (soil, surface water, ground water)

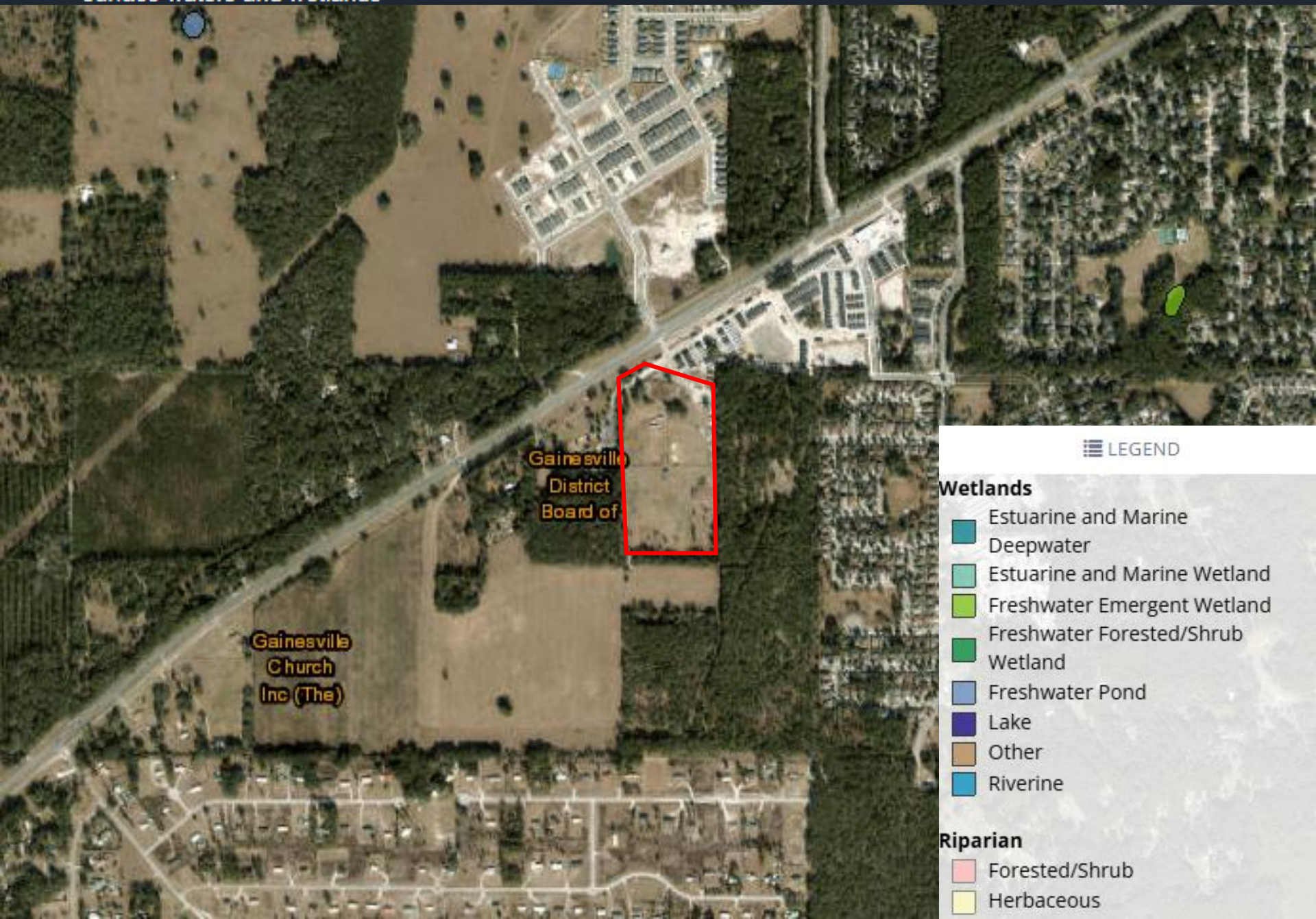
Signed: _____ **Project #:** _____ **Date:** _____

For assistance in completing this form, please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://alachuacounty.us/Depts/EPD/Pages/EPD.aspx> or contact ACEPD at (352) 264-6800.



National Wetlands Inventory

surface waters and wetlands



LEGEND

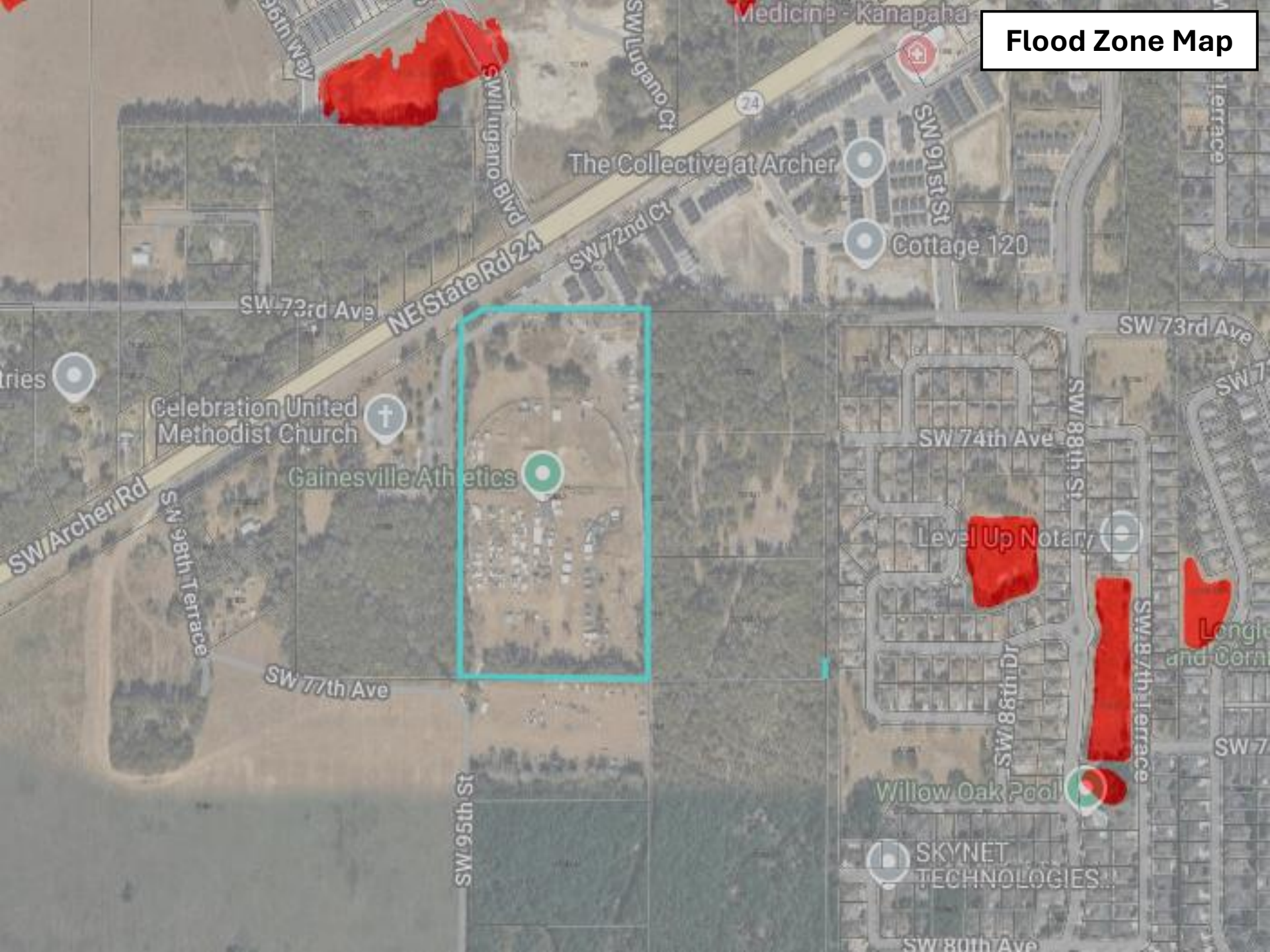
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

