

RESOLUTION Z-24-8

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA FOR A SPECIAL EXCEPTION TO ALLOW OUTDOOR RECREATION IN AN "A" (AGRICULTURE) DISTRICT WITH A FUTURE LAND USE DESIGNATION OF RURAL/AGRICULTURE (1 DWELLING UNIT PER 5 ACRES) ON APPROXIMATELY 21.05 ACRES LOCATED AT 9409 SW ARCHER RD. ON TAX PARCEL NUMBER 07089-002-000, AS SUMMARIZED IN EXHIBITS A AND B

WHEREAS, Zoning Application Z24-000007 has been duly filed and was considered by the Alachua County Planning Commission at its regular meeting of November 20, 2024, and,

WHEREAS, Zoning Application Z24-000007 has been duly filed and was considered by the Alachua County Board of County Commissioners at its regular meeting of December 10, 2024;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application Z24-000007, a request by Clay Sweger of eda, inc., agent, for Wu Lingzheng, owner, for a special exception to allow outdoor recreation in an 'A' (Agriculture) zoning district with a future land use designation of Rural/Agriculture (1 dwelling unit/ 5 acres) on approximately 21.05 acres located at 9409 SW Archer Rd., on tax parcel number 07089-002-000, as summarized in Exhibits A and B in this resolution, is hereby approved with the following conditions and bases:

Conditions

- 1) This Special Exception shall allow an outdoor recreation facility on parcel number 07089-002-000.
- 2) Hours of operation shall be Monday – Sunday, 7:00 am – 9:00 pm.
- 3) A maximum of 6,500 sq. ft. of enclosed building area shall be allowed. Up to 50% of this sq. ft. may be used for food and beverage service and the sale of items related to the on-site sporting activities. Food and beverage service and the sale of items related to the on-site sporting activities shall be ancillary and accessory in nature and limited to structure(s) within the Outdoor Recreation Area as identified on the Special Exception Master Plan.
- 4) Outdoor lighting shall comply with Chapter 407, Article XIV. No outdoor lighting (except security lighting) shall occur after 11:00 pm or before 7:00 am.
- 5) Any audio system used shall be controlled to comply with Table 1 of Sec. 110.04 in the Alachua County Code.
- 6) Proposed site improvements shall be consistent with the Special Exception Master Plan, which delineates the approximate location of all on-site uses. The minimum distance of the Outdoor Recreation Area to adjacent property lines shall be 50 feet.
- 7) Development Plan approval shall be required for proposed on-site improvements.
- 8) The existing pedestrian trail network shall be maintained as a fitness trail and will be open to the public.
- 9) A 50-foot wide natural vegetative buffer shall be maintained along all property

lines and shall retain all existing canopy trees. A pedestrian trail network is also a permitted use in this area.

10) Between 50 to 70 paved parking spaces shall be provided on site within the Vehicular Use Area as shown on the Special Exception Master Plan. Additional overflow grass parking is also permitted as shown on the Special Exception Master Plan.

11) Sports courts may be covered with overhead canopies.

12) A minimum 10-foot tall fence with acoustic wraps (designed to achieve a minimum sound attenuation of 24 decibels) shall be installed around pickleball courts.

13) Along the eastern property line abutting parcels 07090-000-000, 07090-001-000 & 07089-002-001, a six (6) foot tall wood privacy fence will be installed. The fence will be installed in a manner to avoid removal of existing canopy trees and the location will be determined as part of the Development Review process.

Bases

1. Objective 6.2 of the Future Land Use Element of the Comprehensive Plan

identifies outdoor recreation as an allowed use in the Rural/Agriculture future land use designation. The site has a Rural/Agriculture future land use designation.

2. The application is consistent with Objective 1.4 of the Recreation Element of the Comprehensive Plan which encourages the provision of recreational sites

by the private sector.

3. **Sec. 404.64 of the Unified Land Development Code** provides limited use standards for outdoor recreation. When these are exceeded a special exception must be approved by the Board of County Commissioners. The applicant has submitted a special exception application in order to comply.

4. **Sec. 402.113 of the Unified Land Development Code** provides the following criteria for the approval of special exceptions:

(a) The proposed use is consistent with the comprehensive plan and ULDC;

(b) The proposed use is compatible with the existing land use pattern and future uses designated by the comprehensive plan;

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

(d) Satisfactory provisions and arrangements have been made concerning the following 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 or catastrophe;

(2) Off-street parking and loading areas where required, with particular attention to item (1) above;

(3) The noise, glare or odor effects of the special exception on surrounding

properties;

(4) Refuse and service areas, with particular reference to location, screening and items (1) and (2);

(5) Utilities, with reference to location and availability;

(6) Screening and buffering with reference to type, dimensions and character;

(7) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;

(8) Required yards and other greenspace;

(9) General compatibility with surrounding properties; and

(10) Any special requirements set forth in this ULDC for the particular use involved.

