

Alachua County

Office of Planning and Development Staff Report

Application Number: TU24-00008

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Board of County Commissioners

Hearing Date: October 8, 2024

SUBJECT: TU24-000008: A request for a temporary use permit to allow outdoor athletic events (World Masters Athletics Championship) from March 23, 2025 to March 30, 2025

APPLICANT/AGENT: eda consultants, inc.

PROPERTY OWNER: Alachua County

PROPERTY DESCRIPTION: Location: 12800 block of W. Newberry Rd.
Parcel Numbers: 04314-000-000 and 04314-001-000
Section/Township/Range: 35-09-18
Land Use: Recreation
Zoning: Planned Development 'PD' district
Existing Use: vacant (formerly a golf course)
Acreage: +/- 75.18

PREVIOUS REQUESTS: **CPA-01-22** (comprehensive plan amendment from Recreational land use designation to a Low-Density Residential (1 to 4 dwelling units per acre) *DENIED*

ZOM-03-22 (major amendment to a planned development) *WITHDRAWN*

CPA-05-20 (comprehensive plan amendment from Recreational land use designation to a Low-Density Residential (1 to 4 dwelling units per acre) *WITHDRAWN*

ZOM-05-20 (rezone from PD (Planned Development) district to R-1a (Single Family Residential/1-4 dwelling units per acre) district) *WITHDRAWN*

ZOM-03-17 (a minor amendment to an existing Planned Development (PD) district (West End PD) to provide a new phasing schedule) *APPROVED*

ZONING VIOLATION HISTORY: **23-016923** (dead tree/safety issue) *CLOSED*

Alachua County

Office of Planning and Development Staff Report

21-012939 (dead pine trees/safety issue) *CLOSED*
CE2019100016 (dead pine tree/safety issue) *CLOSED*

STAFF RECOMMENDATION: Staff recommends that the Board of County Commissioners **approve** the requested temporary use permit with the bases and conditions as listed in the staff report.

Analysis of Request

Background

The subject parcels are zoned 'PD' (Planned Development) district with a future land use designation of Recreation. The applicant has requested to hold a week-long (March 23-30) outdoor athletic competition (World Masters Athletics Championship) that will complement other events that will be held indoors at the Alachua County Sports & Events Center in Celebration Pointe. This venue is anticipated to hold field events including javelin, discus, hammer throw and a cross-country course. All events with the exception of the cross-country race will be held within the field area that was previously the driving range of the West End Golf Course. To the south of the main field will be the spectator area and various tents for athletes, officials and equipment. Food trucks will be stationed within the existing parking lot. The parking lot has approximately 100 spaces and an overflow grass lot can accommodate about 60 additional spaces. The applicant expects between 100-200 vehicles per day. Overnight camping has not been proposed for this temporary use permit.

Description of Site and Surrounding Properties

The site is located on the former golf course and driving range of the West End Planned Development. To the north, east and west are a mix of attached single-family residential units with Low (1 to 4 units/acre) and Medium (greater than 4, up to 8 units/acre) Density Residential future land use designations within the West End PD. To the south lies W. Newberry Rd. and the non-residential portion of the Town of Tioga Planned Development. The site is just to the east of the Jonesville Activity Center and about 3.5 miles west of I-75. There are no wetlands, flood zones or strategic ecosystems covering the site. Due to the historic use of the golf course and surrounding residential areas road access to the site is restricted to one ingress/egress point on W. Newberry Rd.

Alachua County Office of Planning and Development Staff Report



Conceptual site plan showing central event field, spectator area, parking, food truck/tents/bathroom facilities and cross-country course (pink dotted line)

Alachua County

Office of Planning and Development Staff Report

Comprehensive Plan Consistency

The following is a staff analysis of the consistency of this application with the Alachua County Comprehensive Plan.

Future Land Use (FLUE)

Policy 7.1.17 of the Future Land Use Element (FLUE) provides for evaluation of certain uses through special exceptions, special use permits and **temporary use permits** where these certain uses may include intensities or characteristics that may create an adverse impact on surrounding properties. These uses shall be evaluated on a case-by-case basis to ensure that they are compatible with surrounding properties. The applicant is requesting a temporary use permit (TUP) for an outdoor athletic event on the site of the former West End golf course and driving range. The site is located on a paved, state-maintained road (SR-26, aka, W. Newberry Rd.). Participants will arrive by charter buses from the main venue (Alachua County Sports & Events Center in Celebration Pointe). At the proposed intensity of the event, traffic impact is expected to be less than that of the previous use of a golf course/driving range. Event hours are limited from 7am-8pm. Amplified sound will be used occasionally to make event announcements in the main field area but is not expected to detrimentally impact surrounding residents or be plainly audible from W. Newberry Rd.