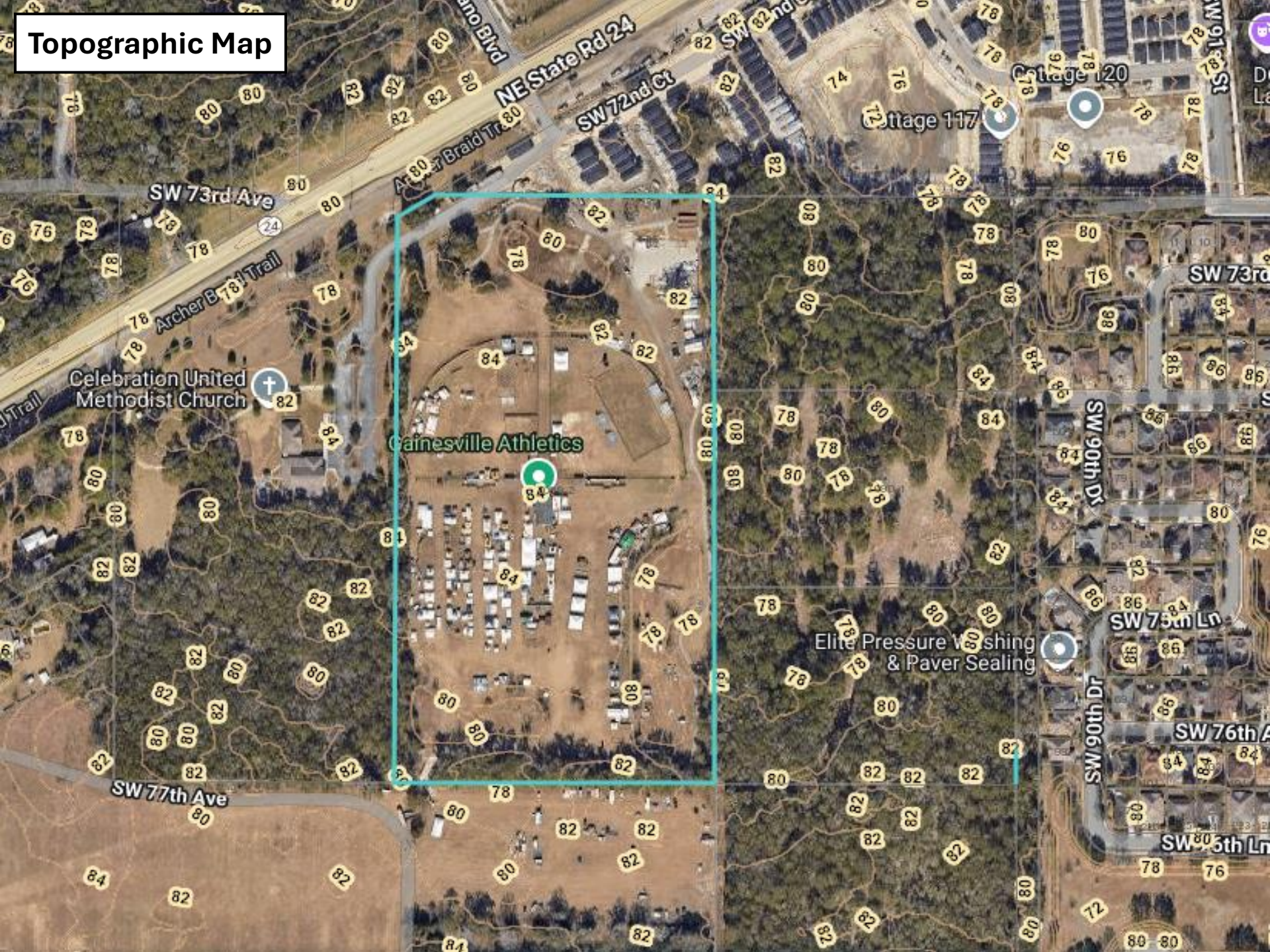
Riparian

- Forested/Shrub
- Herbaceous

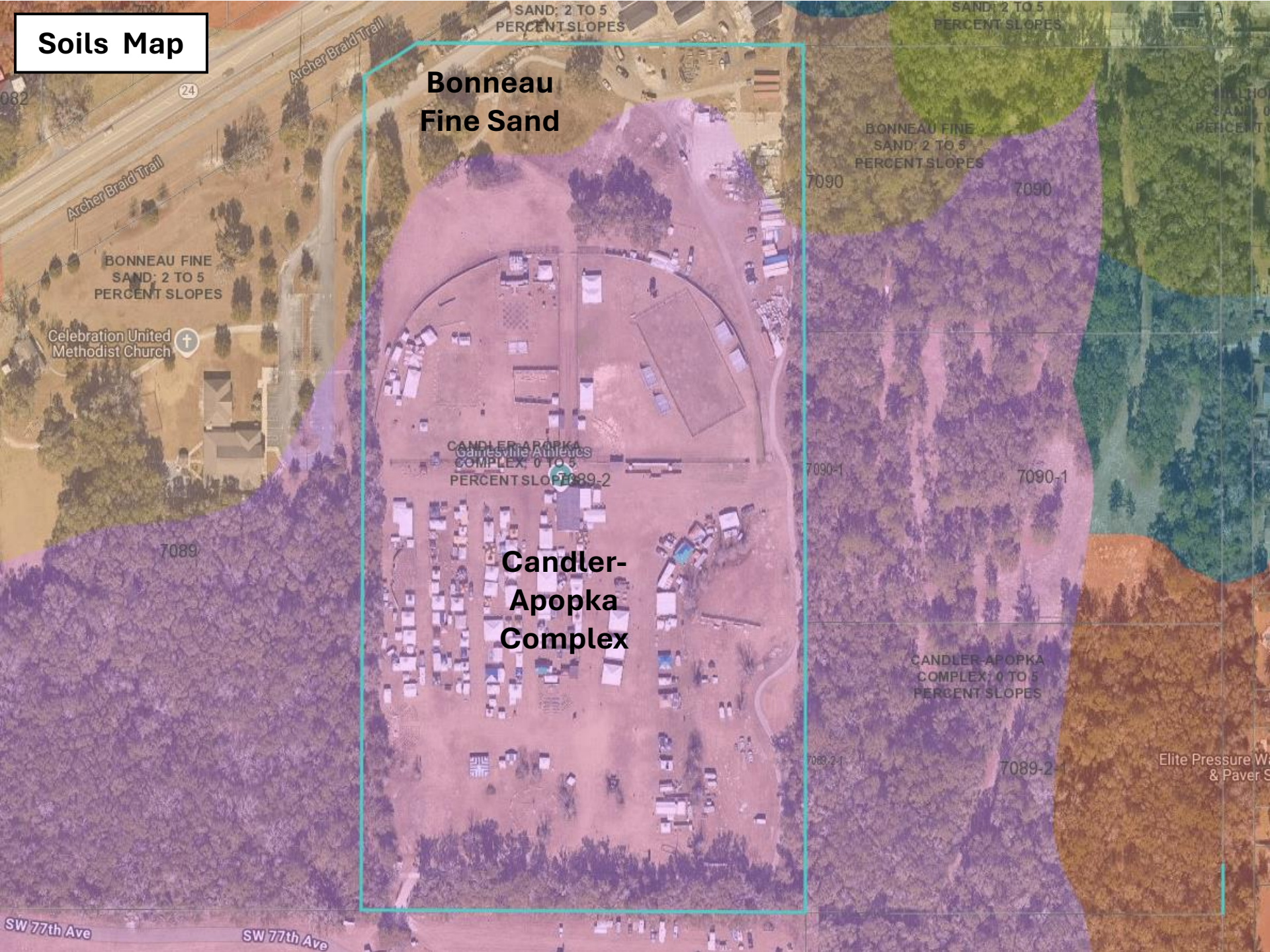
Flood Zone Map



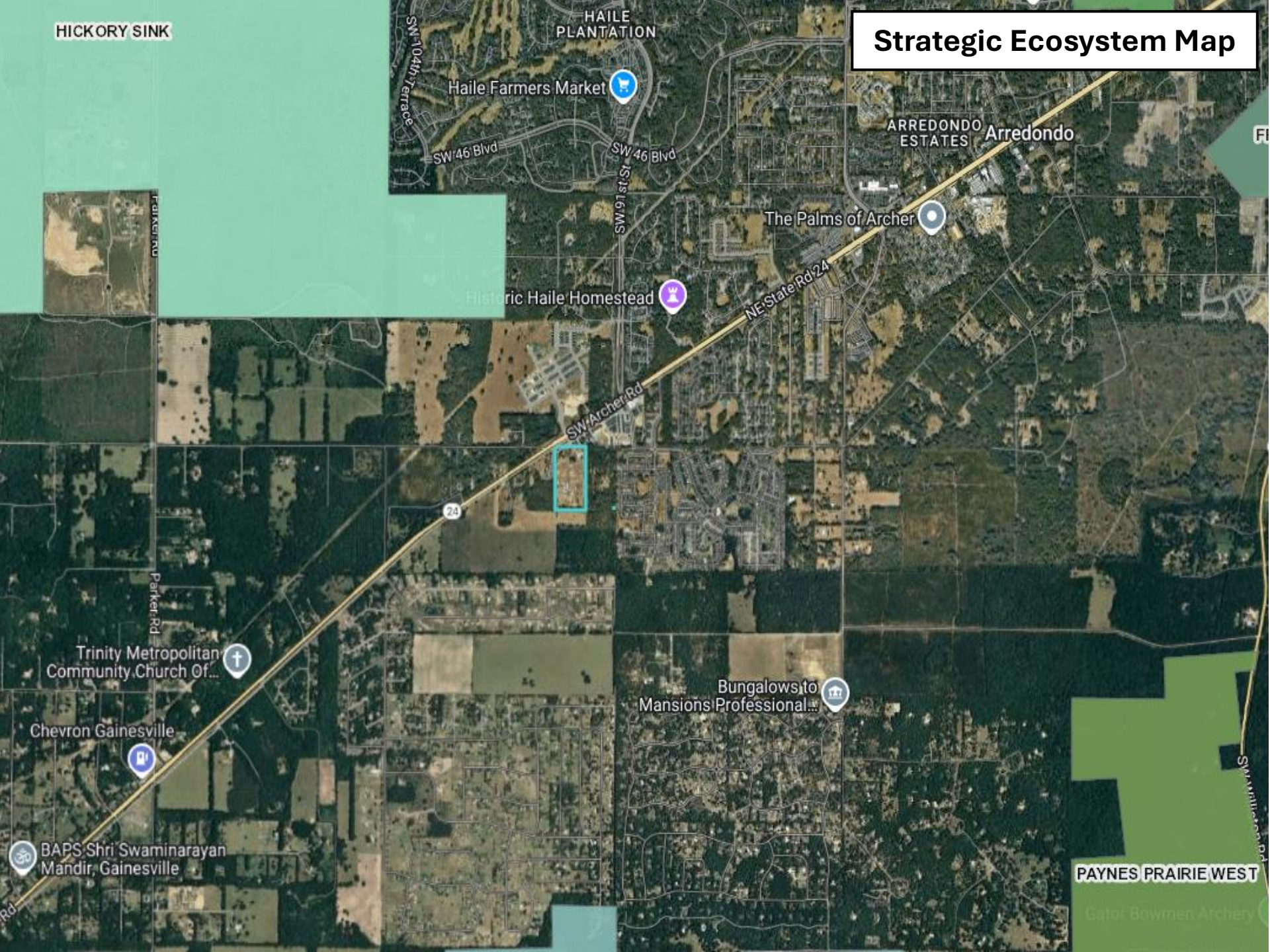
Topographic Map



Soils Map



Strategic Ecosystem Map



HICKORY SINK

HAILE PLANTATION

Haile Farmers Market

ARREDONDO ESTATES Arredondo

SW 104th Terrace

SW 46 Blvd

SW 46 Blvd

SW 91st St

The Palms of Archer

Historic Haile Homestead

NE State Rd 24

SW Archer Rd

24

Parker Rd

Parker Rd

Trinity Metropolitan Community Church Of...

Chevron Gainesville

BAPS Shri Swaminarayan Mandir, Gainesville

Bungalows to Mansions Professional...

Swanville Rd

PAYNES PRAIRIE WEST

Gator Bowmen Archery

Aquifer High Recharge Area Map

Alachua County Floridan Aquifer High Recharge Area

Legend

Generalized Vulnerability Rating

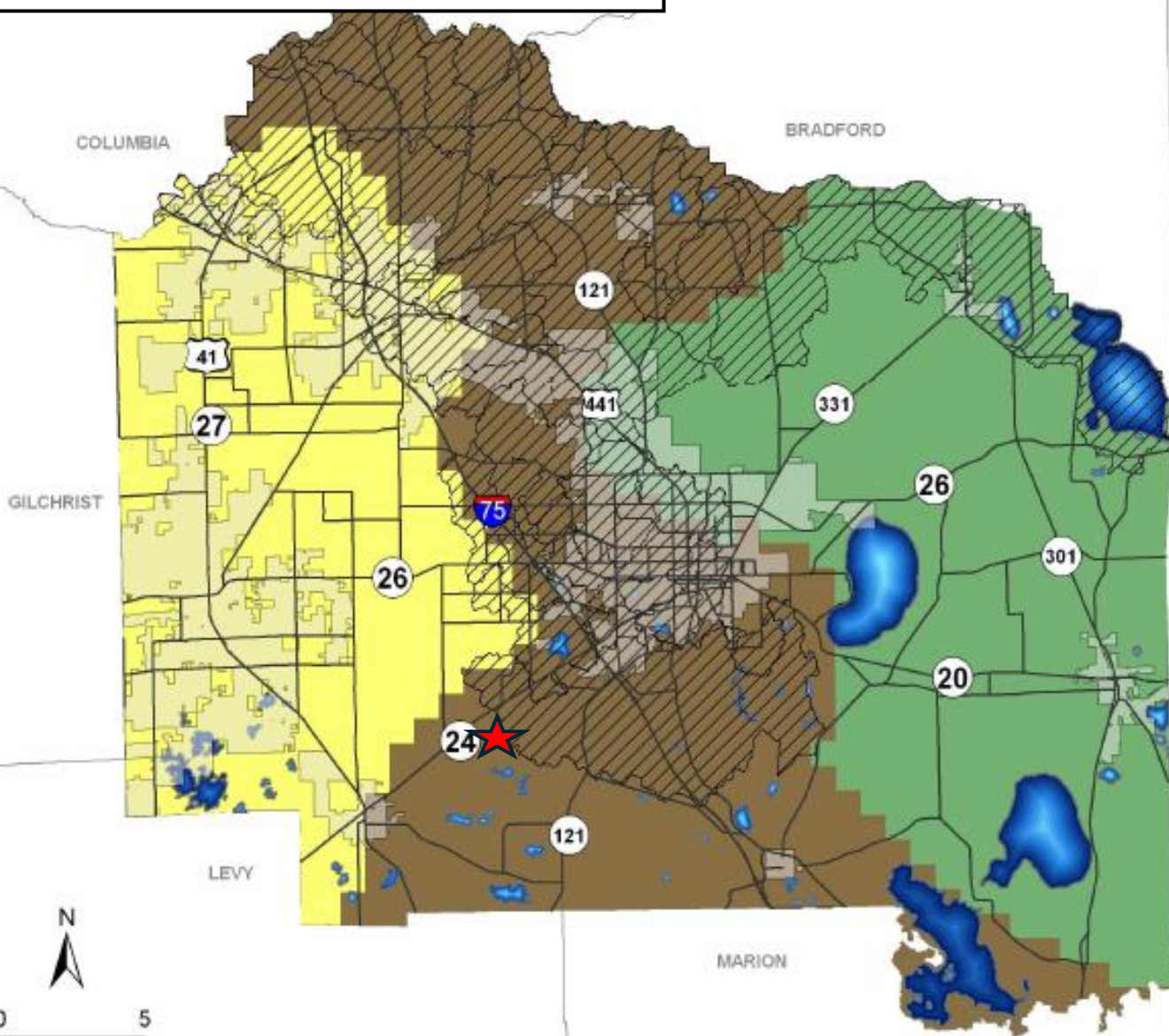
- Low Vulnerability
- Vulnerable
- High Vulnerability
- Stream-to-Sink Basins
- Municipalities
- Major Roads
- Lakes

High Aquifer Recharge Areas: Areas where stream-to-sink surface water basins occur and areas where the Floridan aquifer system is vulnerable or highly vulnerable

Sources:
Basins Layer used to produce the Stream-to-Sink Basins Layer (FDEP, 1998)
Generalization of Alachua County (Floridan) Aquifer Vulnerability Assessment Results (Advanced Geospatial Inc., 2005)

Prepared At:
Alachua County
Environmental Protection Department
201 SE 2nd Avenue, Suite 201
Gainesville, FL 32601

DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind, implied or expressed, regarding accuracy, completeness, or fitness of use. The quality of the data is dependent on the various sources from which each data layer is obtained. 3-27-2009



0 5
Miles

NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a proposed special exception to allow an outdoor recreation facility on tax parcel number 07089-002-000 located at 9409 SW Archer Road. This parcel has a Rural/Agriculture Future Land Use designation and is in the Agricultural (A) zoning district. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held virtually as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Wednesday, September 25, 2024
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

Following the teleconference, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. A link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the project may also be submitted to the e-mail address below or by calling the phone number below.

Contact: eda consultants, inc.
Email: permitting@edafl.com
Phone: (352) 373-3541



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AFFIDAVIT OF PUBLICATION

Heather Hartman
Eda Consultants, Inc.
720 SW 2ND AVE SOUTH TOWER
300
GAINESVILLE FL 32601

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Gainesville Sun, published in Alachua County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of Alachua County, Florida, or in a newspaper by print in the issues of, on:

09/13/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/13/2024

Legal Clerk Mark Jel

Notary, State of WI. County of Brown Kaitlyn Felty

3-7-27

My commission expires

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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin



PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed special exception to allow an outdoor recreation facility on tax parcel number 07089-002-000 located at 9409 SW Archer Road with a Rural/Agricultural Future Land Use designation and in the Agricultural (A) zoning district. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed project and to seek their comments. The meeting will be held virtually as a Zoom teleconference. The teleconference can be accessed by the following information:

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Contact: eda consultants inc.
Phone: (352) 373-3541
E-mail: permitting@edafl.com