Staff have evaluated the special exception application for compliance with the above listed criteria. The special exception, as conditioned, is consistent with the Comprehensive Plan and ULDC. The proposed use of outdoor recreation is recognized as an allowed use in the Comprehensive Plan and ULDC for parcels with a future land use designation of Rural/Agriculture and Agricultural zoning. The proposed use is compatible with the existing land use pattern and future uses designated in the Comprehensive Plan. The proposed use will not adversely affect the health, safety or welfare of the public.

Satisfactory measures have been made to address ingress and egress to the site. The

site will use an existing easement for ingress/egress and an area for dedicated off-street parking has been identified of the Special Exception Master Plan (within the Vehicular Use Area). Staff has proposed a condition to limit noise from any sound systems used to comply with standards as listed in Chapter 110 (Noise Control) of the Alachua County Code. The proposed use is not expected to produce any glare or odors. Refuse and service areas will be provided within a portion of the Outdoor Recreation Area as identified on the Master Plan.

The site is located outside of the Urban Cluster and will not be required to connect to centralized water and sewer lines. The site will utilize well(s) and septic tank(s) for potable water and wastewater. Staff has proposed a medium-density, 50 ft. wide buffer along the perimeter of the site, retaining existing tree canopy. The applicant has not proposed any signage as part of this special exception request. However, if any signage is proposed in the future it will need to comply with Chapter 407, Article III of the Unified Land Development Code. Staff has proposed a condition that exterior lighting comply with Chapter 407, Article XIV of the ULDC and be prohibited from 11pm-7am.

The proposed use will comply with the required setbacks for the Agricultural zoning district and the specific setbacks for this use. As conditioned, the outdoor recreation facility will be generally compatible with surrounding properties. The proposed special exception complies with the specific requirements set forth in the ULDC for outdoor recreation.

DULY ADOPTED in regular session this 10th day in December, A.D., 2024.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: _____

Charles S. Chestnut, IV, Chair

ATTEST:

Jesse K. Irby, II, Clerk

APPROVED AS TO FORM

Alachua County Attorney

(SEAL)

