



ALACHUA COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

Project Number: DR25-000045
Revised Final Development Plan for
Alachua County Montechoa Park Recreation Improvements

SUBJECT: Alachua County Montechoa Park

APPLICANT/AGENT: JBPro, Inc.

PROPERTY OWNER: Alachua County

PROPERTY INFORMATION: Address: 803 NW 192nd Avenue
Parcel Number: 07644-002-000
Future Land Use: Rural/Agriculture
Zoning: Agriculture
Acreage: 5.08

CHRONOLOGY: Application Submittal: 09/29/2025
Insufficiency Reports: 10/23/2025
Application Resubmittal: 11/03/2025
Sufficiency Determination: 12/04/2025
DRC Hearing: 12/18/2025

STAFF RECOMMENDATION: Approval

BACKGROUND AND SUMMARY OF PROPOSED PLAN:

This application proposes a Revised Final Development Plan for the construction of improvements for an existing County operated and maintained park on approximately 5 acres. The property is in the Rural/Agriculture area. Park improvements include a multi-use path around the park, removal of the clay baseball field, resurfacing of basketball/pickleball courts, additional pavilions and replacing the existing playground.

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 of existing conditions

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 subject property carries the Rural/Agriculture Future Land Use designation. Comprehensive Plan Objective 6.2 – Rural/Agriculture describes the uses that are appropriate in the Rural/Agriculture area. The objective states that “resource-based recreation and outdoor activity-based recreation are also allowed.”

The proposed outdoor park is consistent with the Comprehensive Plan.

UNIFIED LAND DEVELOPMENT CODE:

Zoning District and Use Regulations

The subject parcel is in the Agriculture zoning district. According to Chapter 404, Article II: Use Table, public parks are a permitted use by right in the Agriculture zoning district. There are no specific use standards.

Natural and Historic Resources Protection

Conservation Areas and Management Plan

There is a creek to the west of this parcel. The required surface water buffer is shown on the plan (Sec. 406.43).

This parcel is within the Buck Bay Flatwoods strategic ecosystem. Sec. 406.36 states that the preferred planning mechanism for activity within strategic ecosystems is a special area plan. However, if the ecological integrity of the strategic ecosystem is sufficiently protected, then the applicant can proceed with development review. No set aside is required for this project, and staff finds that the proposed improvements will have no adverse impact on the strategic ecosystem.

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

Chapter 406, Article II states that all developments must save at least 20 percent of the existing tree canopy.

The plan identifies one tree for removal and is preserving the remainder of existing trees, exceeding the 20 percent retention requirement.

GENERAL DEVELOPMENT STANDARDS

Setback and Height Restrictions

Section 403.04 includes standards for the Agriculture zoning district. Table 403.04.1 allows for unlimited building heights for non-residential structures. The proposed new structures are single story pavilions and meet setback requirements.

Parking Standards

There is no minimum parking requirement for public parks listed in Table 407.14.1. The plan provides 15 grass spaces and 2 ADA spaces.

Four bicycle parking spaces (two U-racks) are included in the plans.

Landscaping and Buffering

The plans also identify that more than 30 percent of the site will have canopy coverage in 20 years as required by Section 407.43.2(a)(1). All required plantings for pedestrian walkways are shown.

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 park is accessed off of NW 8th Terrace, which connects to NW 192nd Avenue. There is currently informal grass parking and no ADA spaces; the grass marking will be marked with wheel stops and new ADA spaces will connect to the multi-use paths.

Stormwater Management

A treatment swale will be utilized to treat the proposed run-off from the additional impervious area.

Water and Wastewater Services

Water is provided via a wellhouse to the south of the property. This will serve a new water fountain.

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.

Because §125.022(4), F.S. makes it hard for local governments to coordinate their permitting activities with state and federal permitting agencies, 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 to be consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval** of the Revised Final Development Plan for Alachua County Montechoa Park.