07098-001-024
HE & LI W/H
1007 PAINTED FERN CT
WAXHAW, NC 28173-0348

07098-001-100
SWAN LAWTON III & PATRICIA A
1101 RED MAPLE CIRCLE NE
SAINT PETERSBURG, FL 33703

07098-001-020
KURIAN SAJI & BINDU
12701 SW 14TH AVE
NEWBERRY, FL 32669

07080-005-000
VEILLARD MARIE S
176 GENTIAN AVE
PROVIDENCE, RI 02909-1103

07071-100-107
912 1ST ST SOUTH LLC
227 CROSS BRANCH DR
PONTE VEDRA BEACH, FL 32081

07071-100-124
JAYAVELU & MURUGAN W/H &
RAVEENDRANATH
2728 WINDSORGATE LANE
ORLANDO, FL 32828

07098-001-046
WANG & ZHOU
3025 ELITE LN
ALPHARETTA, GA 30005

07098-001-043
THIYAGARAJAH & RAMACHANDRAN
W/H
3227 SW 115TH TER
GAINESVILLE, FL 32608-0013

07098-001-216
HODGE MEGAN C
3902 NW 20TH LANE
GAINESVILLE, FL 32605

07098-001-017
GU & ZHAO W/H
3954 S VICTORIA CIR
NEW BERLIN, WI 53151

07075-060-000
KANAPAHA HIGHLANDS
HOMEOWNERS
1032 S MAIN ST
GAINESVILLE, FL 32601-7988

07090-001-000
SPENCER & SPENCER
11843 NW 11TH PL
GAINESVILLE, FL 32606-5782

07061-008-000
C/O CONTEMPORARY MANAGEMENT
CONCEPTS
TAR PROPERTIES LLC
13400 PROGRESS BLVD
ALACHUA, FL 32615-9444

07087-002-000
ROSE CARL
20120 SW 191ST AVE
ARCHER, FL 32618-5076

07098-001-225
QIAN LEI
23 HAZELWOOD DR
JERICHO, NY 11753-1712

07098-001-172
LIU BRYAN YANWEN & ASHLEE L
2763 WILLOW ROCK LN
APEX, NC 27523-8515

07098-001-176
WANG & XU
3039 SW 106TH ST
GAINESVILLE, FL 32608

07098-001-186
LUKOSE & REJI H/W
3613 SW 103RD ST
GAINESVILLE, FL 32608-9547

07098-001-089
HODGE III & HODGE
3902 NW 20TH LN
GAINESVILLE, FL 32605

07082-000-000
SANCHEZ YANAIRA
4000 SW 47TH ST LOT I 14
GAINESVILLE, FL 32608

07098-001-224
ISHMAEL ARIF H
10891 SW 152ND CT
MIAMI, FL 33196-3561

07071-100-112
C/O EDWARD OR PAULA MEYER
HARRISON & MEYER
12386 OAKWIND PL
SEMINOLE, FL 33772

07070-001-000
% ELIZABETH STRICKLAND
STRICKLAND JERALD D
1598 NW 19TH CIR
GAINESVILLE, FL 32605-4029

07098-001-218
CHEN & LIANG TRUSTEES
205 MUNSELL ST
BELCHERTOWN, MA 01007

07098-001-073
LI MIN & MING
2601 TWINBERRY LN
WAXHAW, NC 28173-9835

07069-000-000
EMMER DEVELOPMENT CORP
2801 SW ARCHER RD
GAINESVILLE, FL 32608

07098-001-051
WANG ZHAOCHUAN & XI
310 TANNERY DR
GAITHERSBURG, MD 20878

07089-002-001
WU LINGZHENG
3880 SW 106TH ST
GAINESVILLE, FL 32608

07080-000-000
BRAID PROPERTIES LLC
3914 SW 95TH DR
GAINESVILLE, FL 32608

07071-000-000
FRENCH BYRON T
427 SW 42ND ST
GAINESVILLE, FL 32607-2768

07098-001-174 HAMILTON & PU W/H 4527 NW 36TH TER GAINESVILLE, FL 32605	07054-001-003 C/O HAILE MANAGEMENT HAILE VILLAGE CENTER OWNER'S 5230 SW 91ST DR STE C GAINESVILLE, FL 32608	07054-032-000 ELOISE GARDENS HOMEOWNERS ASSOCIATION INC 5341 SW 91ST TER STE A GAINESVILLE, FL 32608
07098-001-013 YANG & XIE 5391 GLENCASTLE WAY SUWANEE, GA 30024	07098-001-103 BENJAMIN & JOSEPH H/W 569 PONDVIEW RD RYDAL, PA 19046-3350	07071-100-141 MILESTONE PROPERTY MANAGEMENT LLC 6068 SW 84TH ST GAINESVILLE, FL 32608
07088-000-000 JACOBS JOSEPH A & JOYCE A 624 S WOOD HAVEN RD NIXA, MO 65714-7036	07068-000-000 NEW 9092 SW 70TH LANE LLC 6574 N STATE RD 7 #120 COCONUT CREEK, FL 33073	07054-032-070 MOSES BRIAN J & HOLLY TURNER 6858 SW 90TH ST GAINESVILLE, FL 32608
07071-100-159 HASHKY & MARDINI W/H 6865 SW LUGANO CT GAINESVILLE, FL 32608	07071-100-160 BERNARDO & SHELL H/W 6883 SW LUGANO CT GAINESVILLE, FL 32608	07071-100-161 PITTS JUSTIN M & JESSICA Y 6901 SW LUGANO CT GAINESVILLE, FL 32608
07071-001-000 TOOKE WINSTON D 6906 SW 91ST TER GAINESVILLE, FL 32608-5558	07071-100-162 BRANCHE & KIGHT 6919 SW LUGANO CT GAINESVILLE, FL 32608	07071-100-163 GIFFUNI CABRA & CARRILLO DE GIFFUNI H/W 6937 SW LUGANO CT GAINESVILLE, FL 32608
07054-001-002 THE HAILE PLANTATION WEST ASSOCIATION INC 6972 LAKE GLORIA BLVD ORLANDO, FL 32809	07089-001-000 KELLEY EDITH LAVERNE R LIFE ESTATE 7113 NW 126TH AVE ALACHUA, FL 32615	07098-001-153 ABUSAADA KHALID 717 RIVER NORTH DR NORTH AUGUSTA, SC 29841-5471
07061-002-001 ROBERTS DANIEL & CHARLEEN A 7215 SW 91ST GAINESVILLE, FL 32608	07061-002-002 C/O CHARLEEN ROBERTS HUTTON & ROBERTS 7219 SW 91ST ST GAINESVILLE, FL 32608	07098-001-004 THOMAS PATRICK 7323 SW 88TH WAY GAINESVILLE, FL 32608
07098-001-003 BARSAMYAN & SHUHAIBER W/H 7343 SW 88TH WAY GAINESVILLE, FL 32608	07098-001-001 VITRO DAVID A & CHRISTY C 7383 SW 88TH WAY GAINESVILLE, FL 32608	07098-001-080 KIM & SONG H/W 7420 SW 90TH DR GAINESVILLE, FL 32608
07098-001-052 CHEN JING 7438 SW 88TH ST GAINESVILLE, FL 32608	07098-001-081 SHI WEI 7440 SW 90TH DR GAINESVILLE, FL 32608	07098-001-053 CHEN & XIA 7458 SW 88TH ST GAINESVILLE, FL 32608
07098-001-082 BROWN DARIUS D & NADIA 7460 SW 90TH DR GAINESVILLE, FL 32608	07098-001-054 ORTIZ LUIS A & EDITH C 7478 SW 88TH ST GAINESVILLE, FL 32608	07098-001-083 PERIS & ROSARIO 7480 SW 90TH DR GAINESVILLE, FL 32608

