



City of Gainesville

Department of Sustainable
Development

City Plan Board Staff Report

Petition Information

Public Hearing Date: March 23, 2023

Project Name and Number: LD22-000154 ZON 300 Club Rezoning

Application Type: Rezoning (Quasi-Judicial)

Recommendation: Approve

City Project Contact: Nathaniel Chan, Planner III

Application Information

Applicant: Del Bottcher, President of the 300 Club

Property Owner(s): The 300 Club Inc.

Related Petition(s): LD23-000007 LUC 300 Club Land Use Change

Legislative History: Annexed in 1961, Land Use/Rezoning to Conservation in 1981

Neighborhood Workshop: Yes, held on October 23rd, 2022.

Site Information

Address: 3715 NW 12th Ave

Parcel Number(s): 06403-002-000 and 06403-003-000

Acreage: 6.64 +/- acres

Existing Use(s): Outdoor Recreation

Future Land Use Designation(s): Conservation (CON)

Zoning Designation(s): Conservation (CON)

Overlay District(s): N/A

Transportation Mobility Program Area (TMPA): Zone B



Proposed Zoning

Parcels: 06403-002-000 & 06403-003-000



Adjacent Property Characteristics			
	Existing Use	Land Use Designation(s)	Zoning Designation(s)
North	Single-Family Dwelling	Single Family	RSF-1
South	Single-Family Dwelling	Single Family	RSF-1
East	Single-Family Dwelling	Single Family	RSF-1
West	Vacant	Conservation	CON

Purpose and Description

The subject application requests to rezone two (2) parcels from Conservation (CON) to Planned Development (PD). The total land area for the proposed rezoning is 6.64 acres and is located at 3715 NW 12th Ave. The property is subject to a related future land use amendment request (LD23-000007) which requests to change the future land use designation from Conservation (CON) to Recreation (REC).

The 300 Club was annexed into the City of Gainesville in 1961. At the time of annexation, the 300 Club was zoned R1-a, an Alachua County single-family residential zoning district. The Club was considered a legal non-conforming use under the R1-a zoning. In 1981, the City changed the land use to Conservation and also rezoned the 300 Club to Conservation. The Club, however, remained a legal non-conforming use under the Conservation land use and zoning.

As defined in Section 30-2.1 of the Land Development Code, the principal use of the 300 Club would be considered outdoor recreation:

Recreation, outdoor means any premises where the principal use is the provision of outdoor amusements, sports, games, athletic facilities, or other outdoor recreational facilities and/or services. This term includes golf driving ranges, miniature golf, paintball facilities, and water slides; but does not include golf courses, shooting ranges, drive-in theaters, stadiums/sports arenas, or any public parks.

The 300 Club is a member's only recreational club that consists of a swimming pool, tennis courts, and associated parking and facilities. Conservation zoning does not allow outdoor recreation as a permitted use (Sec. 30-4.23) and limits maximum lot

coverage of impervious area to 10% (Sec. 30-4.24). The current impervious area of the 300 Club covers approximately 2.2 acres, or 33% of the site. The proposed PD zoning designation would allow outdoor recreation as a permitted use on the property. Additionally, the proposed conditions of the Planned Development establish a maximum 3 acres of impervious area (approximately 45% of the 6.64-acre site) and a maximum of 2 access points to the property.

This petition meets Goal 3: A Great Place to Live & Experience of the City of Gainesville Strategic Plan.

Staff Analysis and Recommendation

This petition has been reviewed based on the review criteria stated in Section 30-3.14. Rezoning Criteria and Sec 30-3.17 Review Criteria (for Planned Developments) of the Land Development Code. The following review criteria and analysis are stated below:

Sec. 30-3.14 Rezoning Criteria

A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development

The subject area is surrounded primarily by single-family residential zoning (RSF-1). Per Section 30-4.16 of the Land Development Code, the RSF-1 zoning district allows public parks as the only “non-residential” use by right (besides churches, schools, and bed and breakfast establishments which are allowed via Special Use Permit). Section 30-2.1 defines Public Parks as “properties and facilities owned and operated by any government agency that are open to the general public for recreational purposes”. Although the 300 Club is not a government agency and is not open to the public, outdoor recreation is a similar use that in the case of the 300 Club, currently operates at a low-intensity scale. It is not uncommon for some neighborhoods to have low-intensity recreational uses like private pools, clubhouses, or sports/recreation courts for tennis, basketball, etc. The 300 Club and the surrounding neighborhoods are in close proximity to other public parks including Cofrin Nature Park, Westside Park, and

Loblolly Woods Nature Park. The requested Planned Development zoning district would allow outdoor recreation as the sole permitted use on the property. Per the definition of “outdoor recreation” as defined in Section 30-2.1 of the Land Development Code, the 300 Club’s current activities encompass the lower-intensity uses of those listed.

The 300 Club is currently developed as a legal nonconforming use based on both the existing Conservation land use and zoning. The existing Conservation zoning allows a maximum 10% of impervious area, however, the 300 Club’s current impervious area covers approximately 2.2 acres (33%). The proposed Planned Development conditions stipulate a maximum of 3 acres of impervious area (approximately 45% of the 6.64-acre property). Table 1 details the impervious area of the existing facilities at the 300 Club in comparison to the limitations on impervious area under the existing CON zoning and the proposed PD zoning. Additionally, the proposed PD conditions create building placement and design standards for setbacks building height equal to those required in RSF-1 zoning to match the surrounding single-family neighborhoods. The associated land use change (LD23-000007) requests Recreation future land use, which would impose Compatibility Buffer Type A per Section 30-8.5 of the Land Development Code.

Table 1. Impervious Area Existing Conditions and Limitations

Impervious Area	Acres	% of Property
Existing at 300 Club	2.2 acres	33%
Allowed under CON zoning	0.66 acres	10%
Allowed under proposed PD zoning	3 acres	45%

B. The character of the district and its suitability for particular uses

The Planned Development (PD) zoning district allows for flexibility for specific conditions, uses, and densities compared to traditional zoning districts. The

proposed PD allows outdoor recreation as the sole permitted use to match the existing use on the property.

C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.

The proposed PD zoning will be nested around single-family zoning (RSF-1) to the north, south, and east of the subject properties. The property to the abutting west, which was originally owned by the 300 Club and was deeded to the City of Gainesville in 1999, has Conservation zoning. Aside from the single-family neighborhoods surrounding the 300 Club, other uses in close proximity include schools, places of religious assembly (churches and other religious institutions) and public parks.

D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.

The existing outdoor recreation uses at the subject property will remain as part of the adopted Planned Development Layout Plan. The requested Planned Development zoning will not alter the allowable uses on the property, as the use of the property will be limited to outdoor recreation.

E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, storm water management and housing.

The subject property is located within Transportation Mobility Program Area (TMPA) Zone B. Future development is subject to improvements to the City's transportation system and infrastructure consistent with Policies 10.1.5 and 10.1.6 of the Transportation Element of the City's Comprehensive Plan. Proposed improvements at the property do not otherwise directly relate to current city plans or programs.

F. The needs of the city for land areas for specific purposes to serve population and economic activities.

The proposed Planned Development would not introduce any new uses to the site – the outdoor recreation use would remain as the sole permitted use on the property. As a use, outdoor recreation dedicates space to allow for the encouragement of active lifestyles. Members of the 300 Club can enjoy swimming, tennis, and other recreational classes and activities with the existing facilities. Recreation future land use accounts for only 1.39% (approximately 523 acres) of the city's total land area.

G. Whether there have been substantial changes in the character of development of areas in or near an area under consideration for rezoning.

Since the 300 Club was established in the 1960's, the area has changed considerably with development in the general area along NW 16th Blvd, NW 34th St, and NW 8th Ave. The area is still primarily residential, with the 300 Club being surrounded by single family residential neighborhoods. The 300 Club has gradually expanded facilities on the property, adding tennis courts and associated lighting since its inception.

H. The goals, objectives, and policies of the Comprehensive Plan

The request is consistent with the goals, objectives, and policies of the Comprehensive Plan as outlined below. The requested Planned Development zoning reinforces a sustainable development pattern by maintaining the existing recreational use and facilities at the subject property. The proposed drive and bike/pedestrian path connecting the 300 Club to NW 38th St promotes transportation choices and connectivity to existing infrastructure.

Future Land Use Element

GOAL 1

IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR,
SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND

MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Policy 1.1.1

To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks, and civic facilities essential to the daily life of the residents.

Objective 1.2

Protect and promote viable transportation choices (including transit, walking, bicycling, and calmed car traffic)

Policy 1.2.5

The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

Policy 1.2.7

The City should strive, incrementally, and when the opportunity arises street by street to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.

Objective 1.5

Discourage the proliferation of urban sprawl.

I. The facts, testimony, and reports presented at public hearings.

The facts, testimony, and reports of this petition will be presented at both the City Plan Board and the City Commission meetings. The public will have the opportunity to examine the petition and the Board and Commission will make a determination as to whether this petition meets the stated criteria in the Land Development Code and Comprehensive Plan.

Sec. 30-3.17 Review Criteria (for Planned Developments)

- A. Consistent with Comprehensive Plan.** A PD application may only be approved if it is consistent with the Comprehensive Plan.

Staff Response: The proposed Planned Development is consistent with the Comprehensive Plan as outlined above.

- B. Conformance to PD purpose.** A PD application may only be approved if it is in conformance with the purpose of PDs as articulated in section 30-3.15.

