



ALACHUA COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

Project Number: DR25-00023
Revised Final Development Plan for
Flamingo Sports Club

SUBJECT: Revised Final Development Plan for Flamingo Sports Club

APPLICANT/AGENT: eda, inc.

PROPERTY OWNER: Wu Lingzheng

PROPERTY INFORMATION: Address: SW Archer Road West of SW 91st Street
Parcel Numbers: 07089-002-000
Future Land Use: Rural/Agriculture
Zoning: Agriculture
Acreage: 21.44

CHRONOLOGY: Application submittal: 06/02/2025
Insufficiency Reports: 06/25/2025
Sufficiency Determination: 10/01/2025
Development Review Committee Hearing:
10/16/2025

STAFF RECOMMENDATION: Approval with conditions

BACKGROUND AND SUMMARY OF PROPOSED PLAN:

This application proposes a Revised Development Plan for a sports facility, with tennis courts and pickle ball courts, on approximately 21.44 Acres with associated infrastructure improvements. This property is outside of the urban cluster. The parcel originally housed a YMCA facility. The Board of County Commissioners approved a Special Exception on December 10, 2024.

The purpose of the Final Development Plan is for the developer to present the fully engineered final development plan to the Development Review Committee (DRC) for review. The final development plan shall be consistent with the approved preliminary development plan, other applicable provisions of this Unified Land Development Code (ULDC), and the Comprehensive Plan. The final development plan shall contain all items necessary to demonstrate compliance with this ULDC and Comprehensive Plan.



Figure 1: Aerial view

CONSISTENCY ANALYSIS:

Following is an analysis of the consistency of the proposed plan with the applicable policies of the Comprehensive Plan and Land Development Regulations.

COMPREHENSIVE PLAN ANALYSIS:

Future Land Use Element

The Special Exception application considered the Future Land Use. Objective 6.2 of the Future Land Use Element identifies outdoor recreation as an allowed use in the Rural/Agriculture future land use designation. The parcel has Rural/Agriculture future land use designation.

The application is also consistent with Objective 1.4 of the Recreation Element which encourages the provision of recreational sites by the private sector.

UNIFIED LAND DEVELOPMENT CODE:

Zoning District and Use Regulations

Outdoor recreation facilities are allowed as limited uses in the Agriculture zoning district per Section 404.64, which includes specific use standards. Permanent structures are limited to 1,000 square feet per Subsection 404.64(c).

The application proposes 270,455 total square feet of permanent structures (courts, buildings, and parking); therefore, a Special Exception (Z24-000007) was required and was approved on December 10 by the Board of County Commissioners. The Special Exception includes the following conditions:

- 1) *This Special Exception shall allow an outdoor recreation facility on parcel number 07089-002-000.*

The plan proposes an outdoor recreation facility on the referenced parcel.

- 2) *Hours of operation shall be Monday – Sunday, 7:00 am – 9:00 pm.*

The facility will operate within these hours

- 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.*

The development plan includes an enclosed building area of 5,990 square feet and less than 50 percent of the area is used for food and beverage service.

- 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.*

The application includes a photometric plan that complies with Chapter 407, Article XIV – Outdoor lighting.

- 5) *Any audio system used shall be controlled to comply with Table 1 of Sec. 110.04 in the Alachua County Code.*

The plan includes notes regarding the use of outdoor audio equipment.

- 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.*

The plan is consistent with the Special Exception Master Plan and outdoor recreation areas are buffered by at least 50 feet where adjacent to property lines.

- 7) *Development Plan approval shall be required for proposed on-site improvements.*

This condition is met with this Revised Final Development Plan.

- 8) *The existing pedestrian trail network shall be maintained as a fitness trail and will be open to the public.*

The pedestrian trail is identified as open to the public on the plan.

- 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.*

The plan includes the required buffer.

- 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.*

The development plan includes 60 paved parking spaces and identifies additional grass overflow

parking spaces.

- 11) *Sports courts may be covered with overhead canopies.*

The Revised Final Development Plan identifies several sports courts that are covered, including the basketball, athletic training, and physical training courts, as well as a “rest area” corridor between the concessions/office and storage rooms on the plan.

- 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.*

The plan identifies the acoustic wrapped pickleball courts and a note is on the plan that the height of the fence requires building permit review.

- 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.*

The development plan includes the required fence.

- 14) *If an expansion of the existing septic system or a new system is required by the permitting agency, the expansion or new system shall meet the definition of an enhanced nutrient reducing onsite sewage treatment and disposal system (ENR-OSTDS).*

The plans identify an expansion to the existing system and a new system, both of which are designed as an ENR-OSTDS.

Natural and Historic Resources Protection

Conservation Areas and Management Plan

The proposed development site does not have any conservation areas and is outside of flood zones and wetlands.

Open Space

Non-residential development is not required to provide Open Space, unless there are conservation resources present on site (ULDC 407.52 Minimum open space requirement). There are no conservation resources for the subject property, and therefore no Open Space is provided.