07098-001-055
CHAMBERLIN RICHARD L &
MARGARET R
7512 SW 88TH ST
GAINESVILLE, FL 32608

07098-001-057
MANDAPAT MAE L & NOEL
7552 SW 88TH ST
GAINESVILLE, FL 32608

07098-001-096
BARRY KATIE S
7576 SW 90TH DR
GAINESVILLE, FL 32608

07098-001-098
TRAN & VO W/H
7602 SW 90TH DR
GAINESVILLE, FL 32608

07098-001-210
SHI WEI & WENTING
7654 SW 88TH ST
GAINESVILLE, FL 32608

07098-001-208
FIRMINT DARLA
7706 SW 88TH ST
GAINESVILLE, FL 32608-8798

07098-001-206
WONG EMMANUEL NG THO &
MARITES
7756 SW 88TH ST
GAINESVILLE, FL 32608

07098-001-220
JYOT & SIDHU W/H
7777 SW 88TH DR
GAINESVILLE, FL 32608-8741

07098-001-150
MA & RUCHKIN W/H
7938 SW 90TH DR
GAINESVILLE, FL 32608

07061-002-003
ARCHER ROAD BTR LLC
800 HIGHLAND AVE STE 200
ORLANDO, FL 32803

07098-001-056
QI & ZHANG H/W
7532 SW 88TH ST
GAINESVILLE, FL 32608

07098-001-095
MAGEE TODD ALAN & AVERY
CHRISTINE
7556 SW 90TH DR
GAINESVILLE, FL 32608

07098-001-059
GORDON & ISAACSON
7592 SW 88TH ST
GAINESVILLE, FL 32608

07098-001-212
GILL & MORNEAULT-GILL H/W
7614 SW 88TH ST
GAINESVILLE, FL 32608

07098-001-215
WALLEN BRETT DAVID & DEBORAH
LEE
7655 SW 88TH DR
GAINESVILLE, FL 32608

07098-001-217
LIU & XU
7707 SW 88TH DR
GAINESVILLE, FL 32608

07098-001-219
MURPHY & MURPHY
7757 SW 88TH DR
GAINESVILLE, FL 32608-8741

07098-001-006
GE & LIANG W/H
784 SANTA MARIA LN
FOSTER CITY, CA 94404

07098-001-149
JEONG & KANG H/W
7968 SW 90TH DR
GAINESVILLE, FL 32608

07099-003-000
VICKERS ROBERT ALAN & LYND
ANN
8027 SW 91ST ST
GAINESVILLE, FL 32608-6017

07098-001-094
JAFFE PAUL H & ALLISON B
7546 SW 90TH DR
GAINESVILLE, FL 32608

07098-001-058
ZHANG & ZHU H/W
7572 SW 88TH ST
GAINESVILLE, FL 32608

07098-001-097
ASHBY FREDERICK J III & MARIA
TERESA
7596 SW 90TH DR
GAINESVILLE, FL 32608

07098-001-099
CARODINE & MONAGHAN
7622 SW 90TH DR
GAINESVILLE, FL 32608

07098-001-209
BHATTACHARYA KAKALI
7674 SW 88TH ST
GAINESVILLE, FL 32608

07098-001-207
KERAMIDAS MARY E TRUSTEE
7726 SW 88TH ST
GAINESVILLE, FL 32608

07098-001-205
MEYER GREGORY JAMES & DU
NGUYEN
7776 SW 88TH ST
GAINESVILLE, FL 32608

07098-001-151
PINTO USHA & LOY
7918 SW 90TH DR
GAINESVILLE, FL 32608

07098-001-148
KAUR & SRIVASTAVA W/H
7988 SW 90TH DR
GAINESVILLE, FL 32608

07098-001-173
LI & ZHOU W/H
826 SW 86TH WAY
GAINESVILLE, FL 32607

07098-001-050
SUN & WANG H/W
8819 SW 74TH AVE
GAINESVILLE, FL 32608

07098-001-022
LEE & LIM H/W
8845 SW 73RD LANE
GAINESVILLE, FL 32608

07098-001-048
SKOBEL BARRY & MAYA
8859 SW 74TH AVE
GAINESVILLE, FL 32608

07098-001-027
BADOUR & WAHAB
8876 SW 74TH AVE
GAINESVILLE, FL 32608

07098-001-062
PORCHIA II & WANG H/W
8882 SW 76TH AVE
GAINESVILLE, FL 32608

07098-001-008
HAN & LEE W/H
8902 SW 73RD LN
GAINESVILLE, FL 32608

07098-001-026
HNIDY & NASSER W/H
8908 SW 74TH AVE
GAINESVILLE, FL 32608-9818

07098-001-156
HSIAO HWEI CHING
8920 SW 80TH AVE
GAINESVILLE, FL 32608

07098-001-222
SCHIAVONI LISA G LIFE ESTATE
8924 SW 76TH
GAINESVILLE, FL 32608

07098-001-045
DANG & PHAM H/W
8933 SW 74TH AVE
GAINESVILLE, FL 32608

07098-001-060
PEREZ SANDRA I & ARAM
8822 SW 76TH AVE
GAINESVILLE, FL 32608

07098-001-028
DOLSAK ADAM
8846 SW 74TH AVE
GAINESVILLE, FL 32608

07098-001-213
BASSO & SALINAS M/C
8873 SW 76TH AVE
GAINESVILLE, FL 32608

07098-001-047
SKOBEL ALEX & LOREE
8879 SW 74TH AVE
GAINESVILLE, FL 32608

07098-001-185
HASZ SCOTT
8883 SW 78TH AVE
GAINESVILLE, FL 32608

07098-001-221
HUANG KRISTIE XING
8904 SW 76TH LN
GAINESVILLE, FL 32608

07098-001-063
THIVIERGE CLIFERSON
8910 SW 76TH AVE
GAINESVILLE, FL 32608

07098-001-019
CURRENT RESIDENT
8921 SW 73RD LN
GAINESVILLE, FL 32608

07098-001-105
FORMOSO-ONOFRIO & ONOFRIO LIFE
ESTATE
8927 SW 76TH AVE
GAINESVILLE, FL 32608

07098-001-184
LIU AND LIU TRUSTEES
8936 SW 11TH AVE
GAINESVILLE, FL 32607

07098-001-005
PADRON & LAFUENTE
8830 SW 73RD LN
GAINESVILLE, FL 32608

07098-001-061
RAKOV & RAKOV & RAKOV
8852 SW 76TH AVE
GAINESVILLE, FL 32608

07098-001-021
GREWAL SUKHMAN K
8875 SW 73RD LN
GAINESVILLE, FL 32608

07098-001-007
SHI BINHONG
8880 SW 73RD LN
GAINESVILLE, FL 32608

07098-001-178
BAGLIER MARY ANNE
8888 SW 79TH AVE
GAINESVILLE, FL 32608

07098-001-106
MULQUEEN KATHLEEN TRUSTEE
8907 SW 76TH AVE
GAINESVILLE, FL 32608-8751

07098-001-164
SUAREZ LYNDON R & GLENDORA E
8917 SW 79TH AVE
GAINESVILLE, FL 32608

07098-001-009
CURRENT RESIDENT
8922 SW 73RD LN
GAINESVILLE, FL 32608

07098-001-025
DUFF JON L & JENNIFER M
8928 SW 74TH AVE
GAINESVILLE, FL 32608

07098-001-075
BECKER GEORGE A
8936 SW 74TH LN
GAINESVILLE, FL 32608-8778

07098-001-165
JASPER & ROMIE
8937 SW 79TH AVE
GAINESVILLE, FL 32608

07098-001-018
TAHA OMAR & YASMEEN
8941 SW 73RD LN
GAINESVILLE, FL 32608

07098-001-044
LE & LE
8953 SW 74TH AVE
GAINESVILLE, FL 32608

07098-001-104
BOUAZIZI & DEEGAN
8957 SW 76TH AVE
GAINESVILLE, FL 32608

07098-001-188
CAPOZZA MICHAEL JOSEPH &
TARAH J
8965 SW 78TH AVE
GAINESVILLE, FL 32608

07098-001-077
HOPE DORA LEE
8976 SW 74TH LANE
GAINESVILLE, FL 32608

07098-001-072
TANSEY MARIA DE LOURDES GAMEZ
8989 SW 75TH LN
GAINESVILLE, FL 32608

07098-001-166
ZHANG & ZHAO
9005 SW 79TH AVE
GAINESVILLE, FL 32608

07098-001-190
CLAYSON CODY CHAYCE
9009 SW 78TH AVE
GAINESVILLE, FL 32608

07098-001-016
AKTHER NASRIN
9016 SW 74TH AVE
GAINESVILLE, FL 32608

07098-001-074
BROCKISH TODD & STEPHENIE
8939 SW 75TH LN
GAINESVILLE, FL 32608

07098-001-155
WALTON WENDY
8950 SW 80TH AVE
GAINESVILLE, FL 32608

07098-001-223
MURPHY RICHARD J & SYBIL S
8954 SW 76TH LN
GAINESVILLE, FL 32608-8744

07098-001-065
JAYARAMU SHRIHARSHA
KALLAHALLI
8960 SW 76TH AVE
GAINESVILLE, FL 32608

07098-001-023
PATEL BEENA H
8968 SW 74TH AVE
GAINESVILLE, FL 32608

07098-001-066
DE & VARDANYAN H/W
8980 SW 76TH AVE
GAINESVILLE, FL 32608

07098-001-090
KRAMER ROBERT & HARRIET LIFE
ESTATE
8994 SW 75TH LN
GAINESVILLE, FL 32608

07098-001-102
CHO WOYONG ALBERT & YU CHIN
RUBY
9007 SW 76TH AVE
GAINESVILLE, FL 32608

07098-001-078
BOSSA CARROLD
9014 SW 74TH LN
GAINESVILLE, FL 32608

07098-001-086
NOA & QUINTANA
9021 SW 74TH LN
GAINESVILLE, FL 32608

07098-001-064
ARZABALA & GRAJEDA H/W
8940 SW 76TH AVE
GAINESVILLE, FL 32608

07098-001-175
LIN & WENG
8952 SW 79TH AVE
GAINESVILLE, FL 32608

07098-001-076
DU & ZOU W/H
8956 SW 74TH LN
GAINESVILLE, FL 32608

07098-001-011
LIU MEI
8962 SW 73RD LN
GAINESVILLE, FL 32608

07098-001-087
BURDETTE BYRON P
8975 SW 74TH LN
GAINESVILLE, FL 32608

07098-001-012
INMAN FENTON J & SANDRA K
8982 SW 73RD LN
GAINESVILLE, FL 32608

07098-001-189
DONG LIN
8995 SW 78TH AVE
GAINESVILLE, FL 32608

07098-001-067
STROTHER THOMAS F JR & RITA K
9008 SW 76TH AVE
GAINESVILLE, FL 32608

07098-001-042
COUGHLIN & COUGHLIN CO-
TRUSTEES
9015 SW 74TH AVE
GAINESVILLE, FL 32608

07098-001-091
BAO & WANG W/H
9022 SW 75TH LN
GAINESVILLE, FL 32608

07098-001-071
SAMMS RAJA
9023 SW 75TH LN
GAINESVILLE, FL 32608

07098-001-167
SONI KATHAN M
9025 SW 79TH AVE
GAINESVILLE, FL 32608

07098-001-101
SEROWIK ANTHONY FAUSTYN &
CAROLINE
9027 SW 76TH AVE
GAINESVILLE, FL 32608

07098-001-068
SWAN LAWTON K & KATHERINE
9028 SW 76TH AVE
GAINESVILLE, FL 32608

07098-001-191
GOBEZIE SHIMELIS
9029 SW 78TH AVE
GAINESVILLE, FL 32608

07098-001-002
PENG & XIA W/H
9030 SW 76TH LN
GAINESVILLE, FL 32608

07098-001-079
WANG WEI
9034 SW 74TH LN
GAINESVILLE, FL 32608

07098-001-041
JIANG ZHE
9035 SW 74TH AVE
GAINESVILLE, FL 32608

07098-001-171
WHARTON & WHARTON TRUSTEES
9044 SW 79TH AVE
GAINESVILLE, FL 32608

07098-001-168
BANSARI ASHA & LAJPAT
9045 SW 79TH AVE
GAINESVILLE, FL 32608

07098-001-152
FRITZ BRIAN E
9046 SW 80TH AVE
GAINESVILLE, FL 32608

07098-001-069
PAWLUS & PAWLUS
9048 SW 76TH AVE
GAINESVILLE, FL 32608

07098-001-192
CAUSSEAUX & DONNELLY M/C
9049 SW 78TH AVE
GAINESVILLE, FL 32608

07098-001-227
BACHUS DAVID B & SUZANNE A
9050 SW 76TH LN
GAINESVILLE, FL 32608

07098-001-085
VELEZ-CLIMENT LEONOR
9051 SW 74TH LN
GAINESVILLE, FL 32608

07098-001-092
PATEL ASHOK K & MINAL
9052 SW 75TH LN
GAINESVILLE, FL 32608

07098-001-070
DAI & ZHANG H/W
9053 SW 75TH LN
GAINESVILLE, FL 32608

07098-001-015
STOOP RICHARD & RUTH LIFE
ESTATE
9056 SW 74TH AVE
GAINESVILLE, FL 32608

07098-001-170
FONSECA & FONSECA
9064 SW 79TH AVE
GAINESVILLE, FL 32608

07098-001-084
DUFALT & VELEZ-CLIMENT H/W
9071 SW 74TH LN
GAINESVILLE, FL 32608

07098-001-093
STEGEMANN THOMAS WAYNE
9072 SW 75TH LN
GAINESVILLE, FL 32608

07098-001-169
POTTEIGER MICHAEL P & LESLIE
9084 SW 79TH AVE
GAINESVILLE, FL 32608

07098-001-014
PINERES & TRUCCO H/W
9086 SW 74TH AVE
GAINESVILLE, FL 32608

07075-060-002
ACKERMAN JEROME A & JENNIE F
9114 SW 82ND AVE
GAINESVILLE, FL 32608-5896

07071-100-080
ADIKESAVAN & ADIKESAVAN &
DURAIRAJ & RAMALINGAM
9388 SW 68TH LN
GAINESVILLE, FL 32608

07071-100-079
PRICE NILDA
9398 SW 68TH LN
GAINESVILLE, FL 32608

07071-100-078
MILLER HILDA
9408 SW 68TH LN
GAINESVILLE, FL 32608-4269

07071-100-077
AVILES & POP M/C
9418 SW 68TH LN
GAINESVILLE, FL 32608

07071-100-076
VAUGHN LINDA
9422 SW 68TH LN
GAINESVILLE, FL 32608-4269

07071-100-113
JUSTICE & JUSTICE M/C
9472 SW 68TH LN
GAINESVILLE, FL 32608

07071-100-114 POP & ZAHOROVSKY 9494 SW 68TH LN GAINESVILLE, FL 32608	07089-000-000 CELEBRATION UNITED METHODIST CHURCH INC ET AL 9501 SW ARCHER RD GAINESVILLE, FL 32608	07075-060-007 HUDGENS MURIEL 9510 SW 82ND AVE GAINESVILLE, FL 32608
07071-100-111 GARRISON & GARRISON & GARRISON 9515 SW 67TH LN GAINESVILLE, FL 32608	07071-100-115 CONTRERAS BRIAN X 9516 SW 86TH LN GAINESVILLE, FL 32608	07071-100-110 JENKINS & SANCHEZ 9529 SW 67TH LN GAINESVILLE, FL 32608
07071-100-109 GLOVER CONSTANCE CHURCH 9543 SW 67TH LN GAINESVILLE, FL 32608	07071-100-117 MOULD AKHARI 9552 SW 68TH LN GAINESVILLE, FL 32608	07071-100-108 SMALL NANCY TRUSTEE 9557 SW 67TH LN GAINESVILLE, FL 32608
07071-100-106 EDMINSTER TIMOTHY S 9585 SW 67TH LN GAINESVILLE, FL 32608	07071-100-119 SANTIAGO JOHN 9588 SW 68TH LN GAINESVILLE, FL 32608	07071-100-146 KARLA & KAUR H/W 9602 SW 67TH LN GAINESVILLE, FL 32608
07071-100-144 HICKS MARLEYNA ASHLEY 9609 SW 67TH LN GAINESVILLE, FL 32608	07071-100-121 RAMIREZ & QUINONES H/W 9610 SW 68TH LN GAINESVILLE, FL 32608	07098-001-049 ISMAEL MEDIA NOZAD 9613 SW 53RD RD GAINESVILLE, FL 32608-4344
07071-100-148 ANTHONY JOHN A & MARY ANN 9614 SW 67TH LN GAINESVILLE, FL 32608	07071-100-122 HELVERSON JAMES E 9616 SW 68TH LN GAINESVILLE, FL 32608	07071-100-143 ROQUE MARK ANTHONY M & BLESSIE 9617 SW 67TH LN GAINESVILLE, FL 32608
07071-100-149 FABERY CHARLES M & MICHELE R 9622 SW 67TH LN GAINESVILLE, FL 32608	07071-100-123 FENG YITONG 9622 SW 68TH LN GAINESVILLE, FL 32608	07071-100-142 DUFFY BRIDGET N 9625 SW 67TH LN GAINESVILLE, FL 32608
07075-060-011 CHURCH ROBERT LEE KELLY JEAN 9626 SW 82ND AVE GAINESVILLE, FL 32608	07071-100-150 CARRICHI & RIVAS 9630 SW 67TH LN GAINESVILLE, FL 32608	07071-100-151 LAZAROS ROSEMARY & DONALD JAMES JR 9638 SW 67TH LN GAINESVILLE, FL 32608
07071-100-140 BURGIN & HOILMAN 9641 SW 67TH LN GAINESVILLE, FL 32608	07071-100-152 WILLIAMS RACHEL V 9646 SW 67TH LN GAINESVILLE, FL 32608	07071-100-126 KORAH LIZY 9646 SW 68TH LN GAINESVILLE, FL 32608
07071-100-127 SWEITZER MARY C 9654 SW 68TH LN GAINESVILLE, FL 32608	07071-100-138 RODRIGUEZ JUAN PABLO PERDOMO 9657 SW 67TH LN GAINESVILLE, FL 32608	07071-100-128 SCHMIDT SUSAN V TRUSTEE 9662 SW 68TH LN GAINESVILLE, FL 32608

07071-100-137
SCHMIDT SUSAN V TRUSTEE
9665 SW 67TH LN
GAINESVILLE, FL 32608

07071-100-129
CAIN CHRISTY
9670 SW 68TH LN
GAINESVILLE, FL 32608

07071-100-130
OVERSTREET CHRISTINA S
9676 SW 68TH LN
GAINESVILLE, FL 32608

07071-100-156
ALZA ALEXANDER RUNCIMAN &
ALEXIS R
9678 SW 67TH LN
GAINESVILLE, FL 32608

07071-100-131
MILANETTI MERCIO ANTONIO JR &
KELLY C
9682 SW 68TH LN
GAINESVILLE, FL 32608

07071-100-157
HERRINGTON JULIE JONES
9686 SW 67TH LN
GAINESVILLE, FL 32608

07071-100-132
BUSHEY NATALIE J
9688 SW 68TH LN
GAINESVILLE, FL 32608

07071-100-134
DITROLIO WILLIAM C
9689 SW 67TH LN
GAINESVILLE, FL 32608

07071-100-158
POWELL RODGER D & CATHERINE M
9694 SW 67TH LN
GAINESVILLE, FL 32608

07071-100-133
SLOAN MICHAEL G & GRACE C
9697 SW 67TH LN
GAINESVILLE, FL 32608

07098-001-010
JASWANTHKUMAR RANGINI DEVI
9701 S WENTWORTH AVE
CHICAGO, IL 60628

07070-001-001
ZORILO CATHY L
9722 SW 72ND AVE
GAINESVILLE, FL 32608-5554

07080-004-001
ROSE CARL W & JANET M
9727 SW ARCHER RD
GAINESVILLE, FL 32608-5719

07070-001-002
DRAGON FRUIT LLC
9807 SW 72ND AVE
GAINESVILLE, FL 32608

07087-000-000
ROSE CHRISTINA MARIE
9814 SW ARCHER RD
GAINESVILLE, FL 32608

07087-002-001
JUSTISS SUZANNE
9820 SW ARCHER RD
GAINESVILLE, FL 32608

07087-001-000
SAMUEL CHRISTINA K
9824 SW ARCHER RD
GAINESVILLE, FL 32608

07098-001-211
YANG XINGHONG
9919 SW 105TH DR
GAINESVILLE, FL 32608

07080-001-000
WEFLEN DENNIS
9938 SW ARCHER RD
GAINESVILLE, FL 32608-5716

07098-001-177
NOS ISAKSEN KIM & SILJE
HOFSTADASEN 7A ASKER 1384
NORWAY,

07081-000-000
STATE OF FLA IIF DOT
PO BOX 1089
LAKE CITY, FL 32056-1089

07070-001-004
VALLARIO KAREN ANN
PO BOX 1415
ARCHER, FL 32618-1415

07098-001-187
COLLAZO-MATTEI & DAVILA H/W
PO BOX 141893
GAINESVILLE, FL 32614

07075-060-001
LAKE SURPRISE WATERWAYS INC
PO BOX 1519
ARCHER, FL 32618-1519

07071-100-125
MUSOLINO GINA MARIA LIFE
ESTATE
PO BOX 46842
TAMPA, FL 33646

07098-001-000
WILLOW OAK DEVELOPMENT LLC
PO BOX 5
NEWBERRY, FL 32669

07098-001-154
JUTRAS GEORGE JR
PO BOX 780-537
SEBASTIAN, FL 32978

Lugano HOA
6595 Lugano Blvd.
Gainesville. FL 32608

Willow Oak HOA
5950 NW 1st Place
Gainesville, FL 32607



Archer Road Sports Facility

Neighborhood Workshop

September 25, 2024

Meeting Guidelines

- This meeting is informational only
- It is required as a part of the County review process