Purpose. The purpose of the planned development (PD) district is to provide a particularized zoning district that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures, which other zoning districts cannot accommodate, while also retaining the city commission's authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare. The PD district is designed to:

1. Encourage flexible land development that sustainably uses land and infrastructure, reduces transportation needs, conserves energy, and maximizes the preservation of natural resources.

2. Allow the integration of different land uses and densities in one development that would not otherwise be provided for in other zoning districts in this chapter, and which encourage compatibility in overall site design and scale both internal and external to the project site.
3. Permit outstanding and innovative residential and nonresidential developments with quality-of-life design features, such as an integration of housing types and accommodation of changing lifestyles within neighborhoods; design that encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as pedestrian scale, a building orientation generally toward streets and sidewalks, parking located to the side or rear of buildings, narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, terminated vistas, recessed garages, alleys, enhances landscaping, and mixed-uses.
4. Provide flexibility to meet changing needs, technologies, economics, and consumer preferences and allows for ingenuity and imagination in the planning and development of relatively large tracts.
5. Achieve overall coordinated building and facility relationships and infill development and eliminate the negative impacts of unplanned and piecemeal development.

Staff Response: The proposed PD conforms to the PD purpose as outlined in Section 30-3.15 of the Land Development Code. The 300 Club is a unique property nested in a largely residential area. The existing Conservation zoning is not indicative of the existing conditions of the property, in that it exceeds the allowable amount of impervious development under CON zoning and does not match with the description of Conservation Future Land Use as defined in the Future Land Use Element of the Comprehensive Plan. There are no other zoning districts within the City that can accommodate the existing use at the

property while also providing for the relatively strict limitations on future development potential which the applicant has proposed. Zoning districts which allow for outdoor recreation as a permitted use include high intensity Transect Zones (U7 – DT), Business Automotive (BA), Tourist-Oriented Business (BT), Limited Industrial (I-1), General Industrial (I-2), Airport Facilities (AF), Education Services (ED), and Public Services and Operations (PS). These zoning districts would not be appropriate for the area in question. Additionally, the proposed PD design encourages internal and external travel through the existing layout of recreation uses and proposed drive connection to NW 38th St. The proposed bike and pedestrian path connecting NW 38th St. to the 300 Club will further facilitate walking and biking to the site.

- C. Internal compatibility.** All uses proposed within a PD shall be compatible with other proposed uses; that is, no use may have any undue adverse impact on any neighboring use, based on the streetscape, treatment of pedestrian ways and circulation, motor vehicle circulation, and the separation and buffering of parking areas and sections of parking areas; the existence or absence of, and the location of, focal points and vistas, open spaces, plazas, recreational areas and common areas, and use of existing and proposed landscaping; use of the topography, physical environment and other natural features; use and variety of building setback or build-to lines, separations and buffering; use and variety of building groupings, building sizes, architectural styles, and materials; variety and design of dwelling types; particular land uses proposed, and conditions and limitations thereon; and any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of any proposed use within the PD.

Staff Response: Internal compatibility will be maintained on the subject property. The existing use, outdoor recreation, will be the sole permitted use as part of the Planned Development and no other uses are shown on the Planned Development Layout Plan. The recreation areas shown on the PD Layout Plan

(tennis courts, swimming pool, and club house) are existing and should be maintained in terms of internal compatibility with the surrounding natural and wooded areas. The proposed site improvements highlighted on the PD Layout Plan (western entrance, bike/pedestrian path, and pavilion) are compatible with existing uses.

- D. External compatibility.** All uses proposed within a PD shall be compatible with existing and planned uses of properties surrounding the PD; that is, no internal use may have any avoidable or undue adverse impact on any existing or planned surrounding use, nor shall any internal use be subject to undue adverse impact from existing or planned surrounding uses. An evaluation of the external compatibility of a PD should be based on the following factors: adjacent existing and proposed uses, design of the development, traffic circulation, and density and intensity.

Staff Response: The existing outdoor recreation use is well-established on the subject property with tennis courts, swimming pool, club house, and other recreation facilities. The 300 Club is ensconced by single-family residential development. The proposed PD does not propose any additional uses that would be incompatible with the surrounding land uses. The accompanying land use amendment (LD23-000007) requests Recreation future land use, which would require a compatibility buffer type A per Section 30-8.5 of the Land Development Code if new development is proposed. Compatibility with adjacent existing uses is detailed earlier in the report per Section 30-3.14 Rezoning Criteria A.

The 300 Club currently has one entry to the 6.64-acre site via NW 12th Ave, near the northeast side of the property. The PD layout plan proposes an access drive connecting the west side of the property to NW 38th St by utilizing an existing apron. This additional access point would improve the ability for emergency services (fire rescue, police, etc) to access the site and supports the

general requirement that the City has for interconnectivity of development sites. The level of density and intensity are detailed in Sec. 30-3.14 Rezoning Criteria A.

- E. Intensity of development.** The residential density and intensity of use of a PD shall be compatible with and shall have no undue adverse impact upon the physical and environmental characteristics of the site and surrounding lands and shall comply with the policies and density limitations set forth in the Comprehensive Plan. Within the maximum limitation of the Comprehensive Plan, the permitted residential density and intensity of use in a PD may be adjusted upward or downward in consideration of the following factors: the availability and location of public and utility services and facilities; the trip capture rate of development; and the degree of internal and external connectedness of streets.

Staff Response: The proposed PD does not include residential uses or density allowances. As stipulated in the PD Conditions, outdoor recreation shall be the sole permitted use of the property and impervious surfaces are limited to a maximum of 3 acres.

Regarding intensity, Section 30-2.1 of the Land Development Code defines ***intensity of development or intensity of use*** means the extent of development of any land, expressed as building coverage and/or building height. Existing structures and facilities, including tennis courts, swimming pool, clubhouse, storage areas, and parking, account for approximately 2.2 acres of impervious surface. There are no additional buildings proposed for the 300 Club as shown on the PD layout plan.

- F. Usable open spaces, plazas and recreation areas.** Usable open spaces, plazas and recreation areas provided within a PD shall be evaluated based on conformance with the policies of the Comprehensive Plan and the sufficiency of

such areas to provide appropriate recreational opportunities, protect sensitive environmental areas, conserve areas of unique beauty or historical significance, enhance neighborhood design, and encourage compatible and cooperative relationships between adjoining land uses.

Staff Response: The existing recreation areas are central to the site and are well integrated with the wooded areas that exist on the edges of the 300 Club. There are no expansions of recreation areas requested as part of the proposed PD layout plan, and the limit to impervious area is set to 3 acres (existing impervious area covers approximately 2.2 acres). If additional recreation areas are proposed in the future, they should be designed to minimize potential impacts to environmental resources such as high quality trees and with sensitivity to the surrounding neighborhoods. Additionally, if the accompanying future land use change from Conservation (CON) to Recreation (REC) is implemented, a Type A Compatibility Buffer (minimum 9ft width) would be required to be maintained per Section 30-8.5 of the Land Development Code.

G. Environmental constraints. The site of the PD shall be suitable for use in the manner proposed without hazards to persons either on or offsite from the likelihood of increased flooding, erosion or other dangers, annoyances or inconveniences. Condition of soil, groundwater level, drainage and topography shall all be appropriate to the type, pattern and intensity of development intended. The conditions and requirements of the protection of resources article shall be met.

Staff Response: The proposed Planned Development was reviewed by the City's Environmental Coordinator for assessment of existing environmental resources on the site and potential environmental impacts. Please refer to Appendix C for the full Environmental Report. Wetlands were not identified on the subject property, but two small geological features are within the property boundaries. A small wetland (less than 0.1 acre) was identified on the parcel to

the abutting north (06403-005-004). With a wetland that is less than 0.5 acres in area, current regulated buffer requirements prohibit development within the 50 feet surrounding the wetland delineation line per Chapter 77, Article II and Chapter 78 of the Countywide Code and Sec. 30-8.20 of the City of Gainesville Land Development Code, which the current features of the 300 club adhere to. The PD rezoning, which proposes minor site improvements, is not expected to adversely impact environmental resources should the proper boundaries outlined by the Land Development Code be met. Any site improvement made to the property must adhere to Article VIII Protection of Resources of the Land Development Code.

- H. **External transportation access.** A PD shall be located on, and provide access to, a major street (arterial or collector) unless, due to the size of the PD and the type of uses proposed, it will not adversely affect the type or amount of traffic on adjoining local streets. Access shall meet the standards set in chapter 23 and chapter 30, article VI. Connection to existing or planned adjacent streets is encouraged. The trip generation report shall be signed by a professional engineer registered in the state when there is a difference between the traffic report provided by the petitioner and the concurrency test.

Staff Response: The requested PD is approximately 6.64 acres in size and is ensconced around single-family residential uses, with the only access being from NW 12th Ave. The PD layout plan proposes an access drive connecting the west side of the property to NW 38th St, which is classified by the Florida Department of Transportation (FDOT) as a Major Collector (Urban) road. There is an existing apron on NW 38th St that can provide access to the site. According to the City of Gainesville Traffic Counts, the AADT (Annual Average Daily Traffic) for NW 38th St is 1,247.

- I. **Internal transportation access.** Every dwelling unit or other use permitted in a PD shall have access to a public street directly or by way of a private road,

pedestrian way, court or other area that is either dedicated to public use or is a common area guaranteeing access. Permitted uses are not required to front on a dedicated public road. Private roads and other accessways shall be required to be constructed so as to ensure that they are safe and maintainable.

