

2025 World Masters Athletics Indoor Championships

Parcels 04314-000-000 and 04333-001-000

12830 W Newberry Road

Prepared for Submittal to:

Alachua County

Prepared by:

eda consultants, inc.



July 24, 2024

Introduction & Background

Alachua County and Alachua County Local Organizing Committee, LLC have entered into a licensing agreement for the March 2025 World Masters Athletics Indoor Championships to be held in Alachua County. A portion of the events (outdoor) will take place at the former West End Golf Course.

This application is for a Temporary Use Permit for two parcels (04314-000-000 and 04333-001-000) in the 12000 block of Newberry Road. The property size is 75.11 +/- acres. The subject property is the site of the former West End Golf Course. The property location is shown in the aerial photo map below.



The Temporary Use Permit is to allow for the 2025 World Masters Athletics Indoor Championships event (for only the outdoor events) at the site for 8 days from March 23 – March 30, 2025. The World Masters Athletics Championship is a premier athletic event for athletes thirty-five and over of all abilities that encourages active healthy competition, global camaraderie, and celebratory spirit.

In January 2024, the World Masters Athletics group selected Alachua County to host the 10th World Masters Athletics Championships (2025). This will be the first time the event has been

held in the United States. While the indoor events will be held at the Alachua County Sports & Events Center at Celebration Pointe, the outdoor events (cross country, javelin, shot put, discus, and hammer) will be held at the former West End Golf Course (the subject property).

Temporary Use Permit Requirements

The requirements for a Temporary Use Permit are established in Chapter 402 of the County's Unified Land Development Code (ULDC). It should be noted that the issuance of a temporary use permit does not amend the official zoning map of the County and the uses allowed under the permit are applicable only for the period specified in the permit.

In the case of this application, the Temporary Use Permit is categorized as a Tier C event (see Sec. 402.149.(c) and Table 402.140.1 in the ULDC) due to the duration of the event (request is for 14 total days: 8 days for the event; 3 days of setup prior to the event; 3 days of breakdown after the event). This will require a Board of County Commissioners public hearing for approval.

Application Items: Sec. 402-151(c)

(c) *For all applications the following items shall be required for a temporary use permit and any other information required by the Director:*

1. *Statement of use and activities.*

a. *Purpose of event*

Response: 2025 World Masters Indoor Championships competition outdoor events.

b. *Types of proposed activities*

Response: Cross-country; Discus; Hammer; Shot Put; Javelin Throw.

c. *Duration of use*

Response: 8 days for the event (3/23 – 3/30/25); 3 days of setup prior to event; 3 days of breakdown after event. Total of 14 days.

d. *Hours of operation*

Response: 7:00 a.m. to 8:00 p.m.

e. *Anticipated attendance*

Response: 300-400 persons maximum per day

f. *Any overnight camping*

Response: No overnight camping

g. *Use of amplified sound*

Response: Amplified sound will be used to announce age group events periodically throughout the day. Amplification will only be required for the immediate area for the athlete/spectator to hear, requiring minimal decibel

levels. We do not expect this sound to impact the residences along the current property nor to be plainly audible outside of the real property line. The event will comply with the noise standards in Title 11, Chapter 110 of the Alachua County Code.

h. Other information that may be requested by the Director

Response: No additional information requested by Director

i. Applicant must provide assurance that the site will be returned to its original state when the temporary permitted activity has ceased.

Response: The site will be returned to its original state as prior to the start of competition. This will include, but is not limited to, the clean-up of debris and removal of: tents, temporary restrooms, tables, chairs, equipment, timing equipment, course markings and signage.

2. Development plan for the temporary use that illustrates:

a. Property boundaries

Response: Shown on conceptual site plan

b. Access to the site

Response: All vehicles will access the property through the main entrance along Newberry Road. Upon entering, all personal vehicles will be directed to the right (east) to the grass parking lot (or accessible spaces). Buses, which will come at a frequency of every 30 minutes, will turn left upon entering, proceeding to the end of the paved area, allow participants to unload, will turn around and exit the venue from the same entrance. The buses will be chartered by the organizer.

c. Location of tents or other temporary structures

Response: The following tents will be required for competition:

