



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

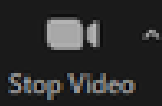
- You have been muted upon entering
- If you have a question, either:
 - Unmute yourself to speak
 - Type your question in the chat box

↓ 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



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 50 DEGREES 05 MINUTES 33 SECONDS EAST 754.77 FEET TO THE POINT OF BEGINNING THENCE RUN NORTH 38 DEGREES 20 MINUTES 00 SECONDS EAST 51.00 FEET THENCE SOUTH 00 DEGREES 00 MINUTES 23 SECONDS WEST 1284.00 FEET THENCE NORTH 00 DEGREES 38 MINUTES 35 SECONDS WEST 44.21 FEET THENCE NORTH 00 DEGREES 00 MINUTES 23 SECONDS EAST 184.00 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 07008-000-000).
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 ACCOMMODATE 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 DETERMINED 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 CONCESSIONS/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 2300
Singer Road, Palm Bay, Suite 300
Melbourne, Florida 32909
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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: TAD
Checked: CRO
Date: 08/24/24

Revision:
By: TAD
Date: 08/24/24

P100

Special Exception Master Plan

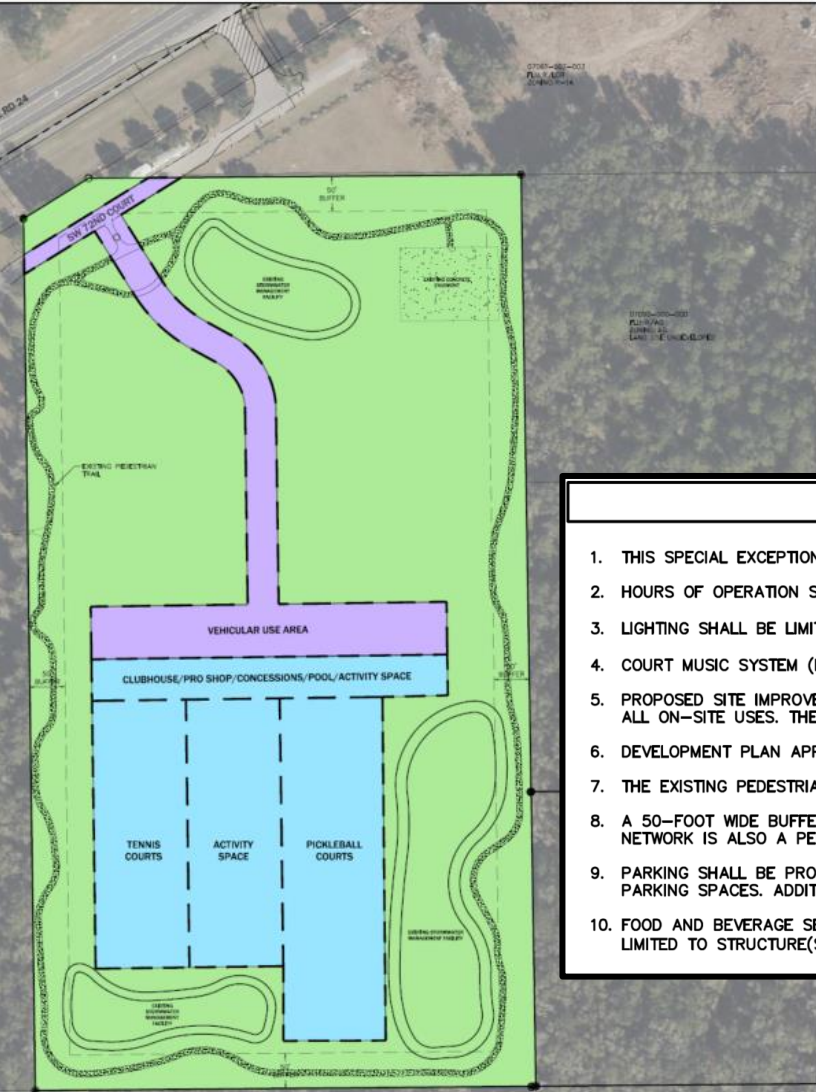


LAND USE AREAS		
	VEHICULAR USE AREA <ul style="list-style-type: none"> • ACCESS DRIVEWAY • PARKING LOT • STORMWATER AREAS 	1.6 ACRES ±
	OUTDOOR RECREATION AREA <ul style="list-style-type: none"> • TENNIS/PICKLE BALL COURTS • TABLE TENNIS/BADMINTON • COVERED PAVILIONS • ACTIVITY SPACE • SWIMMING POOL • 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: CDS	Sheet No.
Drawn: S&B	P100
Checked: CDS	
Date: 08/24/24	

Special Exception Master Plan



VICINITY MAP
ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION

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COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4, THENCE SOUTH 00 DEGREES 11 MINUTES 23 SECONDS WEST 830.90 FEET, THENCE NORTH 00 DEGREES 05 MINUTES 03 SECONDS EAST 774.30 FEET, THENCE ALAN NORTH 00 DEGREES 05 MINUTES 03 SECONDS EAST 724.77 FEET TO THE POINT OF BEGINNING, THENCE ALAN NORTH 00 DEGREES 05 MINUTES 03 SECONDS EAST 51.06 FEET, THENCE SOUTH 00 DEGREES 05 MINUTES 03 SECONDS WEST 1388.08 FEET, THENCE NORTH 00 DEGREES 05 MINUTES 03 SECONDS WEST 44.21 FEET, THENCE NORTH 00 DEGREES 05 MINUTES 03 SECONDS EAST 1440.08 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 RIGHT OF WAY.



eds
consultants inc.

RD 2300
100 S.W. 2nd Ave., Suite 300
Gainesville, Florida 32601
TEL: (352) 373-1041
www.edsinc.com perry@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).
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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.
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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 (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:

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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?