DEPARTMENT APPROVAL

AS TO CORRECTNESS

Department of Growth Management

Authorized Designee

EXHIBIT A

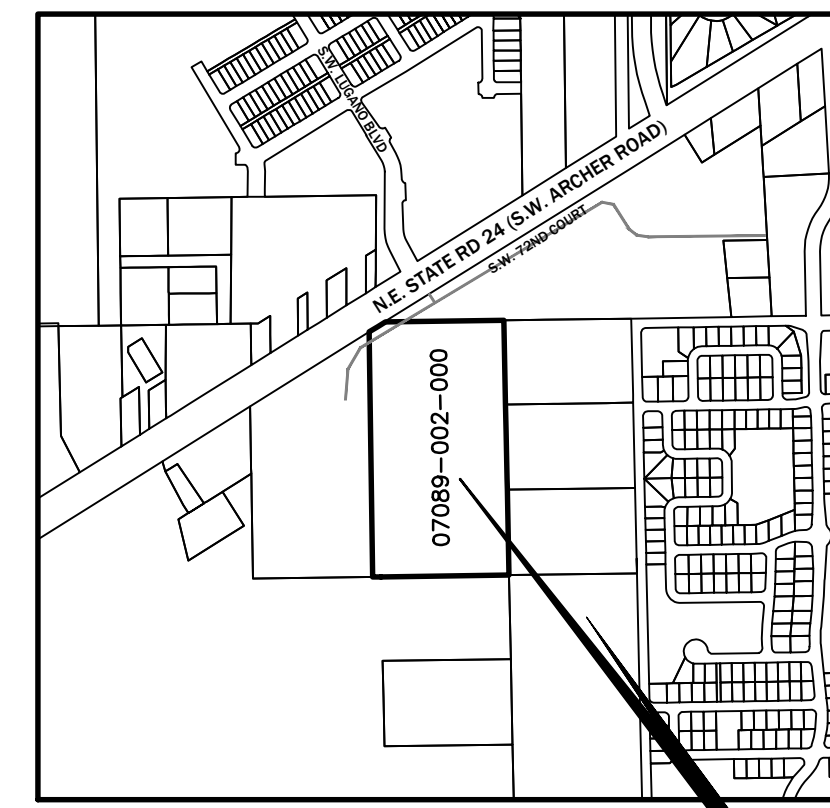
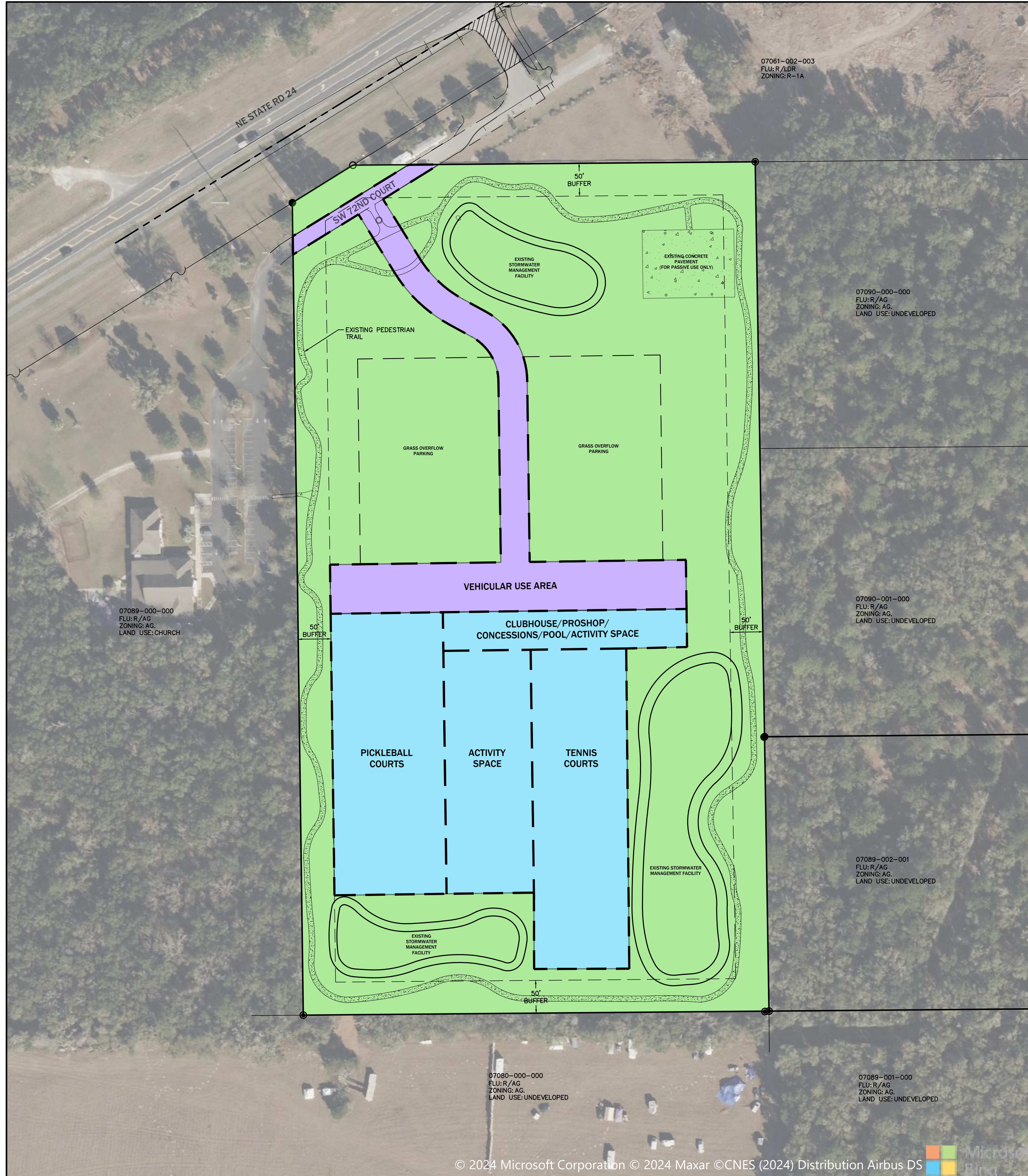
Legal Description of Site