Staff Response: The recreation areas existing on the subject property can be accessed by the private drive and parking area stemming from NW 12th Ave. The proposed private drive will be compliant with the requirements set forth in the Land Development Code.

- J. **Provision for the range of transportation choices.** Sufficient off-street and on-street parking for bicycles and other vehicles, as well as cars, shall be provided. Parking areas shall be constructed in accordance with such standards as are approved by the city commission to ensure that they are safe and maintainable and that they allow for sufficient privacy for adjoining uses. When there is discretion as to the location of parking in the project, it is strongly encouraged that all motor vehicle parking be located at the rear or interior side of buildings, or both. The design of a PD should, whenever feasible, incorporate appropriate pedestrian and bicycle accessways so as to provide for a variety of mobility opportunities. Connection to all sidewalks, greenways, trails, bikeways, and transit stops along the perimeter of the PD is required. Where existing perimeter sidewalks do not exist, sidewalks shall be provided by the development.

Staff Response: The 300 Club has existing vehicle parking on the site located central to the site and off of the existing drive. The requested Planned Development zoning proposes a drive entrance connecting the 300 Club to NW 38th St, improving access to the property. A bike/pedestrian path is also proposed to stem from NW 38th St to the interior of the 300 Club, providing additional mobility opportunities. The PD layout plan does not identify additional parking areas and no new parking is proposed.

PD Conditions

Condition 1. The permitted use allowed by right at the subject property is outdoor recreation.

Condition 2. The following building placement standards shall apply to this PD, based on the setbacks in the RSF-1 zoning district:

- Front: 20ft from property line
- Side (Street): 10ft from property line
- Side (Interior): 7.5ft from property line
- Rear: 20ft
- Rear, accessory: 7.5ft

Condition 3. The maximum building height shall be 3 stories, consistent with the building height in the RSF-1 zoning district.

Condition 4. The maximum area of impervious surfaces shall be 3 acres.

Condition 5. The maximum number of site access points shall be two (2).

Recommendation

Staff recommends Approval of Petition LD22-000154 ZON.

Draft Motion for Consideration

I move to approve Petition LD22-000154 ZON.

Appendices

Appendix A. – Application Documents

Appendix B. – Comprehensive Plan Goals, Objectives, and Policies

Appendix C. – Environmental Report

Appendix D. – Letter of Opposition from Neighbors

Appendix E. – Letter of Support from Neighbors

APPENDIX A

Application Documents



Planning Division
PO Box 490, Station 11
Gainesville, FL 32627
Ph: 352-334-5023
Email: planning@gainesvillefl.gov

Land Use Amendment/Zoning Map Change Application

06403-002-000 and

Project Name: The 300 Club, Inc.	Tax Parcel Numbers: 06403-003-000
Property Address: 3715 NW 12th Avenue, Gainesville, FL 32605	
*Size of Property (acres): 6.64 Acres (both parcels)	
**First Step Meeting Date: 9/22/22	Neighborhood Workshop Date: 10/23/22

*All requests for a land use or zoning change for a property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more **must** be accompanied by a market analysis report.

**Anyone intending to file a petition for amendments to the future land use or zoning map should attend a first step meeting with city staff prior to submittal to discuss the proposed amendment and petition process.

Legal Description (attach as separate document, using the following guidelines):

- Submit separate from any other information.
- May not be included as part of a purchase agreement, contract for sale, lease agreement, transfer of title, warranty deed, notice of ad valorem taxes, print-outs from property appraiser office, etc.
- Must correctly describe the property being submitted for the petition.
- Must fully describe directions, distances, and angles.

Owner(s) of Record	
Name(s): The 300 Club, Inc.	
Mailing Address: 3715 NW 12th Ave, Gainesville, FL 32605	
Phone: (352) 378-2898	Email: info@the300.club

Applicant/Project Coordinator	
Name: Del Bottcher	Company: Soil and Water Engineering Technology
Mailing Address: 3448 NW 12th Ave	
Phone: (352) 281-2876	E-mail: dbottcher@swet.com
Additional users to be granted access for e-plan review:	
Name:	E-mail:
Name:	E-mail:

Request		
Check applicable request(s) below:		
<input checked="" type="checkbox"/> Future Land Use Map	<input checked="" type="checkbox"/> Zoning Map	<input type="checkbox"/> Master Flood Control Map
Present designation: CON	Present Designation: CON	<input type="checkbox"/> Other – Specify:
Requested designation: PD-REC	Requested Designation: PD-REC	

Surrounding Property Information	
	Existing land use:
North	RSF-1
South	RSF-1
East	RSF-1
West	RSF-1

1. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

☒ **No** ☐ **Yes** (If yes, please explain why the other properties cannot accommodate the proposed use?)

2.

If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets: All traffic to the 300 Club currently travel through the residential streets of Libby Heights and Skyline Heights neighborhoods which are east of the Club. The goal of this rezone is to allow the Club to put in a new entrance off 38th Street to transfer much of its traffic off the residential streets to the "Through Fare" higher capacity 38th Street.

Noise and lighting: The 300 Club has been in place for 62 years with a swimming pool and tennis courts, which both have lighting. The current zoning request will not change the use of the property.

3. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

☒ **No** ☐ **Yes** (If yes, please explain below)

4. Does this request involve either or both of the following?

- a. Property in a historic district or property containing historic structures?

☒ **No** ☐ **Yes**

- b. Property with archaeological resources deemed significant by the State?

☒ **No** ☐ **Yes**

5.

Which of the following best describes the type of development pattern your development will promote? N/A - just correcting the existing private Swim and Tennis Club to its proper land use.

<input type="checkbox"/> Redevelopment	<input type="checkbox"/> Urban Infill
<input type="checkbox"/> Activity Center	<input type="checkbox"/> Urban Fringe
<input type="checkbox"/> Commercial	<input type="checkbox"/> Traditional Neighborhood

6. Please explain the impact of the proposed change on the community:

The zoning change will have no impact on the surrounding community in and of itself. The potential benefit of the rezoning is to allow The 300 Club to address a safety concern of its existing traffic having to travel on residential streets east of the Club by constructing an additional entrance to the Club off of 38th Street. The requested zoning change is to correct our current improper zoning so this safety concern can be addressed.

7. What are the long-term economic benefits (wages, jobs & tax base)?

There will be no economic or job detriments or benefits of this rezoning because the current recreational land use activity will not change. It will primarily have long-term community safety benefits.

8.

What impact will the proposed change have on level of service standards?
Roadways: The zoning change in and of itself will not have any impact, but will allow The 300 Club to put in a new entrance that will reduce traffic on the residential streets east of the Club and will have a modest increase of traffic on 38th Street, just to the west of the Club.
Recreation: No impacts.
Water & Wastewater: No impacts.
Solid Waste: No impacts.
Mass Transit: No impacts.

9. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

☐ No ☒ Yes (please explain

The 300 Club maintains a walking/bike path through the Club property for the surrounding communities.

To the Applicant:

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) are the true and proper identification of the area for which the petition is being submitted.

Applicant Signature: 

Date: 11/8/22



Planning Division
PO BOX 490, Station 11
Gainesville, FL 32627
Ph: 352-334-5023
Email: planning@gainesvillefl.gov

Property Owner Affidavit

Owner(s) of Record	
Name(s): The 300 Club	
Mailing Address: 3715 NW 12th Ave, Gainesville, FL 32605	
Phone: (352) 378-2898	Email: info@the300.club

Applicant/Project Coordinator	
Name: Del Bottcher	Company: Soil and Water Engineering Technology
Mailing Address: 3448 NW 12th Ave, Gainesville, FL 32605	
Phone: (352) 281-2876	E-mail: dbottcher@swet.com

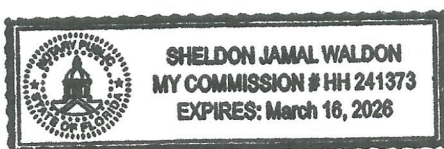
Tax Parcel Number(s): 06403-002-000 and 06403-003-000
Property Address: 3715 NW 12th Ave, Gainesville, FL 32605
Acreage: 6.64
Requested Action: Zoning change from CON to REC.

I hereby certify that I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property Owner Signature:  Date: 11/23/22

Printed Name: Del Bottcher, President-Elect of the 300 Club

The foregoing affidavit is acknowledged before me this 23rd day of November, 2022, by Adelbert Bottcher who is/are personally known to me, or who has/have produced FLDL as identification.