- **Athlete Hospitality / Food Court** – two (2) 20 x 20 tents will be located on the site of the current clubhouse, just north of the Food Trucks, to serve as shelter from the elements and for athletes and guests to sit and eat.
- **Check-in / Results** – one (1) 20 x 20 tent will be located to the east end of where the current clubhouse is located, requiring access to electricity
- **Weights and Measures** – one (1) 10 x 10 tent will be located just west of where the clubhouse is located, requiring access to electricity
- **Changing Room** – two (2) 10 x 10 tents with side walls will be located west of the Weights and Measures tent for privacy for changing.
- **Officials Hospitality** – one (1) 20 x 20 tent will be located just west of the Changing Room tents for officials hospitality.
- **Medical** – one (1) 10 x 10 tent will be located just south of the throwing areas for medical personnel
- **Hydration** – one (1) 10 x 10 tent

In addition, the following temporary structures will be at the site:

- **Food Trucks** – a maximum of 3 food trucks will be onsite located in the area where the entrance to the current clubhouse is located
- **Storage** – One (1) 20' storage pod (container) will be located at the Weights and Measures tent for secure overnight storage of implements and other equipment
- **Restrooms** – it is estimated that a maximum of two (2) 4-stall portable restroom units at approximately 15 feet long by 7 feet wide will be required, which will be located just east of the Food Truck area with access to power and water.
- **Seating** – Three, 25-person bleachers are expected to be placed adjacent to the athletic field and current clubhouse.

For the Cross County event (one day), it is expected that the following tents will be required:

- **Medical** – Two (2) 10 x 10 pop up tents for medical, one located at the start/finish and the other located on the backside of the course.
- **Check-in** – One (1) 10 x 10 pop up tent for check-in.

d. Location of proposed activities

Response: Shown on conceptual site plan

e. Parking

Response: Shown on conceptual site plan

f. Signs

Response: Signage will be directly related to the event. The following signage is expected:

- 4 – 2 x 3 directional signs along Newberry Road directing individuals to the West End entrance
- 2 – 14 SF feather flags at the entrance to West End
- 3 – 14 SF feather flags at each throwing area
- 6 – 16 SF banners throughout the event field / spectator areas for the throwing events
- 1 – 14 SF feather flag marking medical / first aid tent
- 9 – 2 x 3 directional signs at each tent marking its function
- 39 – a frame 2 x 2 distance markers (13 at each throwing area)
- 1 – 6 x 8 wood results board for posting results at event field/spectator area

g. Temporary lighting

Response: Temporary lighting will be available on-site for use in case of a competition delay requiring nighttime throwing. These lights will be strictly limited to the perimeter of the athletic competition field / throwing areas (former driving range area).

h. Utilities

Response: Potable water and electricity will be required for the event. Portable restrooms will be brought on-site during the event and will be self-contained for sewer and will connect to existing on-site water and electric service.

i. Generators

Response: Two generators may be utilized in the absence of power at the start/finish of the cross-country course. The generators will be located at the start & finish lines of the cross country course and are indicated on the conceptual site plan.

j. Other mechanical equipment

Response: Not Applicable

k. Setbacks of all structures, equipment, and activities from adjacent properties

Response: Shown on conceptual site plan

Response: In addition to the above information for Question #2, please see attached Conceptual Site Plan.

3. Sanitation and public health. Plans for sanitation and public health protection including:

a. Temporary bathroom facilities

Response: Expecting two (2) 4-stall air-conditioned restroom units 15 feet in length and 7 feet in width. See location on conceptual site plan.

b. Inspection of food facilities

Response: Food facilities will be self-contained (food trucks) and will be required to provide evidence of license/permit.

c. Drainage

Response: The event will not alter the drainage pattern from the existing golf course property and will not create any additional off-site impacts. New impervious area is limited to small pads for the throwing events that will have a de-minimis impact.

d. Garbage and litter control

Response: Trash cans will be distributed throughout key locations including one at each tent, one at each competition area and at least four located in the food service area. Trash cans will be emptied throughout the day. A standard 8-yard dumpster will be requested for the facility. The dumpster will be located within the exiting impervious area within the parking lot area, in coordination with County staff.

e. Dust control

Response: Not Applicable.

f. *Recycling*

Response: Recycling collection facilities will be provided on-site in direct proximity to where food/drinks are provided and will be utilized in accordance with facility requirements.

4. *Property Description.*

- a. *Address and/or parcel number of the real property where the temporary use will be held*

Response: Parcels 04314-000-000 and 04333-001-000.

- b. *Name, address, and telephone number of the owner(s) of the real property and notarized authorization from the owner(s) that the property may be used for such purpose,*

Response: Alachua County owns the property. The County Manager has provided notarized authorization.

5. *Emergency Management. Plans for public safety including:*

- a. *Fire safety*

Response: Coordination has taken place with John Adler of Alachua County Fire Rescue. Fire safety plans are included within the attached Special Event Permit application materials. John Adler has indicated that, due to the size of the event, EMS is not required for this event.