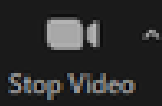
- You have been muted upon entering
- If you have a question, either:
 - Unmute yourself to speak
 - Type your question in the chat box

↓ UNMUTE/MUTE

↓ CHAT



Mute



Stop Video



Participants



Chat



Share Screen



Record



Reactions

Property Summary

- Tax Parcel Number 07089-002-000
- Location: 9409 SW Archer Rd
- Future Land Use Map Designation: Rural/Agriculture
- Zoning District: Agricultural (A)
- Property Size: Approximately 21 Acres
- Existing Use: Former site of YMCA facility
- Proposed Use: Outdoor Recreation Facility



Location Map/Aerial



Lugano TND

The Collective At Archer TND

Celebration UMC

Willow Oak Plantation

Location Map/Aerial



SW Archer Road

The Collective At Archer

Celebration UMC

Gainesville Athletics

Willow Oak Plantation

Project Site
Parcel No. 07089-002-000

Proposed Application

- **Special Exception (S.E.)**

- Agricultural Zoning District
- Outdoor Recreation Facilities permitted as S.E.

- **Definition: *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.*



Special Exception Master Plan



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 18 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 630.00 FEET THENCE NORTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 776.35 FEET THENCE RUN NORTH 10 DEGREES 05 MINUTES 33 SECONDS EAST 734.77 FEET TO THE POINT OF BEGINNING THENCE RUN NORTH 38 DEGREES 20 MINUTES 50 SECONDS EAST 51.00 FEET THENCE SOUTH 02 DEGREES 58 MINUTES 23 SECONDS WEST 1284.88 FEET THENCE NORTH 88 DEGREES 38 MINUTES 35 SECONDS WEST 44.21 FEET THENCE NORTH 02 DEGREES 58 MINUTES 23 SECONDS EAST 184.08 FEET TO THE POINT OF BEGINNING.

AND THE WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER IN 1/2 OF THE NE 1/4 OF THE 1/4 LYING SOUTH OF SAID COURSE RIGHT OF WAY.

SPECIAL EXCEPTION CONDITIONS

1. THIS SPECIAL EXCEPTION IS TO ALLOW A PRIVATE OUTDOOR RECREATION FACILITY ON APPROXIMATELY 21 ACRES (PARCEL NUMBER 67008-000-000).
2. HOURS OF OPERATION SHALL BE MONDAY - SUNDAY, 7:00 AM - 9:00 PM.
3. LIGHTING SHALL BE LIMITED TO DOWNWARD FACING LIGHTS AND NO OUTDOOR LIGHTING (EXCEPT SECURITY LIGHTING) SHALL OCCUR AFTER 11 PM.
4. COURT MUSIC SYSTEM (IF PROPOSED) WILL BE CONTROLLED TO NOT EXCEED 80 DECIBELS.
5. PROPOSED SITE IMPROVEMENTS SHALL BE CONSIDERED WITH THE SPECIAL EXCEPTION WATER PLAN, WHICH DELINEATES THE APPROXIMATE LOCATION OF ALL ON-SITE USES. THE MINIMUM SEPARATION FROM THE PROPOSED OUTDOOR RECREATION AREA AND ADJACENT PROPERTY LINES IS 50 FEET.
6. DEVELOPMENT PLAN APPROVAL SHALL BE REQUIRED FOR PROPOSED ON-SITE IMPROVEMENTS.
7. THE EXISTING PEDESTRIAN TRAIL NETWORK SHALL BE MAINTAINED AS A FITNESS TRAIL AND WILL BE OPEN TO THE PUBLIC.
8. A 30-FOOT WIDE BUFFER SHALL BE MAINTAINED ALONG THE PROPERTY LINES AND SHALL RETAIN ALL EXISTING CANOPY TREES. A PEDESTRIAN TRAIL NETWORK IS ALSO A PERMITTED USE IN THIS AREA.
9. PARKING SHALL BE PROVIDED ON SITE TO ADEQUATELY SERVE THE ANTICIPATED USE OF THE PROPERTY AND SHALL INCLUDE BETWEEN 50-70 PARKED SPACES. ADDITIONAL OVERFLOW GRASS PARKING IS ALSO PERMITTED.
10. FOOD AND BEVERAGE SERVICE AND SALE OF ITEMS RELATED TO THE ON-SITE SPORTING ACTIVITIES SHALL BE INCIDENTAL AND ACCESSORY IN NATURE AND LIMITED TO STRUCTURES WITHIN THE OUTDOOR RECREATION AREA DEFINED ON THE SPECIAL EXCEPTION MASTER PLAN.

LAND USE AREAS

Land Use Area	Description	Area
VEHICULAR USE AREA	<ul style="list-style-type: none"> ACCESS DRIVEWAY PARKING LOT STORMWATER AREAS 	1.6 ACRES ±
OUTDOOR RECREATION AREA	<ul style="list-style-type: none"> TENNIS/PICKLEBALL COURTS TABLE TENNIS/BADMINTON COVERED PAVILIONS ACTIVITY SPACE SWIMMING POOL CLUB HOUSE BUILDING CONCESSION/PRO SHOP BUILDING RESTROOMS STORMWATER AREAS EQUIPMENT STORAGE BUILDINGS 	4.7 ACRES ±
GREEN SPACE AREA	<ul style="list-style-type: none"> PASSIVE OUTDOOR RECREATION AREAS PEDESTRIAN TRAILS LANDSCAPED AREAS STORMWATER AREAS BUFFER AREAS TEMPORARY GRASS OVERFLOW PARKING 	14.7 ACRES ±
TOTAL		21 ACRES ±

NOTES:

1. LAND USE AREAS ABOVE ARE APPROXIMATE AND MAY BE SLIGHTLY ADJUSTED ON DEVELOPMENT PLAN.
2. THE LAYOUT WITHIN THE VEHICULAR USE AREA AND OUTDOOR RECREATION AREA IS CONCEPTUAL AND IS FOR ILLUSTRATION PURPOSES. FINAL DESIGN WILL BE PROVIDED WITH THE DEVELOPMENT PLAN SUBMITTAL.
3. AREAS LABELED AS "ACTIVITY SPACE" MAY INCLUDE BOTH COVERED AND UNCOVERED AREAS.



eds consultants inc.
401 23rd Street, Suite 300
Gainesville, Florida 32601
TEL: (352) 375-2547
www.eds.com | austin@eds.com



NORTH
SCALE: 1" = 80'



NO.	Date	Comment

Project No: 24-137

Project phase: SPECIAL EXCEPTION

Project title: FLAMINGO SPORTS CENTER ALACHUA COUNTY, FLORIDA

Sheet title: MASTER PLAN

Designed: CRO	Drawn by:
Drawn: TAI	
Checked: CRO	P100
Date: 08/24/24	

Special Exception Master Plan

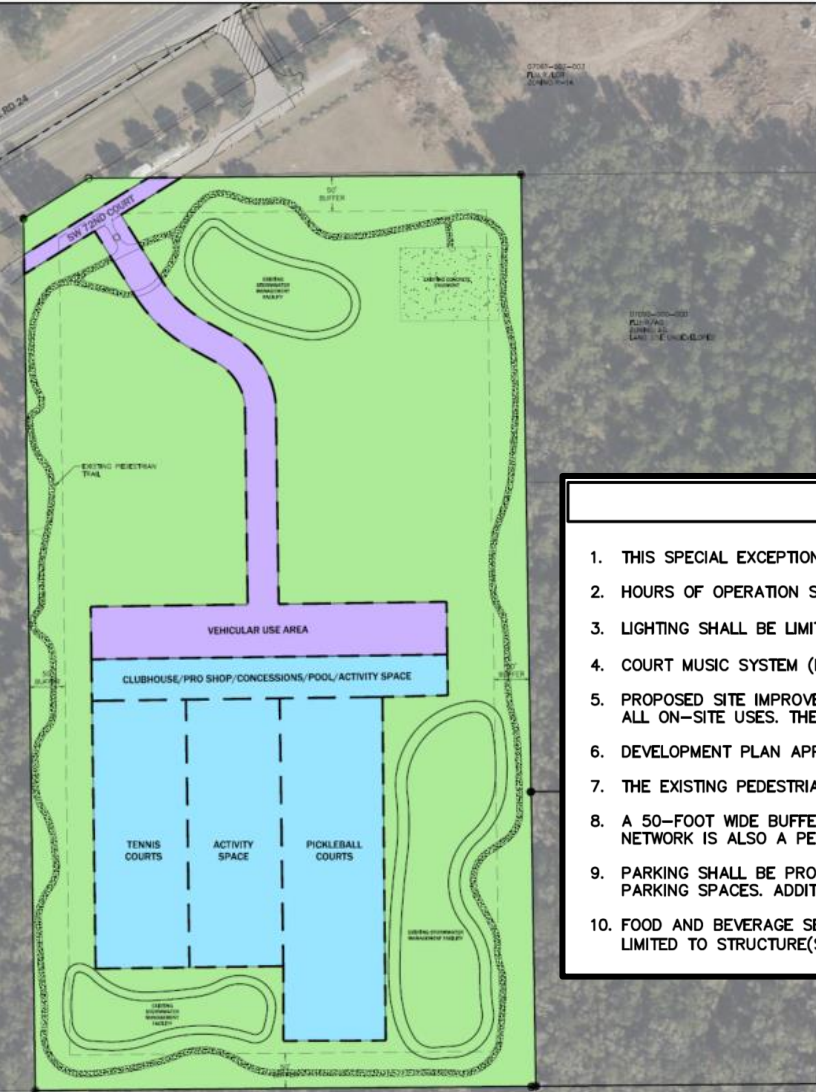


LAND USE AREAS		
	VEHICULAR USE AREA <ul style="list-style-type: none"> • ACCESS DRIVEWAY • PARKING LOT • STORMWATER AREAS 	1.6 ACRES ±
	OUTDOOR RECREATION AREA <ul style="list-style-type: none"> • TENNIS/PICKLE BALL COURTS • TABLE TENNIS/BADMINTON • COVERED PAVILIONS • ACTIVITY SPACE • SWIMMING POOL • CLUB HOUSE BUILDING • CONCESSION/PRO SHOP BUILDING • RESTROOMS • STORMWATER AREAS • EQUIPMENT STORAGE BUILDING(S) 	4.7 ACRES ±
	GREEN SPACE AREA <ul style="list-style-type: none"> • PASSIVE OUTDOOR RECREATION AREAS • PEDESTRIAN TRAILS • LANDSCAPED AREAS • STORMWATER AREAS • BUFFER AREAS • TEMPORARY GRASS OVERFLOW PARKING 	14.7 ACRES ±
NOTES:		TOTAL
		21 ACRES ±

FOR ILLUSTRATION PURPOSES FINAL DESIGN WILL BE PROVIDED WITH THE DEVELOPMENT PLAN SUBMITTAL.
 3. AREAS LABELED AS "ACTIVITY SPACE" MAY INCLUDE BOTH COVERED AND UNCOVERED AREAS.

MASTER PLAN	
Designed: CDE	Sheet No. P100
Drawn: SAG	
Checked: CDE	
Date: 08/24/24	

Special Exception Master Plan



VICINITY MAP
ALACHUA COUNTY, FLORIDA

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 18 WEST, 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 830.90 FEET, THENCE NORTH 89 DEGREES 05 MINUTES 03 SECONDS EAST 774.39 FEET, THENCE ALAN NORTH 89 DEGREES 05 MINUTES 03 SECONDS EAST 724.77 FEET TO THE POINT OF BEGINNING, THENCE ALAN NORTH 89 DEGREES 05 MINUTES 03 SECONDS EAST 51.06 FEET, THENCE SOUTH 00 DEGREES 00 SECONDS WEST 23 SECONDS WEST 1388.68 FEET, THENCE NORTH 89 DEGREES 05 MINUTES 03 SECONDS WEST 44.27 FEET, THENCE NORTH 00 DEGREES 00 SECONDS EAST 1440.00 FEET TO THE POINT OF BEGINNING.

AND THE WEST ONE HALF OF THE NORTHWEST ONE QUARTER (IN 1/2 OF THE NE 1/4 OF NE 1/4) LYING SOUTH OF RAILROAD BEART OF WAY.