State of FL

Signature of Notary Public 

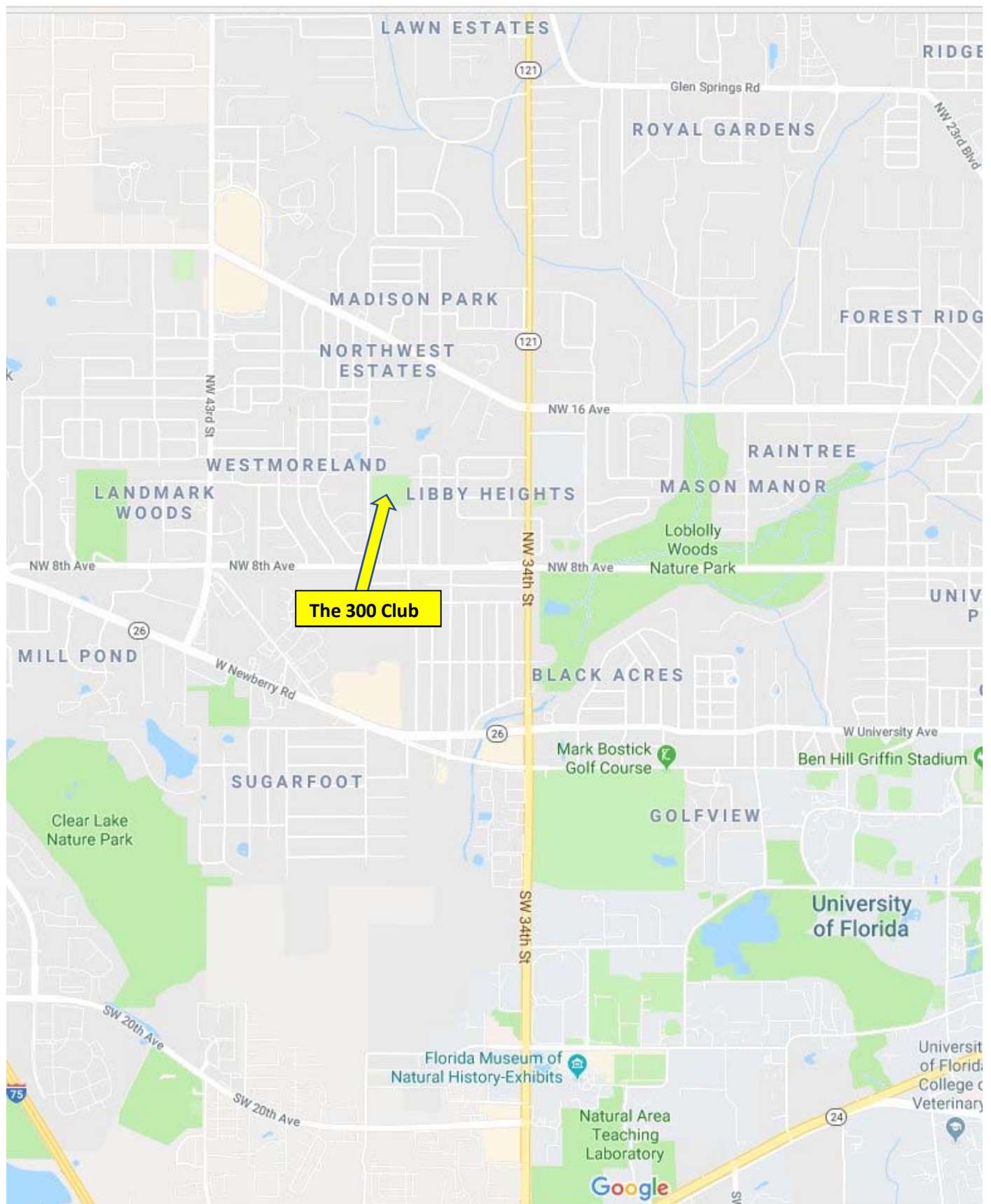
Legal Descriptions of the 300 Club Inc Parcels

Parcel ID: 06403-002-000

N 505 FT OF S 1515 FT OF E 489.44 FT OF W 700 FT OF SE1/4 & N 60 FT OF S 1515 FT OF W 210.56 FT OF SE1/4 (LESS THAT PT OF THE FOLLOWING DESC: THE W 40.56 FT OF THE N 176.18 FT OF THE S 1515 FT OF SE1/4 PER OR 2259/0115)

Parcel ID: 06403-003-000

W 210.56 FT OF N 445 FT OF S 1455 FT OF SE1/4 (LESS THE W 110.76 FT OF THE S 329.75 FT OF THE N 505 FT OF THE S 1515 FT OF SE1/4 ALSO LESS THAT PART AS DESC: THE W 40.56 FT OF THE N 176.18 FT OF THE S 1515 FT OF THE SE1/4 PER OR 2259/0115) OR 0366/0191



Locator Map for the 300 Club

Background Information

for

The 300 Tennis and Swim Club's Application/Petition to the City of Gainesville to Change Its Existing Special District Zoning Classification from "Conservation (CON)" to "Recreation (REC)"

The 300 Tennis and Swim Club (Club), founded in 1960 as a member-owned tennis and swim club, is located on 6.64 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 recent attempts to make improvements at the Club, it was discovered that the Club's current Special District zoning designation of "Conservation (CON)", was incorrectly assigned back in the 1980's because a membership based private recreational facility is not an allowable use under CON. No one was concerned about this error until recent attempts 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 special district zoning classification for a membership based private recreational facility is Recreation (REC), and recommended the Club petition to make this correction. This recently came up again ago when the Club looked into opening a new entrance off of 38th Street to address safety concerns related to Club traffic through the Libby Heights and Skyline neighbors east of the Club.

Therefore, the reasons for the Club making this request to the City is first to come into compliance with the City's Comprehensive Plan, and second for the Club to be able to make future improvements. The Club's existing facilities and two proposed future improvements are shown on the attached site plan (Sheet 1). The future improvements, also listed below, are presented to give neighbors an idea of what types of limited changes the Club is envisioning in the future. Neither of following proposed improvements are likely to happen soon because the Club currently does not have the funds to construct them, but would like to at least have the option to do so if and when funds do become available.

Potential Future Improvements:

- A paved or gravel entrance drive off of 38th Street to alleviate current Club traffic through the Libby Heights and Skyline Heights neighborhoods. Associated with this improvement, a new walk and bicycle path from the Club to 38th Street would be constructed to keep existing foot and bicycle traffic through the Club off the new drive.
- A 20' x 30' open covered seating area located under the trees just east of the Club House.

Notes: All items in greg/black ink are existing facilities, while items in orange are proposed future improvements.

Existing Entrance Ramp 25' Wide

Parcel Lines

12th Ave

Future Drive 18' Wide

Parking

Parking Access Road

Parking

Future Walk/Bicycle Path

Existing Drive

Walk Path

Swing Set

Parking

Future Covered Sitting Area

Tennis Courts

Pool

Pool Deck

Club House

Pool Storage

Pool Equipment

Well

Tennis Pavilion

Tennis Courts

Tennis Storage

City

300 Club

300 Club

38th Street

Side Walk

Sheet 1 – Site Plan for New Road Entrance
off 38th Ave for The 300 Club

Drawn by:
Del Bottcher, P.E.
Soil & Water Engineering Technology, Inc.
Date: 11/8/22

Del Bottcher

Scale Bar = 50'

North
↑

300 CLUB
BOARD OF DIRECTORS MTG.
SEPTEMBER 6, 2022

Meeting called to order at 6:30pm by President Matt Cetlinski. In attendance were Board Members: Del Bottcher, Linda Braswell, Rhea Broyles, Henri Cawthon, Matt Cetlinski, Austin Edwards, Greg Nikolic, Chris McCarty, and Elly McCarthy. Also attending was Bobbie Mehan, Club Manager.

Minutes: Elly moved to approve the minutes as written. Motion to approve was seconded by Greg Nikolic.

Financial Report: Bobbie stated that Club has \$32,012 in our Money Market Account, \$21,166 in our C/D, and \$69,890 in our Checking Account.

The Pickleball courts have been resurfaced and lined for Pickleball play, and the cost has been completely paid. This project will improve our income from these courts, and they look TERRIFIC!

The covers for the Pool Diving Well should arrive before bad weather sets in, and will cost about \$3,100.

New Business: Bobbie would like to know how Board would like her to handle the issue of using the pool during lightning. Chris McCarty added that we should also include use of the tennis courts as well as the pool during a storm. Bobbie noted there is only a life guard 6 hours a week, and that she cannot be here 24/7. Greg Nikolic compared the odds of being hit by lightning vs. catching CoVid. He wants the Life Guard to have a bell, come to poolside and ring the bell, then tell swimmers and tennis players to continue their activity at their own risk. Since we seldom have a guard, this would be impractical. Chris McCarty wanted to know our liability if someone was hit by lightning on our premises. Del suggested we create a release to be signed by anyone that wants to continue their swim or tennis. Henri suggested the waiver be renewed every six months. An alternative is having a sign at the gate that NO ONE can swim during lightning.

Del made a motion: Maintain our lightning rule for the Club (both Swim and Tennis) that users of the premises take shelter during a lightning event. Our

signage must be specific that users of premises are doing so AT THEIR OWN RISK. If no one in authority is here to remind people of our rule, user must have signed a waiver of Club liability. Henri seconded Del's motion. Motion passed with 1 dissent.

Bobbie will also see that the side gate is no longer accessible for people to enter the pool deck - as a matter of safety from unauthorized entrants.

Zoning Update: City has agreed NOT to rezone our property from Conservation to Recreation. Therefore, if we want to pursue issue, we will need to apply on our own, and pay the fee, which is \$8,000. Del is submitting the following

Motions: (1) To encourage residents of Libby Heights to raise at least \$2,000 to show good faith that Club should go forward with application to rezone to Recreation category from current category of Conservation. (2) If Neighborhood raises at least \$2,000, Club will commit to spending \$25,000 to build a gravel road from 38th Street into our parking lot.

Discussion ensued. There is general concern that we are committing Club to spend \$33,000 on a road when we have other concerns like a revamp of Men's Restroom in particular. Del's motion has been withdrawn on 2nd thought. Chris moved that we pay for the "zoning" part only - Henri 2nd Chris' motion. Vote of Board is to approve paying \$8,000 only for Change of Zoning. Passed unanimously.

