

Background Information

for

The 300 Tennis and Swim Club's Petition to the City of Gainesville to Change Its Existing Special District Zoning Classification from "Conservation (CON)" to "Planned Development (PD)" with Land Use of "Recreation (REC)"

The 300 Tennis and Swim Club (Club), founded in 1960 as a member-owned tennis and swim club, is located on ~7 acres at 3715 NW 12th Ave (Parcels 06403-002-000 and 06403-003-000). The Club operates as a non-profit corporation with its Board of Directors being elected from its active members. In a recent attempt to make an improvement at the Club, it was discovered that the Club's current Special District zoning designation of "Conservation (CON)", was incorrectly assigned back in the 1982 because a membership based recreational facility is not an allowable use under CON. This incorrect zoning only because a problem when the Club recently attempted to make improvements at the Club. Though the Club's existing facilities are considered grandfathered in by the City of Gainesville (City), the inappropriate CON zoning prevents the City from allowing any changes or "expansions" to the Club's facilities. Based on the City's Comprehensive Plan, City staff explained that the proper land use zoning classification for a membership based recreational facility is a special district designation of Planned Development (PD) with a land use designation of Recreation (REC), and recommended the Club petition to make this correction. The ramifications of the CON zoning came up when the Club considered constructing a new entrance off of 38th Street to reduce traffic through the Libby Heights and Skyline neighbors east of the Club.

Therefore, the primary reason for the Club making this request to the City is to come into compliance with the City's Comprehensive Plan so that the Club can construct a new entrance drive off of 38th Street to alleviate current Club traffic through the Libby Heights and Skyline neighborhoods. The narrow streets in these neighborhoods have heavy pedestrian use, including school kids, that have to walk or ride their bikes in the streets since there are no sidewalks or bicycle lanes, which is made worst by on-street parking. These conditions have resulted in numerous safety concerns and complaints from the residents over the years associated with Club traffic. Moving Club traffic to 38th Street will provide a tremendous improvement in pedestrian safety for the surrounding neighbors because 38th Street is designed as a thoroughfare type of street that has a sidewalk and bicycle lanes to keep pedestrians off the road. Plus, there are only a few houses between the proposed Club entrance and 8th Avenue that have their driveways connected to 38th Street. Associated with this improvement will be a new public walk and bicycle path through the Club to 38th Street to ensure foot and bicycle traffic will not use the new drive.