Eds
consultants inc.
PO Box 2306
100 S.W. 2nd Ave., Suite 300
Gainesville, Florida 32601
TEL: (352) 373-1041
www.edsinc.com

SPECIAL EXCEPTION CONDITIONS

1. THIS SPECIAL EXCEPTION IS TO ALLOW A PRIVATE OUTDOOR RECREATION FACILITY ON APPROXIMATELY 21 ACRES (PARCEL NUMBER 07089-002-000).
2. HOURS OF OPERATION SHALL BE MONDAY - SUNDAY, 7:00 AM - 9:00 PM.
3. LIGHTING SHALL BE LIMITED TO DOWNWARD FACING LIGHTS AND NO OUTDOOR LIGHTING (EXCEPT SECURITY LIGHTING) SHALL OCCUR AFTER 11 PM.
4. COURT MUSIC SYSTEM (IF PROPOSED) WILL BE CONTROLLED TO NOT EXCEED 90 DECIBELS.
5. PROPOSED SITE IMPROVEMENTS SHALL BE CONSISTENT WITH THE SPECIAL EXCEPTION MASTER PLAN, WHICH DELINEATES THE APPROXIMATE LOCATION OF ALL ON-SITE USES. THE MINIMUM SEPARATION FROM THE PROPOSED OUTDOOR RECREATION AREA AND ADJACENT PROPERTY LINES IS 50 FEET.
6. DEVELOPMENT PLAN APPROVAL SHALL BE REQUIRED FOR PROPOSED ON-SITE IMPROVEMENTS.
7. THE EXISTING PEDESTRIAN TRAIL NETWORK SHALL BE MAINTAINED AS A FITNESS TRAIL AND WILL BE OPEN TO THE PUBLIC.
8. A 50-FOOT WIDE BUFFER SHALL BE MAINTAINED ALONG THE PROPERTY LINES AND SHALL RETAIN ALL EXISTING CANOPY TREES. A PEDESTRIAN TRAIL NETWORK IS ALSO A PERMITTED USE IN THIS AREA.
9. PARKING SHALL BE PROVIDED ON SITE TO ADEQUATELY SERVE THE ANTICIPATED USE OF THE PROPERTY AND SHALL INCLUDE BETWEEN 50-70 PAVED PARKING SPACES. ADDITIONAL OVERFLOW GRASS PARKING IS ALSO PERMITTED.
10. FOOD AND BEVERAGE SERVICE AND 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 IDENTIFIED ON THE SPECIAL EXCEPTION MASTER PLAN.

Area	Description	Area
GREEN SPACE AREA	<ul style="list-style-type: none"> • PASSIVE OUTDOOR RECREATION AREAS • PEDESTRIAN TRAILS • LANDSCAPED AREAS • STORMWATER AREAS • BUFFER AREAS • TEMPORARY GRASS OVERFLOW PARKING 	14.7 ACRES ±
TOTAL		21 ACRES ±

NOTES:

1. LAND USE AREAS ABOVE ARE APPROXIMATE AND MAY BE SLIGHTLY ADJUSTED ON DEVELOPMENT PLAN.
2. THE LAYOUT WITHIN THE VEHICULAR USE AREA AND OUTDOOR RECREATION AREA IS CONCEPTUAL AND IS FOR ILLUSTRATION PURPOSES. FINAL DESIGN WILL BE PROVIDED WITH THE DEVELOPMENT PLAN SUBMITTAL.
3. AREAS LABELED AS "ACTIVITY SPACE" MAY INCLUDE BOTH COVERED AND UNCOVERED AREAS.

Project No:	24-137
Project Name:	SPECIAL EXCEPTION
Project Title:	FLAMINGO SPORTS CENTER ALACHUA COUNTY, FLORIDA
Sheet Title:	MASTER PLAN
Designed: CBI	Sheet No.:
Drawn: TAI	P100
Checked: CBI	
Date: 08/24/24	

Next Steps

- Neighborhood Workshop – September 25, 2024
- Special Exception
 - County Submittal – September 2024
 - Planning Commission – December or January (Anticipated)
 - County Commission – January or February 2025 (Anticipated)



Presentation will be posted to: <http://edafl.com/neighborhoodworkshops>

Follow-up questions? Email permitting@edafl.com or call 352-373-3541



Thank You!

Questions?

Neighborhood Meeting Minutes

Project: Archer Road Sports Facility Special Exception

Meeting Date & Time: September 25, 2024, at 6:00 p.m.

Community Participants: Ron Jarabak
Nancy
Chris Spencer
Nick & Valentina Liu
Cathy Zorilo
daye

Project Representatives: Clay Sweger, eda
Ashley Scannella, eda

Meeting Minutes: Clay Sweger gave brief Power Point presentation to inform the participants of the proposed project and then opened up the floor for questions afterwards.

Q = Question

A = Answer

C = Comment

Q: Are they thinking of putting a stop light there?

A: No stop light is proposed for this project. We will utilize the existing driveway connection to Archer Road. However, at the time of buildout for Lugano, a signal may be warranted at this intersection.

Q: Is the land privately owned? Does the state's recent public camping/sleeping law apply here?

A: Yes, the land is privately owned. The state law that you reference is related to public properties.

Q: Do you know yet what the fees will be for admission to the facility?

A: I do not have that information at this preliminary stage. The fees might be similar to what is seen at other private recreation facilities in our area.

Q: Will the owner be identified?

Yes, the facility will be owned by the same person that owns the property now (and potentially some business partners).

Q: I'd like to suggest a reduced rate for members of neighboring HOAs.

A: The facility operator will certainly welcome nearby residents to utilize the facility and that seems like something that they would consider discussing with various groups.

Q: I own the adjacent property, and I'm considering building a home on it soon. I am concerned about potential noise from the pickleball courts. How do you plan to contain the noise for the surrounding neighbors?

A: Our master plan shows over a 100 foot setback from the nearest pickleball courts and the neighbor's property. Also, there is a condition to retain all canopy trees within 50 feet of the property line.

C: There are not a lot of trees along the vegetative buffer and I plan on asking the county to require some sort of engineered sound control.

A: I appreciate the opportunity to hear your concerns and feedback. We will take them under consideration as we proceed with the application. *UPDATE: Subsequent to the input received at the neighborhood meeting, the applicant voluntarily relocated the pickleball courts to the westernmost / farthest point from the concerned neighbor's property in order to provide a significant distance separation (approximately 500 feet).*

Q: How many parking spots will there be?

A: Our plan calls for between 50-70 parking spaces with the ability to provide temporary overflow parking.

Q: Will the facility be designed with ADA considerations in mind?

A: Yes, all ADA requirements shall be met.

Heather Hartman

From: Clay Sweger
Sent: Wednesday, September 25, 2024 4:34 PM
To: Ronald Jarabak; Permitting; Heather Hartman
Subject: RE: eda contact (and Zoom link)

Hello, Mr. Jarabak:

Thank you very much for reaching out. I can answer your question regarding camping:

1. This special exception application request is on private property (not public) and has a specific set of proposed uses that are limited to activities such as tennis, pickleball, exercise and related activities. No other uses shall be permitted as part of this special exception. Camping is not a proposed use.
2. The property is zoned Agriculture. The County Code does not allow campgrounds as a permitted use in the Agriculture zoning district. As such, there is no possible way that later on (hypothetically), an amendment could be approved to include camping as a permitted use.
3. The only way that camping can occur in Agriculture zoning based on County Code is if it is part of a Recreational Camp (which requires at least 40 acres – this property is only 21 acres) or a Farm Stay, which must be part of a bona fide farm with agricultural uses (which this property does not have).

In summary, the application does not propose on-site camping and I can't see a way that the County Code would permit camping, in any scenario.

I hope that this information is helpful to you!

Best Regards,

Clay Sweger, AICP, LEED AP

Principal / Director of Planning

csweger@edaf.com

edaf.com



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: Ronald Jarabak <broken3@outlook.com>
Sent: Wednesday, September 25, 2024 2:55 PM
To: Permitting <permitting@edaf.com>; Heather Hartman <hhartman@edaf.com>
Cc: Ronald Jarabak <Broken3@outlook.com>
Subject: Fw: eda contact (and Zoom link)

Request|

1. Link for subject mtg, - thanks for providing,
2. Request via USPS paper copies of workshop materials (refer to mailing address below)
- I understand that there is no cost of requested copied materials and,

3. Submit my question for the record with a written response answer.

Question 1:

Regarding the **CS/CS/HB 1365 — Unauthorized Public Camping and Public Sleeping** (referenced below) is it the intent and/or possible future planning use of the proposed outdoor recreation facility if an exemption is granted as planned option of this exemption when approved would then be made available to the Alachua /Gainesville government/commissioners/mayor/council bodies to use the approved outdoor recreation facility redesignate (see note 1) this public property for public camping or sleeping by a majority vote.by our elected Alachua /Gainesville government/commissioners/mayor/council members per the intent of **CS/CS/HB 1365 — Unauthorized Public Camping and Public Sleeping**.

NOTE1:The bill authorizes counties and municipalities to designate public property for public camping or sleeping by majority vote.

CS/CS/HB 1365 — Unauthorized Public Camping and Public Sleeping

by Health & Human Services Committee; Judiciary Committee; and Rep. Garrison and others (CS/CS/SB 1530 by Fiscal Policy Committee; Judiciary Committee; and Senatartin)

This summary is provided for information only and does not represent the opinion of any Senator, Senate Officer, or Senate Office.

Prepared by: [Community Affairs Committee](#) (CA)

The bill preempts counties and municipalities from authorizing individuals to regularly sleep or camp on public property, at public buildings, or on public rights-of-way within their jurisdictions. The prohibitions against camping or sleeping on public property do not apply when the Governor has declared a state of emergency or when local officers have declared a local state of emergency pursuant to ch. 870, F.S.

The bill authorizes counties and municipalities to designate public property for public camping or sleeping by majority vote. Before use, such designated property must be certified by the Department of Children and Families that the local government and the property meet certain requirements. A designated property may not be used continuously for longer than 1 year and, except for properties in fiscally constrained counties that make certain findings, must meet specified minimum standards and procedures. The Department of Children and Families may inspect the property and recommend decertification if requirements for the designation are no longer being met.

Effective January 1, 2025, the bill authorizes a resident, local business owner, or the Attorney General to bring a civil action against a county or municipality to enjoin practices of allowing unlawful sleeping or camping on public property. When filing an application for an injunction, the plaintiff must also file an affidavit demonstrating that the governmental entity has been notified of the problem and that the problem has not been cured. A prevailing plaintiff may recover reasonable expenses incurred in bringing the action.

Individuals who sleep or camp on public property without authorization are not subject to penalties under the bill.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect October 1, 2024, except where otherwise provided.

Vote: Senate 27-12; House 82-26

Regards.

Ronald and Susann Jarabak
9594 SW 67th LN
Gainesville, FL 32608-7711
813 390 3790

From: Heather Hartman <hhartman@edafl.com>
Sent: Wednesday, September 25, 2024 1:46 PM
To: broken3@outlook.com <broken3@outlook.com>
Cc: Permitting <permitting@edafl.com>
Subject: eda contact (and Zoom link)

Good afternoon, Ronald & Susann,

Thank you for your phone call! Below is the link to join the Neighborhood Workshop scheduled for today at 6:00pm on Zoom:

Join Zoom Meeting

<https://us02web.zoom.us/j/5733319527?omn=84617796489>

Meeting ID: 573 331 9527

One tap mobile

+16465588656,,5733319527# US (New York)