Miscellaneous: Bobbie announced that we will need one new Board member for 2023.

Del wants to improve the back of Court 9 - regrade the area to improve drainage. He will work with Amancio and have a Work Day to complete the project.

Chris asked about the grout around the pool - it is breaking off and getting into the pool. Would like to have situation corrected.

The next meeting will be on October 25, 2022 at 6:30pm.

Austin moved meeting be adjourned. Approved and adjourned at 7:50pm

Respectfully submitted,
Linda K. Braswell, Secretary

MINUTES
For
NEIGHBORHOOD WORKSHOP AT THE 300 CLUB
Regarding
Zoning Change Request for Alachua County Tax Parcels
06403-002-000 and 06403-003-000
Located at 3715 NW 12th Avenue, Gainesville, FL 32605.

The purpose of the workshop was to inform the neighbors about The 300 Club plan to submit an application to the City of Gainesville to change its zoning classification from “Conservation (CON)” to “Recreation (REC)”. The meeting was held at 5:00pm on October 23, 2022, and attendees were advised that the meeting would be recorded and minutes taken.

Forty-nine attendees signed in, and copies of the sign-in sheets are attached to these minutes.

- Seventeen (17) households from the Libby Hgts/Skyline Hgts (LH/SH) neighborhood were represented at the workshop. LH/SH contains 145 houses.
- Eleven (11) households from along NW 38th St. were represented. There are a total of 31 homes that front the one mile stretch of NW 38th Street between NW 16th Blvd. and NW 8th Ave.
- Two (2) people from the streets on the south side of the The Club were in attendance (i.e. NW 37th Terr, NW 37th Dr).
- Two (2) people from neighborhoods outside the affected areas were in attendance.

Attendees were welcomed by the 300 Club Board of Directors President-Elect Del Bottcher. He advised the neighbors that The Club predates most of the neighboring homes. From its inception The Club had a Covenant attached to the property that required its be used for “Recreation” purposes only. For the first 22 years of the Clubs existence, it remained zoned “Residential”. Then, in the early 1980's, the City of Gainesville changed The Club's zoning to “Conservation” (CON) despite it not fitting any requirements for being zoned CON. The CON zoning was in direct conflict with the existing Covenant on the property stating “Recreational Use Only” because private recreation facilities is a non-compliant land use under CON.

Mr. Bottcher explained that the primary reason The Club is now requesting the correction of its zoning classification is that the CON zoning will not allow The Club to open an entrance to the property from 38th Street to address safety concerns in the LH/SH neighborhoods. This new entrance would help alleviate Club traffic through the LH/SH residential streets by as much as 50%, while only increasing the traffic on 38th Street by about 5%. Streets within LH/SH have no sidewalks, no bike lanes, and a great deal of on-street parking, which creates safety issues for families with young children that play in the streets, kids walking to school, people walking their dogs, and folks, including many elderly, just out for a walk. Heavy pedestrian traffic on the streets occurs throughout the day. By contrast, 38th Street is a high capacity throughfare road with a sidewalk, bicycle lanes, no on street parking, and only two residences that front onto 38th Street between the proposed entrance and 8th Avenue. A major concern expressed by residents along 38th Street was that it has become a raceway due to poor traffic calming devices and the

lack of side traffic entering the road. It was pointed out that Club traffic will serve to calm/reduce speeds because cars will need to slow considerable to turn into Club property.

Attendees were informed that the City built an entrance apron to The Club off 38th Street and give the The Club an easement across their property to 38th Street when they upgraded 38th Street in about 2000. A related question was asked ‘if a 38th St driveway was installed would the NW 12 Ave. entrance be closed off?’ The answer is no. The Club will keep the 12 Ave. entrance open; there is no opposition from the attendees to this.

Another concern expressed by attendees was that an additional entrance would create a “cut-through” or “shortcut” through The Club. Mr. Bottcher stated that The Club does not anticipate that this will be a problem. However, if it does become a problem, the Club has multiple options to control cut-through traffic, including signage at both entrances that says “Private Road – No Pass Thru”, natural speed controls (an 100’ section of dirt parking area will exist between the two entrances), and if necessary, the placement of a physical barrier between two separate parking areas that would be accessed independently by each entrance. It was also pointed out that the location of the entrance would not require any trees to be cut down.

Some voiced concerns that removing the CON zoning would result in losing the natural setting of mature trees and vegetation. The response was that the location of the entrance would not require trees to be cut down and that The Club has no intention to cut any trees down now or in the future. The lush natural setting is what defines the serene character of The 300 Club and they have every intention of maintaining that “green space”.

There was a great deal of discussion - both pros and cons - about the zoning change, which mostly focused on the pros and cons of the proposed new entrance. Everyone, including Club members concurred that we should protect the natural beauty of the property as much as possible, but there was significant confusion about how a zoning change would impact potential future development.

Attendees were informed that correcting the zoning to “Planned Development (PD – Recreation)” with the existing Recreational Covenant actually provides more protection from future development because the property being incorrectly zoned as “Conservation” would make it much easier for a future owner to change it to something like “Multi-Use – apartments”.

One question was ‘Has there have been traffic studies done to confirm the benefit of creating another entrance’. They were informed that The Club would be doing such studies as we progress through the zoning and building permit process.

Attendees were reminded that everyone would have additional opportunities to provide their feedback to the City at public meetings as the process to rezone continues.

The meeting was adjourned at 6:35pm.

Sign in Sheet

Neighborhood Workshop For 300 Club Zoning Change Request

October 23, 2022 at 5PM.

NAME	ADDRESS
Del Bottcher	3448 NW 12 th AVE, 6-V
Marinase Eberhard	3551 NW 33 rd Pl. 32605 6-V
Susan Ellis	1207 NW 38 th St, 6V 32605
Linda Harris	1029 NW 34 th Terr
Willie Harris	1029 NW 34 th Terr
Charlene Michaels	913 NW 36 th Dr.
Steve Michaels	913 NW 36 th Dr.
Inez Cobb	1010 NW 37 th NW.
Yeshu Bull	911 NW 37 DR + 1108 NW 36 DR.
Ron + Elaine Hahn	1118 NW 36 Terrace
Joe + Lucille Hahn	3731 NW 13 Place
Mary Lourey	4214 NW 38 St.
Prerin Chourey	
Jodi D. Held	
Ken Dufield	3777 NW 13 th Pl
Sharon Kucharski	1018 NW 36 Terr.
Mike Herchel	902 NW 36 Dr
Natalie van Hoore	3820 NW 15 th Ave
Marc Hansen, Brian → Rose	3451 NW 12 th Ave.
Andrea Wise	3846 NW 14 th Place 32605
Austin Edwards	300 Club member
Ned Stewart	3464 NW 10 th Ave
Lou Ann Higdon	1000 NW 37 Terr
Andrew Lloyd	1220 NW 38 St
Rita / Steve Bremer	1222 NW 36 Dr

Sign in Sheet

Neighborhood Workshop For 300 Club Zoning Change Request

October 23, 2022 at 5PM.

[illegible]

Notes: All items in greg/black ink are existing facilities, while items in orange are proposed future improvements.