This is an outdoor event. Best practices for fire safety shall be observed including allowing proper aisles between structures and within structures, no open flames or flammable materials will be permitted, food trucks will be required to carry fire suppression devices and appropriate fire lanes will be observed. There will be a minimum 10-foot separation between tents at the site.

- b. *Safe ingress/egress and traffic control*

Response: Access to the event site will be via the existing driveway connection from the West End property along Newberry Road, which served as the same access point for the previous golf course and driving range facility.

Relatively minimal traffic impact is expected from the temporary event, with a maximum of 200 cars (likely 100 cars) on-site at any given time, which conservatively could generate up to 400 daily trips. Traffic attendant(s) will also be on-site during peak times. In addition, charter buses will come at a frequency of every 30 minutes bringing many of the athletic event participants from the Alachua County Sports & Event Center, which will likely further reduce overall traffic volume to the site.

In comparison to the previous use of the site, the trip generation for the temporary event should not exceed the estimated trips generated by the golf

course and driving range, as estimated by the Institute of Transportation Engineers (ITE) Manual, as summarized below:

Daily Trips					
Land Use	ITE Land Use Code	Sq. Ft. or Number of Units)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trip Ends
Existing Uses					
Golf Course	430	18	Holes	$T = 34.93(x) - 102.33$	526
Driving Range	432	28	Tees	$T = 13.65(x)$	382
Total					908

c. *First aid care*

Response: The overall event will have a detailed medical plan and protocol in accordance with USA Track & Field standards. Medical personnel (affiliated with UF Health) will be available on-site to serve as first responders, with the ability to call for 911 emergency services. A fire station is located within 3 miles of the site and a private emergency room within one mile of the site.

d. *Security and crowd control*

Response: Security will be required at night to protect from vandalism. Security is not required during the day with an anticipated maximum of 300-400 individuals on-site at any given time. USA Track & Field and World Athletics certified officials will control the field of play and restrict spectators to their respective areas and generally handle crowd control issues.

e. *Required Special Event Permit from Alachua County Fire Rescue*

Response: See attached Special Event Permit.

6. *General Standards.*

a. *Signage: Limited to signs, flags, or banners located within the property for which the permit is issued.*

Response: Signage will be directly related to the event. The following signage is expected:

- 4 – 2 x 3 directional signs along Newberry Road directing individuals to the West End entrance
- 2 – 14 SF feather flags at the entrance to West End
- 3 – 14 SF feather flags at each throwing area
- 6 – 16 SF banners throughout the athlete / spectator areas for the throwing events
- 1 – 14 SF feather flag marking medical / first aid
- 9 – 2 x 3 directional signs at each tent marking its function
- 39 – a frame 2 x 2 distance markers (13 at each throwing area)
- 1 – 6 x 8 wood results board for posting results

b. *Traffic and access.*

Response: See response to 5.b (Safe ingress/egress and traffic control) above.

c. *Noise Control.*

Response: Amplified sound will be used to announce age group events periodically throughout the day. Amplification will only be required for the immediate area for the athlete/spectator to hear, requiring minimal decibel levels. We do not expect this sound to impact the residences along the current property nor to be plainly audible outside of the real property line. The event will comply with the noise standards in Title 11, Chapter 110 of the Alachua County Code.

d. *Fire Safety and Public Health.*

Response: See attached Special Event Permit application.

e. *Alcoholic beverages.*

Response: No alcoholic beverages will be served.

f. *Insurance*

Response: The insurance will be the overall insurance for the event, which will be obtained upon applying and receiving sanction from USA Track & Field. As a condition of approval of the Temporary Use Permit, the operator agrees to provide the proof of insurance (Certificate of Liability naming Alachua County as an additional insured) a minimum of 90 calendar days ahead of the event.

Conclusion

As provided in this report, the proposed Temporary Use Permit for the subject property meets the Alachua County Unified Land Development Code requirements for a temporary use permit. The event itself is for eight days in March 2025 (March 23 – March 30, 2025) with an additional three days prior to the event for setup and three days after the event for breakdown for a total of 14 days. This permit is only applicable to the outdoor events specified in the permit application with the understanding that indoor events will occur at the Alachua County Sports & Events Center at Celebration Pointe.

The proposal is consistent with Alachua County's decision to host the World Masters Athletics Championship Event. The event is anticipated to bring favorable economic impacts to Alachua County from tourist expenditures from the up to 10,000 visitors anticipated.