Thank you,

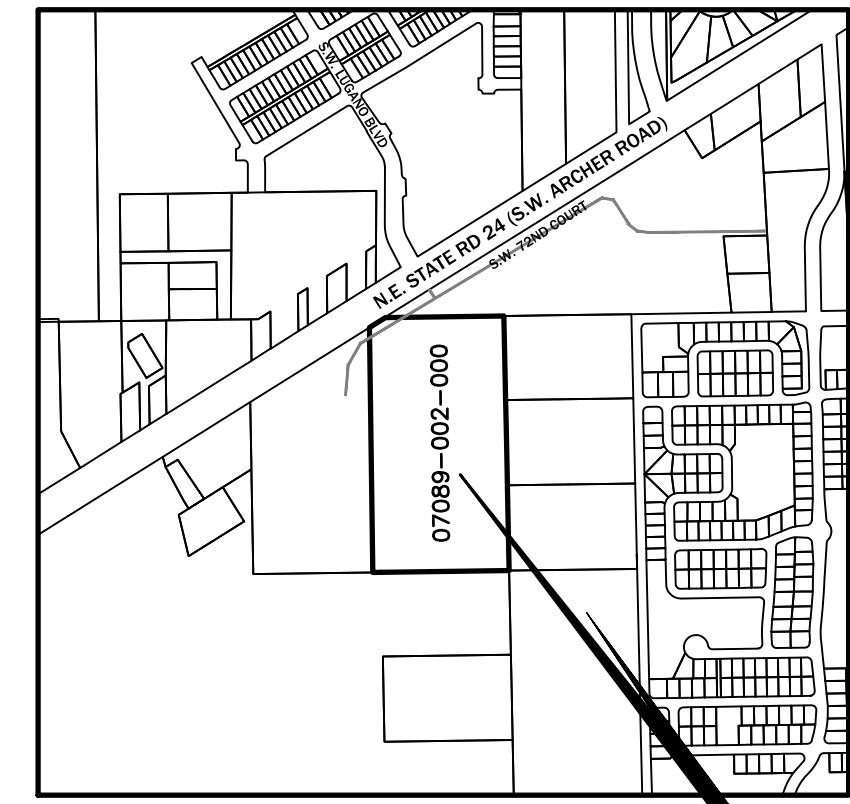
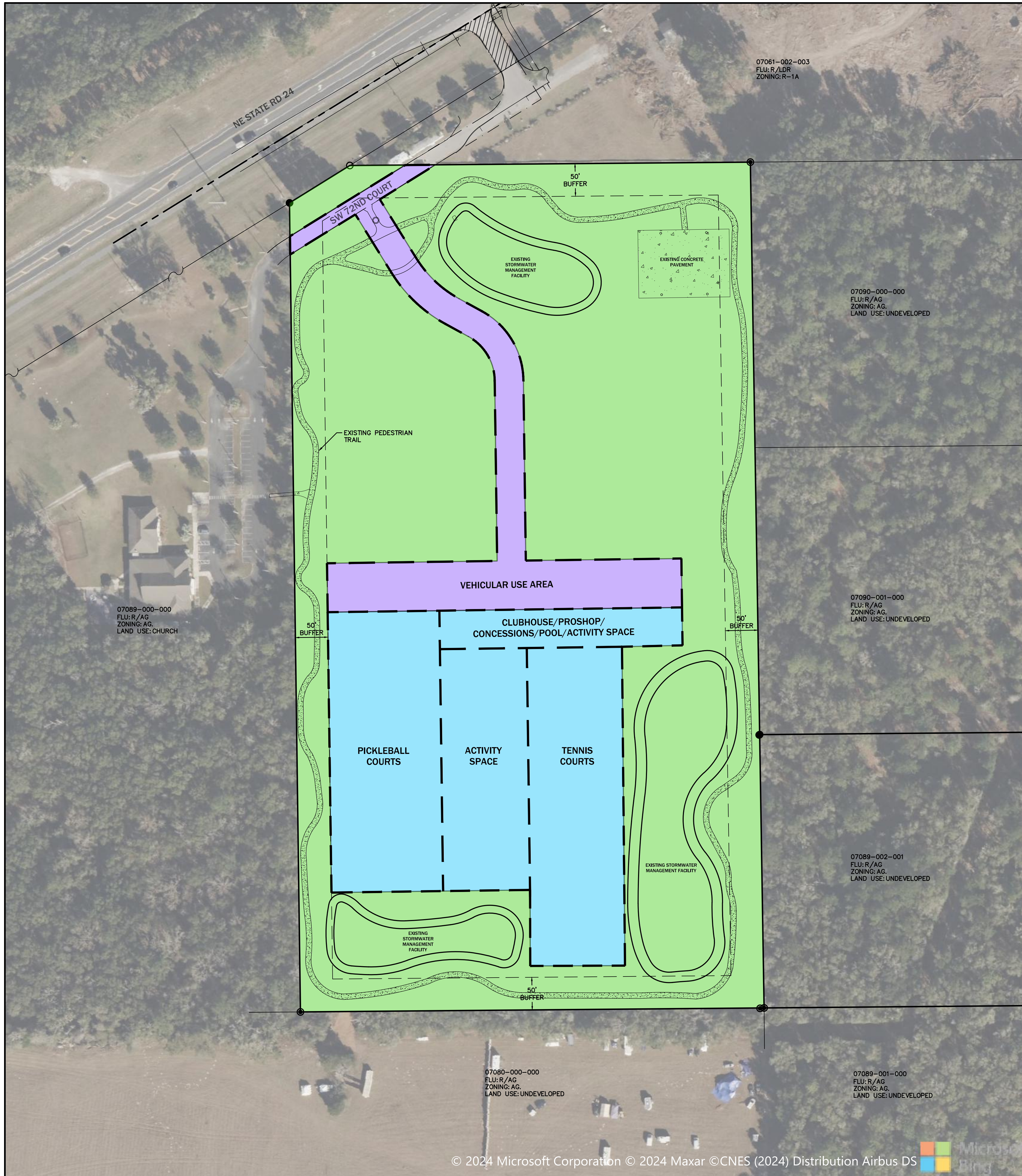
Heather Hartman

Receptionist / Administrative Assistant

hhartman@edafl.com



720 SW 2nd Ave
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541



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

PROJECT SITE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTH ONE HALF OF THE NORTHEAST QUARTER (N 1/2 OF THE NE 1/4) OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4, THENCE SOUTH 00 DEGREES 11 MINUTES 23 SECONDS WEST 835.90 FEET; THENCE NORTH 59 DEGREES 05 MINUTES 53 SECONDS EAST 776.35 FEET; THENCE RUN NORTH 59 DEGREES 05 MINUTES 53 SECONDS EAST 724.77 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 59 DEGREES 05 MINUTES 53 SECONDS EAST 51.58 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 23 SECONDS WEST 1266.88 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 32 SECONDS WEST 44.21 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 23 SECONDS EAST 1240.08 FEET TO THE POINT OF BEGINNING.
AND THE WEST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER (W 1/2 OF NE 1/4 OF NE 1/4) LYING SOUTH OF RAILROAD RIGHT OF WAY.

SPECIAL EXCEPTION CONDITIONS

1. THIS SPECIAL EXCEPTION IS TO ALLOW A PRIVATE OUTDOOR RECREATION FACILITY ON APPROXIMATELY 21 ACRES (PARCEL NUMBER 07089-002-000).
2. HOURS OF OPERATION SHALL BE MONDAY - SUNDAY, 7:00 AM - 9:00 PM.
3. LIGHTING SHALL BE LIMITED TO DOWNWARD FACING LIGHTS AND NO OUTDOOR LIGHTING (EXCEPT SECURITY LIGHTING) SHALL OCCUR AFTER 11 PM.
4. COURT MUSIC SYSTEM (IF PROPOSED) WILL BE CONTROLLED TO NOT EXCEED 90 DECIBELS.
5. PROPOSED SITE IMPROVEMENTS SHALL BE CONSISTENT WITH THE SPECIAL EXCEPTION MASTER PLAN, WHICH DELINEATES THE APPROXIMATE LOCATION OF ALL ON-SITE USES. THE MINIMUM SEPARATION FROM THE PROPOSED OUTDOOR RECREATION AREA AND ADJACENT PROPERTY LINES IS 50 FEET.
6. DEVELOPMENT PLAN APPROVAL SHALL BE REQUIRED FOR PROPOSED ON-SITE IMPROVEMENTS.
7. THE EXISTING PEDESTRIAN TRAIL NETWORK SHALL BE MAINTAINED AS A FITNESS TRAIL AND WILL BE OPEN TO THE PUBLIC.
8. A 50-FOOT WIDE BUFFER SHALL BE MAINTAINED ALONG THE PROPERTY LINES AND SHALL RETAIN ALL EXISTING CANOPY TREES. A PEDESTRIAN TRAIL NETWORK IS ALSO A PERMITTED USE IN THIS AREA.
9. PARKING SHALL BE PROVIDED ON SITE TO ADEQUATELY SERVE THE ANTICIPATED USE OF THE PROPERTY AND SHALL INCLUDE BETWEEN 50-70 PAVED PARKING SPACES. ADDITIONAL OVERFLOW GRASS PARKING IS ALSO PERMITTED.
10. FOOD AND BEVERAGE SERVICE AND 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 IDENTIFIED ON THE SPECIAL EXCEPTION MASTER PLAN.

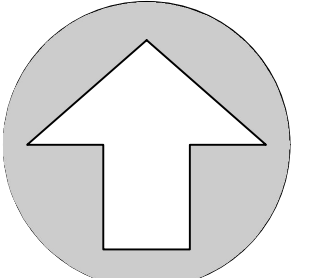
LAND USE AREAS

Color	Area Name	Acres
Purple	VEHICULAR USE AREA • ACCESS DRIVEWAY • PARKING LOT • STORMWATER AREAS	1.7 ACRES ±
Light Blue	OUTDOOR RECREATION AREA • TENNIS/PICKLE BALL COURTS • TABLE TENNIS/BADMINTON • COVERED PAVILIONS • ACTIVITY SPACE • SWIMMING POOL • CLUB HOUSE BUILDING • CONCESSION/PRO SHOP BUILDING • RESTROOMS • STORMWATER AREAS • EQUIPMENT STORAGE BUILDING(S)	5.1 ACRES ±
Light Green	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.

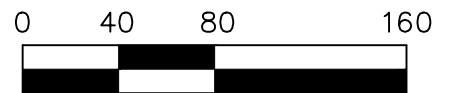


EB 2389
720 S.W. 2nd Ave., South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edaff.com permitting@edaff.com



NORTH

SCALE: 1" = 80'



GRAPHIC SCALE

No.	Date	Comment

Project No: 24-137

Project phase: SPECIAL EXCEPTION

Project title: FLAMINGO SPORTS CENTER ALACHUA COUNTY, FLORIDA

Sheet title: MASTER PLAN

Designed: CBS Sheet No.:

Drawn: TAR

Checked: CBS

Date: 09/26/24

P100

\\seng\projects\archer_road_sports_facility\plans\current.dwg\Zoning Master Plan\A2413ZMP1.dwg, P100 - ZMP, 9/26/2024 9:54:50 AM, mbarahona

Flamingo Sports Center Outdoor Recreation Facility Special Exception Application



Prepared by:

Clay Sweger, AICP LEED AP

Project Request: A Special Exception amendment application to allow an Outdoor Recreation facility as a limited use in an (A) zoning district as identified in ULDC Ch. 404, Article II (Use Table).

Project Location: 9409 SW Archer Road
(Parcel Number 07089-002-000)

Project Owner: Wu Lingzheng

Submitted:

September 30, 2024

Background

This application proposes a Special Exception to allow an outdoor recreation facility on Parcel 07089-002-000 located at 9409 SW Archer Road. The property is the site of a former YMCA facility. The parcel size is 21.44 +/- acres. According to the Property Appraiser's Office, there is an existing concession building at the site (1,254 SF) along with a canopy and paved areas. There is an existing well and septic system on the site.

On December 14, 2004, the Board of County Commissioners approved, with conditions, Resolution Z-04-30, which was a Special Use Permit to allow the construction of the YMCA facility in an Agriculture zoning district. At that time, the property consisted of 35.5 +/- acres. Subsequent to that approval, Resolution Z-15-5 was adopted by the Board of County Commissioners on February 10, 2015. Resolution Z-15-5 rescinded the Special Use Permit on the property. This request was made by the applicant because a portion of the 35.5 +/- acres was being sold to another property owner for a mixed-use TND development. That TND development has now been constructed and is known as The Collective at Archer.

The aerial photo below (Figure 1) illustrates the location of the subject property south of Archer Road and west of SW 91st Street. The parcel is accessed from the south side of SW Archer Road off SW Lugano Boulevard and a driveway connection (SW 72nd Ct.). As can be noted from the aerial photo, the property has been used in the past for recreational purposes. There is existing development to the west and the north/northeast.



The property owner is requesting this Special Exception to allow an Outdoor Recreation facility as a limited use in the A (Agriculture) zoning district. According to the Land Development Regulations, a limited use is permitted by right, provided that the use meets the Use Regulations in Chapter 404 for the specified use. In this case, the use standard is in Section 404.64 in the Land Development Regulations (Outdoor Recreation). Since some aspects of the facility exceed the stated standards, the applicant is required to submit a Special Exception application in support of the outdoor recreation use.

The proposed outdoor recreation facility is consistent with the prior use of the property for a YMCA facility, which was granted a Special Use Permit in 2004.

Project Summary / Description of Request

The applicant is proposing an outdoor recreation facility on the subject property to be known as Flamingo Sports Center. As illustrated on the accompanying Special Exception Master Plan, this facility will include: tennis courts; pickle ball courts; table tennis/badminton tables; a swimming pool; covered pavilions; activity space; a club house building (existing at the site); concession/pro shop building; storage building(s); and restrooms. The proposed facility exceeds the 1,000 square foot limit (by right) for permanent structures on the site, which triggers the Special Exception requirement. Proposed conditions limit any proposed lighting and audio levels for compatibility purposes.

The subject property has a Rural/Agriculture future land use designation and an Agriculture (A) zoning district. ULDC, Ch. 404, Article 2 (Use Table) states that outdoor recreation facilities are permitted as a limited use in the A zoning district through a Special Exception approval by the Board of County Commissioners. The application prepared indicates the merits of the application and provides a basis for approval of the Special Exception.

Given the facts presented in this application, the applicant requests that the County Commission grant a Special Exception to allow an Outdoor Recreation facility (known as Flamingo Sports Center) in the Agriculture zoning district. The proposed facility is compatible with the surrounding uses based on the conditions included with the Special Exception application. The proposed conditions are listed at the end of this report.

Zoning District

The subject property currently has an Agriculture (A) zoning designation, as shown on the existing zoning map below on Figure 2.

As stated previously, outdoor recreation is a permitted use by Special Exception in the Agriculture zoning district. The subject property is zoned Agriculture and is thereby eligible to request Special Exception approval. Conditions for the Special Exception are proposed at the end of this report that ensure compatibility with the surrounding properties.

Figure 2: Zoning Map



Comprehensive Plan Consistency

The proposed outdoor recreation facility and associated Special Exception request is consistent with the Comprehensive Plan. The following is a summary of relevant Comprehensive Plan policies and a consistency statement:

FUTURE LAND USE ELEMENT

FUTURE LAND USE ELEMENT DEFINITIONS

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.

Consistency: The proposed Special Exception falls within the definition of ‘outdoor recreation,’ specifically as it is a proposed private facility with ball courts (and similar outdoor sports) and that are not in enclosed buildings, and includes accessory uses (concession building, club house, etc.) that are designed and intended primarily for the use of patrons of the principal recreational use.

OBJECTIVE 6.2 - RURAL/AGRICULTURE

*Areas identified for Rural/Agriculture on the Future Land Use Map are for agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers’ markets, agritourism activities, composting, limited agricultural processing and wood product processing and wood manufacturing as provided in Policy 6.1.8 above, and agricultural products distribution. Rural residential uses, home-based businesses, rural event centers, heritage tourism and ecotourism activities, resource-based recreation and **outdoor activity-based recreation are also allowed**. Other uses involving animals not normally associated with agricultural activities, which would be suitable in the Rural/Agricultural areas, such as animal sanctuaries, kennels, and commercial animal raising, may be approved by the County Commission. New residential uses at a maximum density of one dwelling unit per five acres shall be permitted subject to the restrictions in Policy 6.2.7, except that the total allowable dwelling units may be increased pursuant to the Planned Development-Transfer of Development Rights program in accordance with 6.2.5.1 or the incentive bonuses for clustering of rural residential subdivisions in accordance with Policies 6.2.9 - 6.2.14.*

Consistency: The future land use designation of the subject property is Rural Agriculture. This policy includes outdoor activity-based recreation uses as a permitted use.