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



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

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

- THE APPLICANT PROPOSES THE FOLLOWING CONDITIONS TO APPLY TO THE APPROVED SPECIAL EXCEPTION BY THE BOARD OF COUNTY COMMISSIONERS:
- THIS SPECIAL EXCEPTION SHALL ALLOW AN OUTDOOR RECREATION FACILITY ON PARCEL NUMBER 07089-002-000.
 - HOURS OF OPERATION SHALL BE MONDAY - SUNDAY, 7:00 AM - 9:00 PM.
 - A MAXIMUM OF 6,500 SQ. FT. OF ENCLOSED BUILDING AREA SHALL BE ALLOWED. UP TO 50% OF THIS SQ. FT. MAY BE USED FOR FOOD AND BEVERAGE SERVICE AND THE SALE OF ITEMS RELATED TO THE ON-SITE SPORTING ACTIVITIES. FOOD AND BEVERAGE SERVICE AND THE SALE OF ITEMS RELATED TO THE ON-SITE SPORTING ACTIVITIES SHALL BE ANCIILLARY AND ACCESSORY IN NATURE AND LIMITED TO STRUCTURE(S) WITHIN THE OUTDOOR RECREATION AREA AS IDENTIFIED ON THE SPECIAL EXCEPTION MASTER PLAN.
 - OUTDOOR LIGHTING SHALL COMPLY WITH CHAPTER 407, ARTICLE XIV. NO OUTDOOR LIGHTING (EXCEPT SECURITY LIGHTING) SHALL OCCUR AFTER 11:00 PM OR BEFORE 7:00 AM.
 - ANY AUDIO SYSTEM USED SHALL BE CONTROLLED TO COMPLY WITH TABLE 1 OF SEC. 110.04 IN THE ALACHUA COUNTY CODE.
 - PROPOSED SITE IMPROVEMENTS SHALL BE CONSISTENT WITH THE SPECIAL EXCEPTION MASTER PLAN, WHICH DELINEATES THE APPROXIMATE LOCATION OF ALL ON-SITE USES. THE MINIMUM DISTANCE OF THE OUTDOOR RECREATION AREA TO ADJACENT PROPERTY LINES SHALL BE 50 FEET.
 - DEVELOPMENT PLAN APPROVAL SHALL BE REQUIRED FOR PROPOSED ON-SITE IMPROVEMENTS.
 - THE EXISTING PEDESTRIAN TRAIL NETWORK SHALL BE MAINTAINED AS A FITNESS TRAIL AND WILL BE OPEN TO THE PUBLIC.
 - A 50-FOOT WIDE NATURAL VEGETATIVE BUFFER SHALL BE MAINTAINED ALONG ALL PROPERTY LINES AND SHALL RETAIN ALL EXISTING CANOPY TREES. A PEDESTRIAN TRAIL NETWORK IS ALSO A PERMITTED USE IN THIS AREA.
 - BETWEEN 50 TO 70 PAVED PARKING SPACES SHALL BE PROVIDED ON SITE WITHIN THE VEHICULAR USE AREA AS SHOWN ON THE SPECIAL EXCEPTION MASTER PLAN. ADDITIONAL OVERFLOW GRASS PARKING IS ALSO PERMITTED AS SHOWN ON THE SPECIAL EXCEPTION MASTER PLAN.
 - SPORTS COURTS MAY BE COVERED WITH OVERHEAD CANOPIES.
 - A MINIMUM 10-FOOT TALL FENCE WITH ACOUSTIC WRAPS (DESIGNED TO ACHIEVE A MINIMUM SOUND ATTENUATION OF 24 DECIBELS) SHALL BE INSTALLED AROUND PICKLEBALL COURTS.
 - ALONG THE EASTERN PROPERTY LINE ABUTTING PARCELS 07090-000-000, 07090-001-000 & 07089-002-001, A 6 FOOT TALL WOOD PRIVACY FENCE WILL BE INSTALLED. THE FENCE WILL BE INSTALLED IN A MANNER TO AVOID REMOVAL OF EXISTING CANOPY TREES AND THE LOCATION WILL BE DETERMINED AS PART OF THE DEVELOPMENT REVIEW PROCESS.

LAND USE AREAS

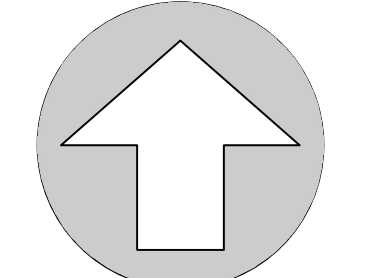
Area	Description	Area (Acres ±)
VEHICULAR USE AREA	• ACCESS DRIVEWAY • PARKING LOT • STORMWATER AREAS	1.7 ACRES ±
OUTDOOR RECREATION AREA	• TENNIS/PICKLE BALL COURTS • TABLE TENNIS/BADMINTON • COVERED PAVILIONS • ACTIVITY SPACE • SWIMMING POOL • CLUB HOUSE BUILDING • CONCESSION/PRO SHOP BUILDING • RESTROOMS • STORMWATER AREAS • EQUIPMENT STORAGE BUILDING(S)	5.1 ACRES ±
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:**
- LAND USE AREAS ABOVE ARE APPROXIMATE AND MAY BE SLIGHTLY ADJUSTED ON DEVELOPMENT PLAN.
 - AREAS LABELED AS "ACTIVITY SPACE" MAY INCLUDE BOTH COVERED AND UNCOVERED AREAS.

EXHIBIT B



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NORTH
SCALE: 1" = 80'
0 40 80 160
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: 11/01/24

P100

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