Existing Entrance Ramp 25' Wide

Parcel Lines

12th Ave

Future Drive

Parking

Parking Access Driveway

Parking

Future Walk/Bicycle Path

Existing Drive

Walk Path

Swing Set

Parking

Parking

Future Covered Sitting Area

Tennis Courts

Pool

Pool Deck

Club House

Pool Storage

Pool Equipment

Well

Tennis Pavilion

Tennis Courts

Tennis Storage

300 Club

City

300 Club

38th Street

Side Walk

Sheet 1 – Site Plan for New Road Entrance
off 38th Ave for The 300 Club

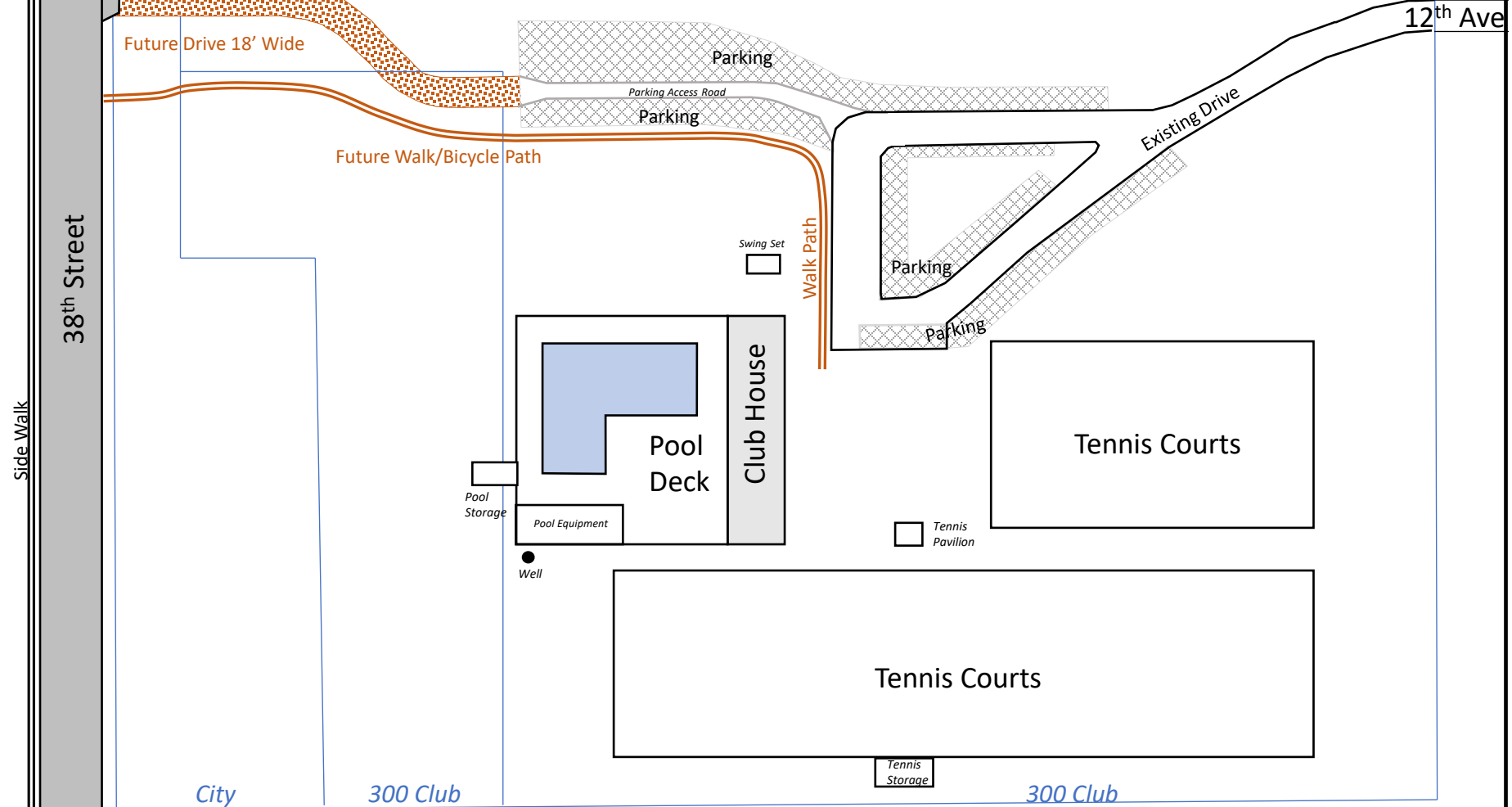
Drawn by:
Del Bottcher, P.E.
Soil & Water Engineering Technology, Inc.
Date: 1/26/23

Del Bottcher

Scale Bar = 50'

North
↑

Notes: All items in gray/black ink are existing facilities, while items in orange are proposed future improvements.



Sheet 1 – Site Plan for New Road Entrance
off 38th Ave for The 300 Club

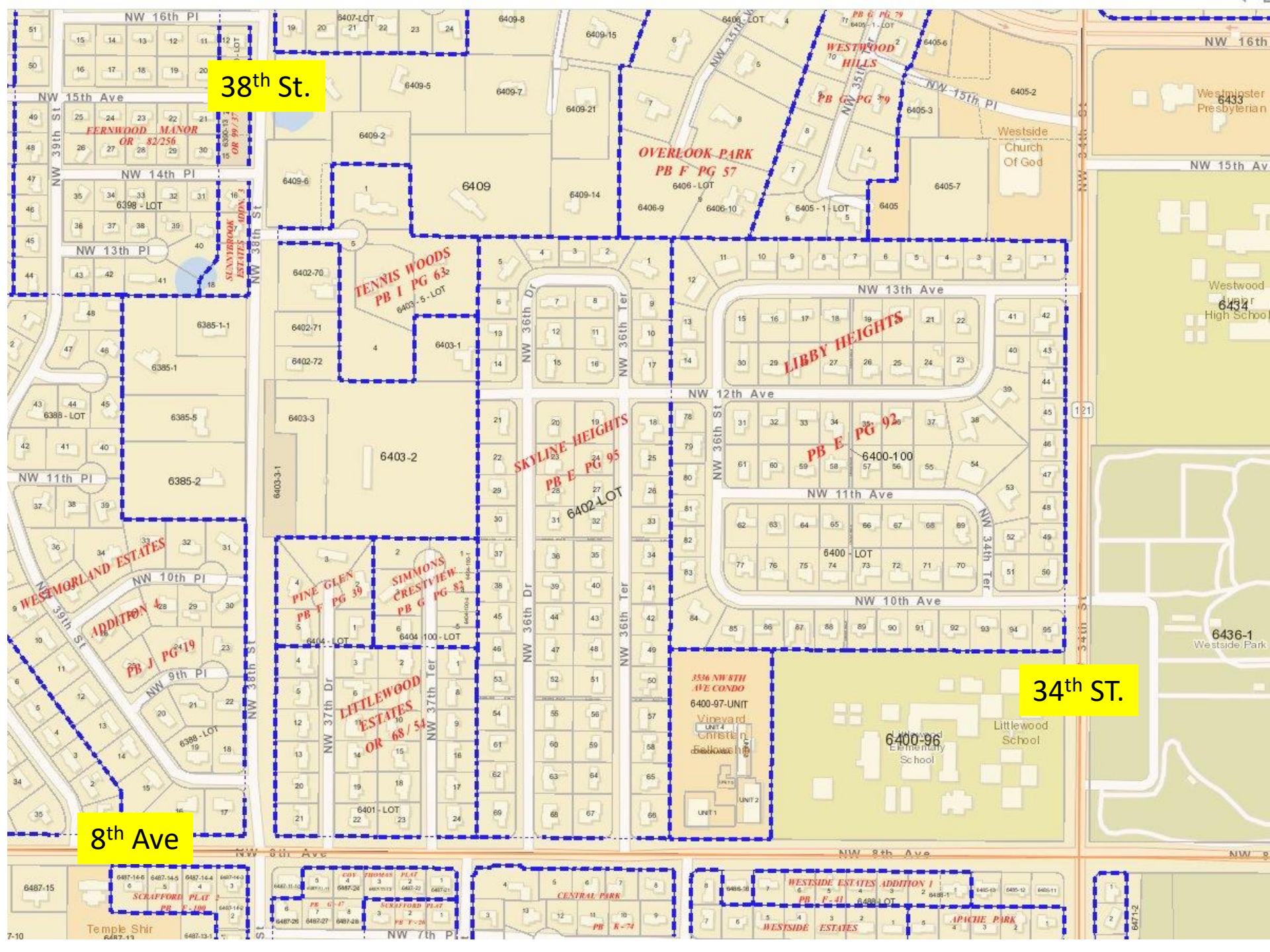
Drawn by: *Del Bottcher*
Del Bottcher, P.E.
Soil & Water Engineering Technology, Inc.
Date: 3/16/19