Tree Preservation

Section 406.14 states all development applications must retain 20 percent of the existing tree canopy. The plan identifies 88 percent of the existing tree canopy for retention.

Only 73 total inches of mitigation is required due to the limited number of trees identified for removal and the landscape plan includes 260 total inches of new plantings.

GENERAL DEVELOPMENT STANDARDS

Setback and Height Restrictions

Table 403.04.1 outlines standards for the Rural/Agricultural Zoning districts. Parcels must adhere to the following setbacks: 40-foot front, 40-foot rear, 20-foot interior side. All structures proposed in the plan meet these setbacks by virtue of the 50-foot setback required by Special Exception Condition 6.

Architectural

The proposed Flamingo Sports Center has been reviewed for compliance with Sections 407.68 and 407.105 of the Alachua County Unified Land Development Code (ULDC). The Center is an indoor/outdoor sports facility consisting of covered and uncovered outdoor pickleball and tennis courts as well as a pool and associated facilities.

It is set back from Archer Road and separated from this arterial by an extended entrance drive and stormwater retention areas. The facility, aside from the athletic courts, consists of a series of smaller support buildings such as storage and training rooms and changing/restroom facilities.

These structures are mostly located internally to the courts and serve to support the athletic facilities and events taking place on the site. Application of the standards found in 407.68/407.105 is not required for these facilities and the alternative compliance provisions of the Code can be applied in this situation.

Parking Standards

Paved parking standards are set by Special Exception Condition 10 and are met with the 60 spaces provided with the application.

Outdoor Lighting

A photometric plan that meets standards in Chapter 407, Article XIV – Outdoor Lighting is included with this application.

Landscaping and Buffering

The landscape plan identifies the appropriate plantings in the paved vehicular use areas for parking, the entrance driveway, and stormwater basins. The plan outlines that just under 35

percent of the site will have tree canopy coverage in 20 years, meeting the 30 percent canopy coverage requirement in Section 407.43.2(a).

No final certificate of occupancy shall be issued until the County has granted final approval and acceptance of the installed landscape as well as the protection of existing native vegetation. Final approval shall include as-built landscape plan certification from a registered landscape architect certifying that the landscaping is installed and functioning as intended, that prohibited and discouraged non-native vegetation listed in Table 406.16.2 has been removed, and that all of the provisions of this Chapter have been met. The land owner shall submit a Certificate of Compliance, in a form acceptable by the Director, to the County as a condition of issuance of a Certificate of Occupancy.

Prior to the installation of a new permanent irrigation system or addition to an existing system, an irrigation plan must be submitted to and approved by the Alachua County Environmental Protection Department through the [Alachua County Citizenserve Portal](#). The irrigation system shall comply with the Landscape Irrigation Design and Maintenance Standards found in Article VI of Part II, Title 7, Chapter 77 of the Alachua County Code. Temporary systems are exempt from the design standard requirements but must register through the Portal.

Access Management

The proposed project provides one main access point on

Transportation

Mitigation for development resulting from this development plan will be through payment of impact fees prior to issuance of a Certificate of Occupancy.

Stormwater Management

The stormwater management facility complies with the requirements of Article 407, Article 9.

Water and Wastewater Services

The development is outside the Urban Cluster and no Potable Water and Sanitary Sewer service is available. The development plan identifies that the existing septic system will be expanded and that a new septic system will be added, both of which comply with Special Exception Condition 14 (see page 5 of this report for additional information).

Concurrency

A Final Certificate of Levels of Service Compliance (CLSC) for all public facilities will be issued upon Final Development Plan Approval and will be valid for one year. Provided that construction has commenced within the allowable period, the project shall have reserved capacity for a period of no more than two years from commencement of construction.

STATE AND FEDERAL PERMIT

The issuance of a state or federal permit shall not obligate the County to grant approval of any local permit and shall not be deemed to satisfy the requirements of the ULDC. As well, the issuance of this permit does not indicate that Alachua County believes that the applicant has all federal and state permits necessary prior to commencing construction.

The applicant is advised that conflict with a subsequently issued state or federal permit may cause a need to apply for an amendment to this development plan approval. Upon approval of a development plan, the applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.

DEVELOPMENT PLAN EXPIRATION:

According to Section 402.47(b) *Time limitation for expiration of development plans*, an approved Final Development Plan shall expire unless a complete application for a construction, building or other required permit has been accepted by the appropriate reviewing department within 12 months of the date of final approval and that such development is continuing in good faith. Applications for extension of time limit may be processed pursuant to Article 6 or Article 10 of Chapter 402 of the ULDC.

STAFF RECOMMENDATION:

Staff has found the proposed Revised Final Development Plan consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval with conditions** of the Revised Final Development Plan for Flamingo Sports Club

CONDITIONS:

1. Prior to the issuance of a construction permit, the property owner/applicant shall follow all Florida Fish and Wildlife Conservation Commission guidelines and obtain any required state permits regarding Gopher Tortoise protection, prior to clearing vegetation, grading or filling the site [Sec. 406.05, ULDC; Sec. 406.28, ULDC].