

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

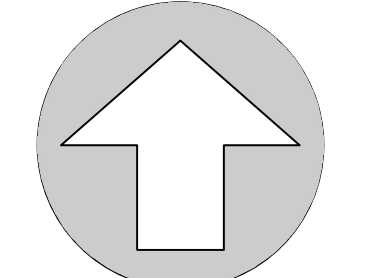
| Area | Description | Area (Acres ±) |
|-------------------------|--|-------------------|
| VEHICULAR USE AREA | • ACCESS DRIVEWAY • PARKING LOT • STORMWATER AREAS | 1.7 ACRES ± |
| OUTDOOR RECREATION AREA | • TENNIS/PICKLE BALL COURTS • TABLE TENNIS/BADMINTON • COVERED PAVILIONS • ACTIVITY SPACE • 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



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



NORTH
SCALE: 1" = 80'
0 40 80 160
GRAPHIC SCALE

| No. | Date | Comment |
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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

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