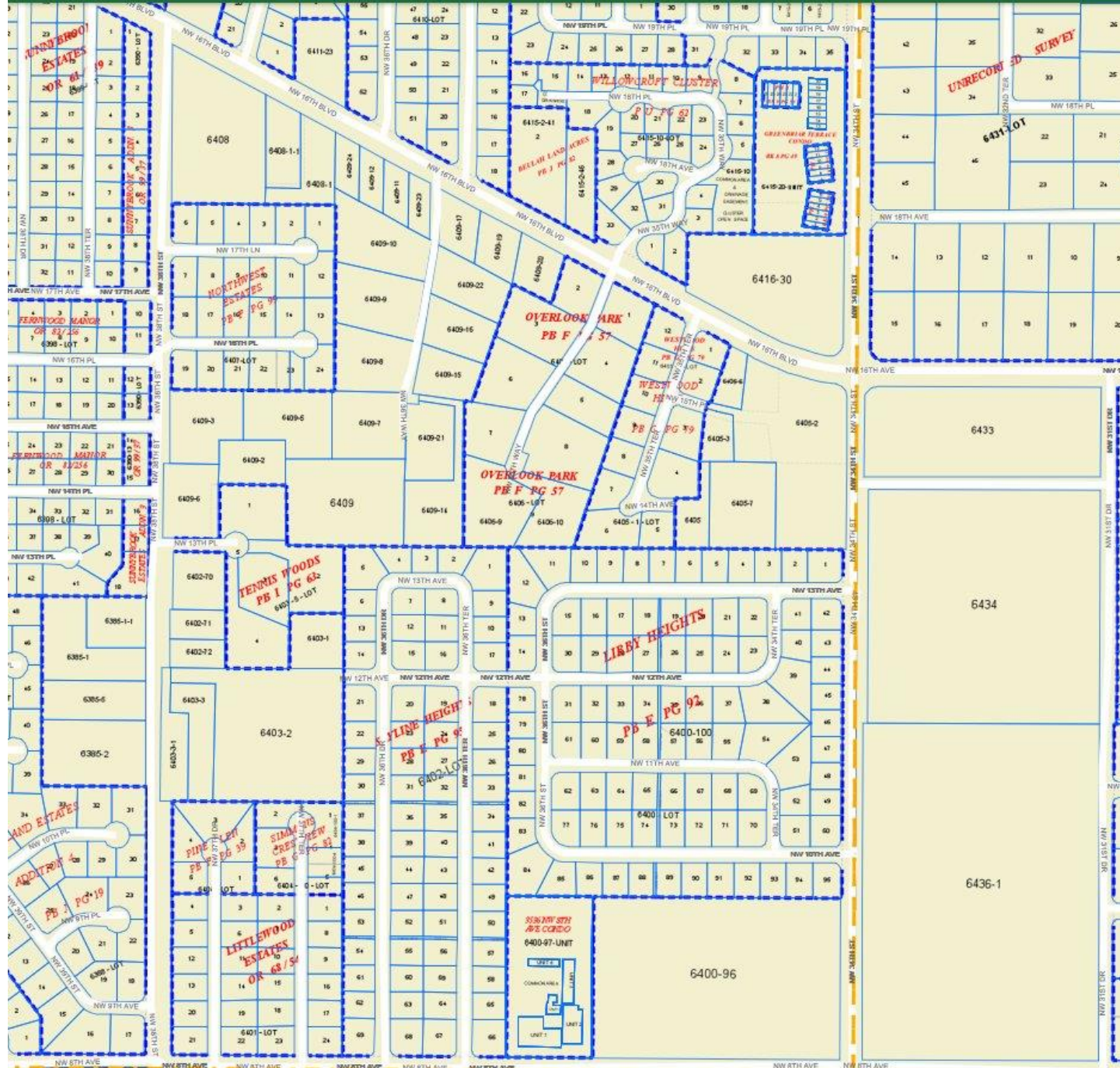
Scale Bar = 50'
North
↑

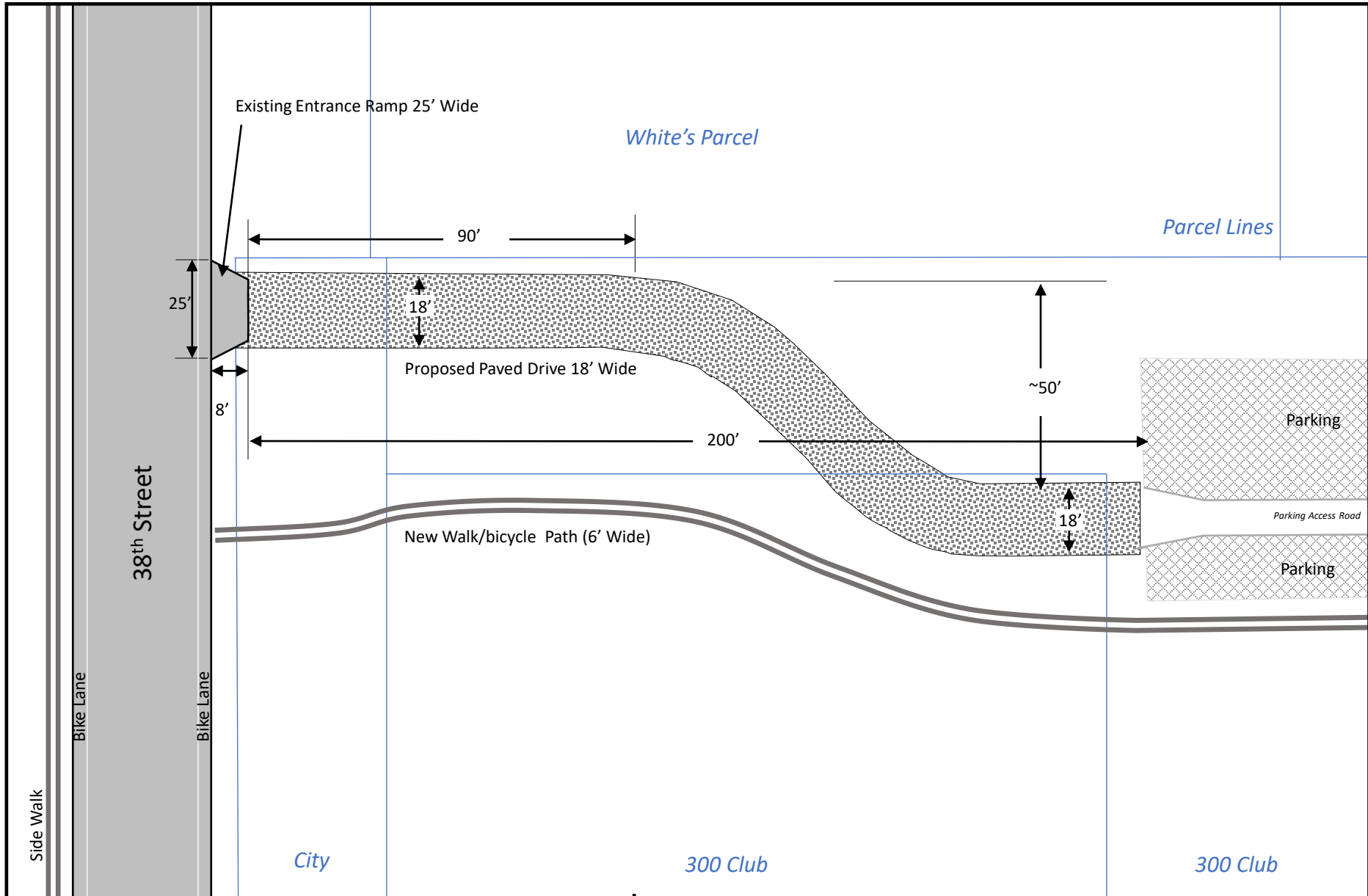
38th St.

34th ST.

8th Ave





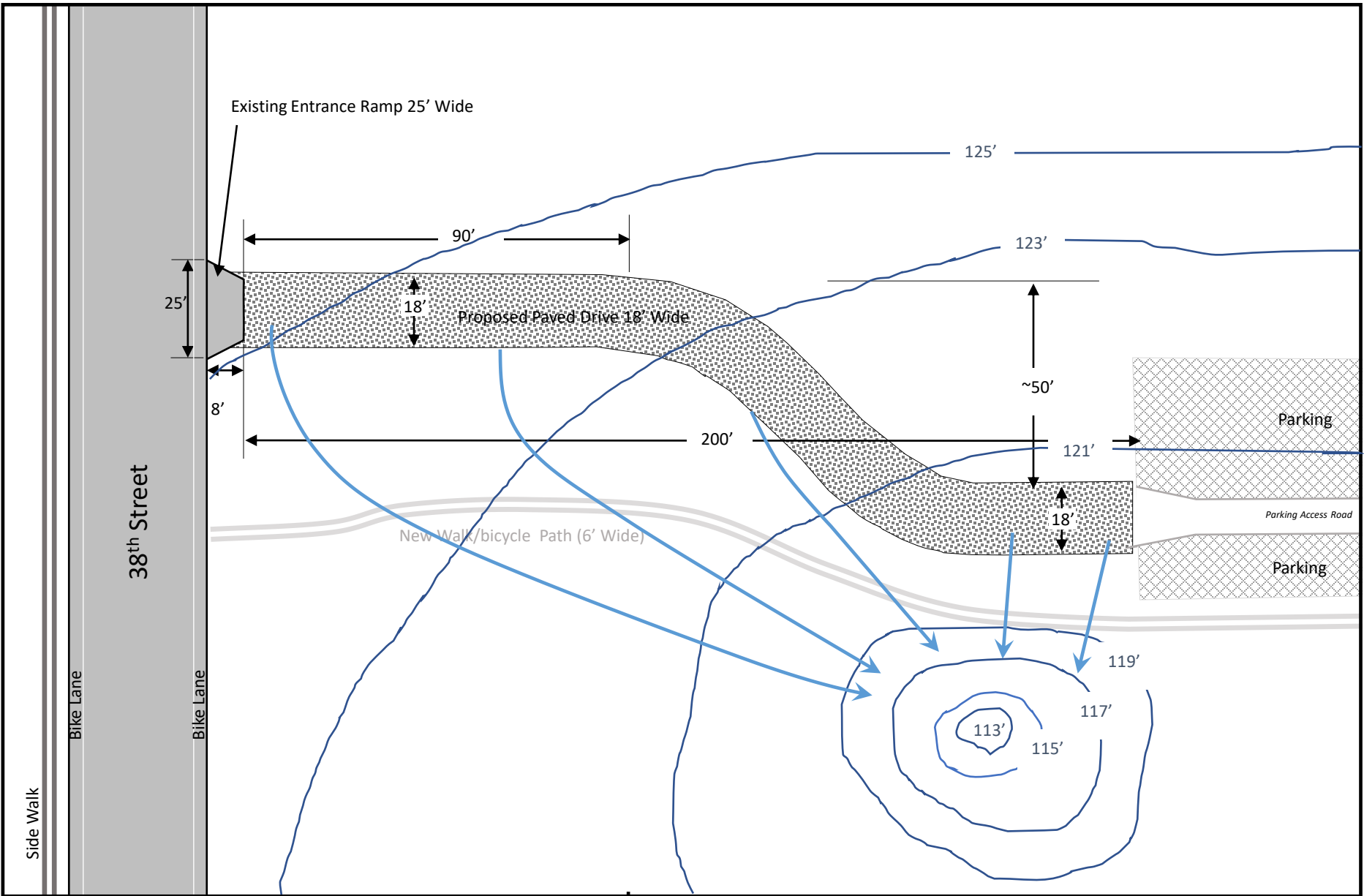


Sheet 2 – Site Plan for New Road Entrance
off 38th Ave for The 300 Club – Larger Scale

Drawn by: *Del Bottcher*
Del Bottcher, P.E.
Soil & Water Engineering Technology, Inc.
Date: 3/16/19

Scale Bar = 50'

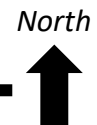




Sheet 3 – Local Topography and Stormwater Flow
Paths and Retention Area for New Drive

Drawn by:
Del Bottcher, P.E. *Del Bottcher*
Soil & Water Engineering Technology, Inc.
Date: 9/21/18

Scale Bar = 50'



THE 300 CLUB PD CONDITIONS

Condition 1: The permitted use allowed by right in The 300 Club is outdoor recreation, including but not limited to tennis, pickleball, and swimming.