Unified Land Development Code (ULDC) Consistency

Sec. 402.149(a)3. states that “*Sports, religious, political, music and community events sponsored by for-profit, nonprofit, charitable, civil or membership organizations, such as but not limited to concerts, carnivals, and car shows*” shall be considered as “Tier A” temporary use permits. These permits are limited to 3 days. As indicated in Table 402.150.1, if a request for a Tier A event exceeds this maximum duration it must be considered as a Tier C event which requires approval by the Board of County Commissioners.

Sec. 402.152 provides the following standards for Temporary Use Permits.

- a) *Signage- Signage advertising a temporary use shall be limited to signs, flags, or banners located within the property for which the permit is issued. These shall not exceed sixteen square feet of surface area per sign.*

The applicant has proposed signage within the property for which the

Alachua County

Office of Planning and Development Staff Report

permit is being issued. None of the signs will exceed 16 sq. ft. of surface area.

- b) *Setbacks- Temporary uses do not involve the construction or alteration of any permanent structure. The minimum setbacks for the zoning district and for the existing use of the property where a temporary use occurs shall apply to the temporary use. These setbacks shall apply to all tents and other temporary structures, uses, activities, or equipment related to the temporary use.*

No permanent structures are proposed to be constructed or altered. The existing setbacks as established in the West End PD will not be encroached.

- c) Hours of operation.

The proposed hours of operation are from 7am-8pm each day of the event.

- d) *Traffic/access- With approved agreements with the Alachua County Sheriff, FDOT, and/or other agencies, as required.*

The applicant has proposed using the existing ingress/egress point that had previously been used by the West End driving range. The applicant expects a maximum of 200 daily trips and has provided trip generation data indicating that the proposed temporary use would have less of an impact than that of the previous golf course/driving range. FDOT has indicated that a traffic control agreement will not be necessary based on the size of the event.

- e) *Noise control- Compliance with standards in Title 11, Chapter 110 of the Alachua County Code.*

The applicant has proposed using an amplified sound system for announcements in the immediate area where athletes and spectators will congregate. It is not expected that the amplified sound will detrimentally impact surrounding residents or be plainly audible from W. Newberry Rd.

- f) *Fire safety/public health- With approved agreements with Alachua County Fire Rescue and/or other agencies, as required.*

The applicant has coordinated with the Alachua County Fire Rescue office and has submitted a separate Special Event Permit application.

Alachua County

Office of Planning and Development Staff Report

- g) Alcoholic beverages- *Proof of Temporary Alcohol Permit per Florida Statutes §561.181, §561A21, §561.422, as required.*

The applicant is not seeking to serve alcoholic beverages for this event.

- h) Insurance- *Proof of insurance as determined by Alachua County Risk Management for activities located on Alachua County Property or within Alachua County Facilities. For purposes of this Section, Alachua County Property and Facilities include any public street, sidewalk, place, or building owned or controlled by or under the jurisdiction of the County.*

The applicant has stated that they will be able to obtain proof of insurance upon applying and receiving sanction from USA Track & Field. Staff has proposed a condition of approval for this Temporary Use Permit that the operator must provide the proof of insurance at least 90 days prior to the event or be found in violation.

- i) Revocation- *If an applicant's permit has previously been revoked the Director will consider the violation(s) in the issuance of future temporary use permits. Once revoked the applicant cannot apply for a temporary use permit on any property within the unincorporated Alachua County for a period of 12 months from the date of the revocation.*

This is the first instance of a Temporary Use Permit application.

Staff Recommendation

Staff recommends that the Board of County Commissioners **approve** the requested Temporary Use Permit with the following conditions and bases.

Conditions

1. The temporary use permit shall be valid from March 23, 2025 through April 2, 2025.
2. Event hours shall be from 7 am to 8 pm.
3. All event parking shall be accommodated on site and within the area shown on the site plan. There shall be no parking on the right-of way along W. Newberry Road.
4. Compliance with the Alachua County Noise Ordinance (Chapter 110) shall be required.

Alachua County

Office of Planning and Development Staff Report

5. The sale of alcoholic beverages shall be prohibited.
6. Proof of insurance (Certificate of Liability naming Alachua County as an additional insured) shall be provided a minimum of 90 calendar days ahead of the event.
7. Non-compliance with any of these conditions shall be considered a violation of this Temporary Use Permit and shall be grounds for revocation of the permit.

Bases

1. **Policy 7.1.17** of the Future Land Use Element (FLUE) provides for evaluation of certain uses through special exceptions, special use permits and **temporary use permits** where these certain uses may include intensities or characteristics that may create an adverse impact on surrounding properties. These uses shall be evaluated on a case-by-case basis to ensure that they are compatible with surrounding properties. The applicant is requesting a temporary use permit (TUP) for an outdoor athletic event on the site of a previous driving range and golf course (West End golf course). The site has a future land use designation of Recreation.
2. The application complies with the standards for Temporary Use Permits as found in **Sec. 402.152 of the Unified Land Development Code.**