RECREATION ELEMENT

RECREATION ELEMENT DEFINITIONS

Activity-Based: *sites that provide recreation which is user-oriented independent of location or the natural environment.*

Consistency: The uses within the proposed recreational facility (tennis/pickleball courts, etc.) fall within the definition of ‘activity-based’ recreation as they consist of constructed user-oriented improvements that are related to the natural environmental conditions of the property.

OBJECTIVE 1.1

Develop and maintain an enhanced system of activity-based and resource-based recreational facilities that consist of a broad range of developed and protected sites and programmed recreation that is integrated by service area throughout the County from the neighborhood to the regional scale and accessible to all residents of Alachua County.

Consistency: This private activity-based recreational facility will include a broad range of recreational sports activities for the use of local residents.

Policy 1.1.2 *The County shall adopt and maintain, at a minimum, the following level of service standards for recreation: (1) 0.5 acres of improved activity-based recreation sites per 1000 persons in the unincorporated area of Alachua County; (2) 5.0 acres of improved resource-based recreation sites per 1000 persons in the unincorporated area of Alachua County. The level of service standards shall consider the location of the site and the population within the service areas for the park types, as set forth in Table 1 of this Element. The level of service standards shall account for changes in population due to annexation. The level of service standards shall include County funded or County developed facilities that are operated by other jurisdictions and shall include facilities provided by other entities for which Alachua County has cooperative use agreements.*

Consistency: The inclusion of this private activity-based recreation facility will support and augment the level of service standard for activity-based recreation sites.

Policy 1.1.6 *Each site design shall consider measures that provide safety, environmental health, and adequate access for emergency vehicles.*

Consistency: The Special Exception Master Plan prepared for this project complies with the design considerations stated in this policy as this recreational use will not create issues related to safety or environmental health and will provide adequate access for emergency vehicles.

OBJECTIVE 1.2

The County shall utilize recreation sites and funding mechanisms provided by the County, municipalities, State and Federal Governments, School Board of Alachua County, volunteer organizations and private groups to expand the recreational opportunities of Alachua County citizens.

Consistency: The proposed Special Exception application will allow a new private activity-based recreation facility to serve the residents of SW Alachua County and, thereby, is consistent with this Objective.

Policy 1.2.7 *The County shall investigate and utilize methods to increase private sector participation in provision of recreation facilities and programs including development incentives and/or regulations, e.g., density and intensity bonuses, provision of easements and land dedications.*

Consistency: The approval of the proposed Special Exception for a private activity-based recreation facility will increase private sector participation in provision of recreation facilities and programs and, thereby, is consistent with this Policy.

OBJECTIVE 1.4

Expand the availability of recreational opportunities for Alachua County citizens by continuing to develop existing recreation sites and acquire new sites and by continuing to encourage provision of recreation sites by the private sector.

Consistency: The approval of the proposed Special Exception for a private activity-based recreation facility will expand the availability of recreation facilities and programs provided by the private sector and, thereby, is consistent with this Policy.

Policy 1.4.4 *The County shall promote provision of activity-based and resource-based recreation facilities by the private sector that are available to the public by providing development incentives. Such incentives may include credits against impact fees for the provision of recreation facilities and adequate assurance of availability in perpetuity. Development incentives shall be offered only for publicly accessible recreational facilities not required by development regulations and that have recreation as its primary function. The County's land development regulations shall provide minimum standards addressing accessibility, design and other standards for these publicly accessible private recreation sites or facilities being considered for credits against recreation impact fees.*

Consistency: This policy states that the County shall promote provision of activity-based recreation facilities by the private sector that are available to the public by providing development incentives. While no such incentives are specified in the ULDC, approval of this Special Exception will promote expanded recreational facilities in the southwestern portion of the County by the private sector.

Unified Land Development Code (ULDC) Consistency

Ch. 404.64 includes use specific standards that apply to outdoor recreation facilities. The following summarizes the consistency of the proposed project with the use specific regulations:

Sec. 404.64. Outdoor recreation.

Outdoor recreational facilities are allowed as limited uses in the A, C-1, RM-1, BR-1, BH, BA, BA-1, BW, and MB districts, subject to development plan review by the DRC and in accordance with the following standards. Any outdoor recreational use that exceeds these standards may be allowed as a special exception within these districts.

- (a) *Where outdoor recreational activities will occur on site, the minimum lot area shall be ten (10) acres in the C-1 district, and five (5) acres in all other districts.*

Response: As indicated in this report, the proposed outdoor recreation facility is on a 21.44 +/- acre site, which exceeds the minimum lot area requirements for the Agriculture zoning district.

- (b) *A medium-density, 25-foot wide buffer, in accordance with Article IV, Landscaping, of Chapter 407, shall be provided to adjacent properties. A 50-foot wide setback from the property line shall be provided adjacent to residential land uses, including a medium-density, 25-foot wide buffer in accordance with Article IV, Landscaping, of Chapter 407.*

Response: As indicated in Condition 8 below, a 50-foot wide perimeter buffer will be provided, which proposes to retain the existing canopy tree vegetation.

- (c) *Permanent structures on the site shall be limited in size to one thousand (1,000) square feet and shall be subject to the setbacks and height limitations of the district. Permanent residence or overnight accommodations within these structures is prohibited.*

Response: There is an existing concession building on the site (from the prior YMCA use) that is 1,254 SF according to the Property Appraiser's records. As part of this Special Exception application request, the

applicant is proposing additional permanent structures on the site that will exceed the 1,000 square feet maximum, all to be located within the 'Outdoor Recreation Area' as delineated on the Master Plan.

(d) *Hours of operation shall be limited to between 7:00 a.m. and 9:00 p.m.*

Response: The hours of operation are between 7:00 a.m. and 9:00 p.m. Monday through Sunday.

(e) *Commercial uses shall be limited to payment for rental of equipment and for use of facilities, and retail sales of goods related to the activity on site.*

Response: Commercial uses at the site will be limited to concessions (food and beverages) and a pro shop, related to the outdoor recreation facility use. Condition 10 (see below) requires that food and beverage sales and sale of items related to the on-site sporting activities be ancillary and accessory in nature and limited to the area identified on the Special Exception Master Plan.

(f) *Outdoor lighting and installation and/or use of an audio system for recreational activities on the site is prohibited within the A and C-1 zoning districts.*

Response: The Special Exception application request includes a provision for both outdoor lighting and an audio system. Condition 3 (see below) limits the lighting to downward facing lights. No outdoor lighting except for security lighting shall occur after 11 p.m. Condition 4 (see below) limits the court music system (if proposed) to not exceed 90 decibels.

(g) *Within the C-1 district, only activities considered as resource-based recreation shall be permitted to occur on the site, provided that they do not significantly alter the natural functions of the conservation area.*

Response: The property is not zoned C-1, therefore, this is not applicable.

Ch. 404 includes a Use Table which indicates that an 'outdoor recreation' is permitted as a limited use in the Agriculture (A) zoning district provided that a Special Exception application is approved by the Board of County Commissioners (BoCC) if the proposed facility exceeds the limits set in the use specific standards. The BoCC is empowered to grant the approval of the Special Exception as requested, subject to the criteria outlined in Ch. 402.113. These criteria and the applicant's response to each are listed below:

402.113 *Criteria for Approval*

The Board of County Commissioners shall, as part of a decision to approve an application for special exception, make a finding that an application complies with both the general criteria and the review factors listed below:

(a) *the proposed use is consistent with the Comprehensive Plan and ULDC*

Response: As demonstrated in this special exception application report, the proposed facility is consistent with and furthers the Goals, Objectives and Policies of the applicable portions of the Comprehensive Plan and the ULDC. The proposed use is consistent with the underlying Rural Agriculture future land use designation and Agriculture (A) zoning district.

(b) *the proposed use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan*

Response: The project site is compatible with the existing land use pattern in the area. The proposed facility is located in an area that is surrounded by vacant properties with agricultural land use and zoning designations to the east and south. The Celebration United Methodist Church with agricultural land use and zoning designations abuts the subject property to the west. To the north, a small portion of the property abuts SW Archer Road. The parcel also abuts The Collective at Archer TND development to the north that has a Low Density Residential land use category designation and R-1A Single Family zoning. The conditions provided at the end of the report are intended to ensure compatibility with the surrounding properties by including buffers and limiting sound and lighting levels.

(c) *the proposed use shall not adversely affect the health, safety and welfare of the public*

Response: This application demonstrates that the granting of the Special Exception is in the public interest and will not adversely affect the health, safety and welfare of the public. The proposed Flamingo Sports Center provides for outdoor recreation opportunities to enhance the health and welfare of the public. The outdoor recreation use does not include any hazardous materials or activities that would affect public safety and welfare.

No negative environmental impacts shall occur as a result of the proposed outdoor recreation facility, and there are no known existing environmental constraints on the subject property.

(d) *satisfactory provisions and arrangements have been made concerning matters, where applicable:*

1. *ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire and catastrophe*

Response: The subject property is accessed by from SW 72nd Court (paved private street) from recorded easements (OR 3696, page 534 & OR 3134, page 1380). The recorded easements also provides access across the subject property to the Methodist Church abutting to the west. No additional access is required or requested.

2. *off-street parking and loading areas where required, with particular attention to item 1 above*

Response: The proposed facility will provide adequate parking entirely internal to the project site as required in the ULDC as indicated on the Special Exception Master Plan (Vehicular Use Area). Condition 9 at the end of the report indicates that the number of parking spaces for the site shall include 50-70 paved parking spaces. There is also a provision for additional overflow grass parking to be permitted.

3. *the noise, glare or odor effects of the special exception on surrounding properties*

Response: The proposed outdoor recreation use and will not create any noise, glare or odor that is incompatible with land use pattern in the immediate area. Condition 3 (see below) limits lighting to downward facing lights and no outdoor lighting (except security lighting) after 11 p.m. Condition 4 limits the court music system (if proposed) to be controlled to not exceed 90 decibels.

4. *refuse and service areas, with particular reference to location, screening and items 1 and 2*

Response: When the development plan for the site is submitted, a dumpster location (within the Vehicular Use Area or Outdoor Recreation Area) will be identified and screened in accordance with the Land Development Code requirements.

5. *utilities, with reference to location and availability*

Response: The proposed outdoor recreation facility is located outside the urban services area and provides its own on-site water (there is an existing well at the site) and sewer (septic tank) systems to adequately serve the site.

6. *screening and buffering with reference to type, dimensions and character*

Response: Condition 8 (see below) requires a 50-foot wide perimeter buffer to be maintained along the property lines that retains all existing canopy trees. This 50-foot wide perimeter buffer is illustrated on the Special Exception Mater Plan being submitted with this application. Condition 5 (see below) includes a provision that the minimum separation from the proposed Outdoor Recreation Area and adjacent property lines is 50 feet.

7. *signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties*

Response: No signage is currently located or proposed at this facility. However, any future proposed signage shall be identified and approved consistent with this condition and all applicable regulations outlined in Ch. 407, Article III of the ULDC. Lighting will be regulated by Condition 3, that limits lighting to downward facing lights. Further, no outdoor lighting (except security lighting) will be used after 11 pm per the condition.

8. *required yards and other open space*

Response: No formal open space is required for this use in the Unified Land Development Code. However, green space areas, including landscaped perimeter buffer areas to remain are proposed in the Special Exception and are indicated on the Special Exception Master Plan.

9. *general compatibility with surrounding properties*

Response: As demonstrated throughout this report, the proposed Special Exception application is compatible with the properties surrounding the subject property. The proposed conditions (see below), which include a 50-foot buffer requirement, provide for regulations that will ensure compatibility with surrounding properties.

10. *any special requirements set forth in this ULDC for the particular use involved.*

Response: The ULDC special requirements / use specific standards for outdoor recreation uses (Section 404.64) are discussed above in the 'Unified Land Development Code (ULDC) Consistency' section. That section discusses how the proposed outdoor recreation facility meets the requirements in Section 404.64. In addition, several conditions are included with this Special Exception application that apply to the project related to uses, setbacks, buffers, access, and operational details.

Proposed Special Exception Conditions

The applicant proposes the following conditions to apply to the approved Special Exception by the Board of County Commissioners:

1. This Special Exception is to allow a private outdoor recreation facility on approximately 21 acres (parcel number 08089-002-000).
2. Hours of operation shall be Monday – Sunday, 7:00 am – 9:00 pm.
3. Lighting shall be limited to downward facing lights and no outdoor lighting (except security lighting) shall occur after 11 pm.
4. Court music system (if proposed) will be controlled to not exceed 90 decibels.
5. Proposed site improvements shall be consistent with the Special Exception Master Plan, which delineates the approximate location of all on-site uses. The minimum separation from the proposed Outdoor Recreation Area and adjacent property lines is 50 feet.
6. Development Plan approval shall be required for proposed on-site improvements.
7. The existing pedestrian trail network shall be maintained as a fitness trail and will be open to the public.
8. A 50-foot wide buffer shall be maintained along the property lines and shall retain all existing canopy trees. A pedestrian trail network is also a permitted use in this area.
9. Parking shall be provided on site to adequately serve the anticipated use of the property and shall include between 50-70 paved parking spaces. Additional overflow grass parking is also permitted.
10. Food and beverage service and 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 identified on the Special Exception Master Plan.