Condition 2: The maximum area of impervious surfaces shall be 3.0 acres.

Condition 3: The maximum number of site access points shall be two (2).

APPENDIX B

Comprehensive Plan Goals, Objectives, and Policies

Goals, Objectives & Policies



Future Land Use Element

- GOAL 1** **IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**
- Objective 1.1** **Adopt urban design principles that adhere to timeless (proven successful), traditional principles.**
- Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.
- Policy 1.1.2 To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.
- Policy 1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- Policy 1.1.4 The City and its neighborhoods, to the extent possible, shall have a center focus that combines commercial, civic, cultural, and recreational uses.
- Policy 1.1.5 The City, to the extent possible, should contain an ample supply of squares, greens, and parks with frequent use encouraged through placement, definition and design.



Policy 1.1.6 The City shall encourage community-serving facilities, such as government offices, farmers markets, and convention centers to be centrally located, instead of in dispersed, remote, peripheral locations. Public, community-serving facilities should be developed primarily in the City's central core and, as appropriate, in neighborhood centers. Private, community-serving facilities should be discouraged from locating in peripheral locations.

Objective 1.2 Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

Policy 1.2.1 The City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips.

Policy 1.2.2 The City should use design standards in the Land Development Code to ensure that higher densities are livable.

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

Policy 1.2.4 The City should reduce or eliminate minimum parking requirements, where appropriate.

Policy 1.2.5 The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

Policy 1.2.6 The City should encourage or require buildings to put "eyes on the street" with front facade windows and doors.

Policy 1.2.7 The City should strive, incrementally, and when the opportunity arises street by street to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.

Policy 1.2.8 Gated residential developments shall be prohibited to keep all parts of the community accessible by all citizens, and to promote transportation choice.

Policy 1.2.9 The City shall require, on long block faces (480 or more feet), the provision of intermediate connections in the pedestrian network. For example, direct walkway and bicycle routes to schools should be provided.



Policy 1.4.4 In mixed-use zoning districts, the City should prohibit or restrict land uses that discourage pedestrian activity and residential use, including car washes, motels (hotels are acceptable), storage facilities, auto dealerships, drive-throughs, warehouses, plasma centers, and street-level parking lots.

Policy 1.4.5 When considering the acquisition and establishment of public facilities such as parks, libraries, and neighborhood centers, the City should, to the extent appropriate, select a location and/or design the facility in such a way that collocation of the facility with a public school is either achieved with an existing school, or can be retrofitted for such a collocation.

Objective 1.5 Discourage the proliferation of urban sprawl.

Policy 1.5.1 The City shall continue robust code enforcement and law enforcement to discourage flight from the city due to excessive noise, excessive lighting, blight, illegal parking of cars, ill-kept properties, and illegal signage.

Policy 1.5.2 The City should collaborate with the School Board of Alachua County to enhance schools within city limits, particularly to make the schools more accessible to students without a car.

Policy 1.5.3 The City should create more well-defined squares and parks within walking distance of residences, offices and shops.

Policy 1.5.4 The City should prioritize core areas to receive the first enhancements when the City has planned citywide public improvements such as sidewalks, street re-paving, undergrounding utilities, street lights, and public parks.

Policy 1.5.5 The City recognizes Alachua County's use of the Urban Cluster, as adopted on their Future Land Use Map, as an urban growth boundary.

Policy 1.5.6 The City certifies that the entire area within current city limits meets the definition in Chapter 163, F.S., of an urban service area, as supported by the Data and Analysis Report.

Policy 1.5.7 The Future Land Use Map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the City should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.

GOAL 2 REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE,

Goals, Objectives & Policies



Transportation Mobility Element

OVERALL GOAL: ESTABLISH A TRANSPORTATION SYSTEM THAT ENHANCES COMPACT DEVELOPMENT, REDEVELOPMENT, AND QUALITY OF LIFE, THAT IS SENSITIVE TO CULTURAL AND ENVIRONMENTAL AMENITIES, AND THAT IMPLEMENTS THE VISION OF THE “YEAR 2035 LONG RANGE TRANSPORTATION PLAN” WITHIN THE CITY OF GAINESVILLE. THE TRANSPORTATION SYSTEM SHALL BE DESIGNED TO MEET THE NEEDS OF PEDESTRIANS, BICYCLISTS, TRANSIT, AND AUTO USERS. SAFETY AND EFFICIENCY SHALL BE ENHANCED BY LIMITATIONS AND CARE IN THE LOCATIONS OF DRIVEWAYS, PROVISION OF SIDEWALK CONNECTIONS WITHIN DEVELOPMENTS, AND AN OVERALL EFFORT TO ENHANCE AND ENCOURAGE PEDESTRIAN MOBILITY THROUGHOUT THE COMMUNITY BY IMPROVEMENT AND PROVISION OF SAFE CROSSINGS, COMPLETE SIDEWALK AND TRAIL SYSTEMS, AND SIDEWALKS OF ADEQUATE WIDTHS. BASIC TRANSPORTATION SHOULD BE PROVIDED FOR TRANSPORTATION-DISADVANTAGED RESIDENTS TO EMPLOYMENT, EDUCATIONAL FACILITIES, AND BASIC SERVICES.

GOAL 1

ADOPT TRANSPORTATION MOBILITY LEVELS OF SERVICE.

Objective 1.1 The City shall adopt the following transportation mobility levels of service (LOS). These levels of service are solely for planning purposes and are not used to apply transportation concurrency.

Policy 1.1.1 Roadway LOS:



in the Access Management portion of the Land Development Code;
and

- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

Policy 10.1.5 For any development or redevelopment within Zones B, C, D, E, or M, the developer shall provide all of the items listed in Policy 10.1.4 and shall provide the transportation mobility requirements as specified in Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, 10.1.13, and 10.1.14, as applicable. The developer shall also provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

Policy 10.1.6 For any development or redevelopment within Zone B, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

Net, New Average Daily Trip Generation	Number of Criteria That Shall Be Met
50 or less	At least 1
51 to 100	At least 2
101 to 400	At least 3
401 to 1,000	At least 5
1,001 to 5,000	At least 8



Greater than 5,000	<p>At least 12 and meet either a. or b.:</p> <ul style="list-style-type: none">a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours.b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.
--------------------	--

Zone B Criteria

- a. Intersection and/or signalization modifications to address congestion management, including, but not limited to: signal timing studies, fiber optic interconnection for traffic signals, roundabouts, OPTICOM signal preemption, transit signal prioritization, and/or implementation of the Gainesville Traffic Signalization Master Plan. The Master Plan includes installation of Intelligent Transportation System (ITS) features such as state of the art traffic signal controllers, dynamic message signs, and traffic monitoring cameras designed to maximize the efficiency of the roadway network by reducing congestion and delay.
- b. Addition of lanes on existing road facilities (including, but not limited to, the 4-lane expansion of SR 121 north of US 441 to CR 231), where acceptable to the City and/or MTPO, as relevant.
- c. Construction of new road facilities that provide alternate routes, reduce congestion, and create a better gridded network.
- d. Use of joint driveways or cross-access to reduce curb cuts.
- e. Participation in a transportation demand management program that provides funding or incentives for transportation modes other than single occupant vehicle. Such demand management programs shall provide annual reports of operations to the City indicating successes in reducing single occupant vehicle trips.
- f. Provision of ride sharing or van pooling programs.
- g. Provision of Park and Ride facilities, built to RTS needs and specifications.
- h. Provision of bus pass programs provided to residents and/or employees of the development. The bus passes must be negotiated as part of a contract with the Regional Transit System.



- i. Deeding of land for the addition and construction of bicycle lanes that meet City specifications. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- j. Provision of additional bicycle parking over the minimum required by the Land Development Code. Additional bicycle parking may be used to substitute for the required motorized vehicle parking.
- k. Enhancements to the City's off-street paved trail network (as shown in the Transportation Mobility Map Series) that increase its utility as a multi-modal transportation route. Such enhancements may include, but shall not be limited to: 1) trail amenities such as benches, directional signage, or safety systems; 2) bicycle parking at entry points or connections with transit lines; 3) land acquisition for expansion or better connectivity; 4) additional entry points to the off-street paved trail network; 5) bridges spanning creeks or wetland areas; and 6) appropriate off-street trail surfacing.
- l. Funding of streetscaping/landscaping (including pedestrian-scale lighting, where relevant) on public rights-of-way or medians, as coordinated with the implementation of the City's streetscaping plans.
- m. In order to increase the attractiveness of the streetscape and reduce visual clutter along roadways to promote a more walkable environment, provision of no ground-mounted signage at the site for parcels with 100 linear feet or less of property frontage, or removal of non-conforming signage or billboards at the site. Signage must meet all other regulations in the Land Development Code.
- n. Widening of existing public sidewalks to increase pedestrian mobility and safety.
- o. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.
- p. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.
- q. Funding for the construction of new or expanded transit facilities.
- r. Construction of bus shelters built to City specifications.
- s. Bus shelter lighting using solar technology designed and constructed to City specifications.
- t. Construction of bus turn-out facilities to City specifications.



- u. Construction of access to transit stops and/or construction of transit boarding and alighting areas.
- v. Business operations shown to have limited or no peak-hour roadway impact.
- w. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City.

Policy 10.1.7 For any development or redevelopment within Zone C, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

Net, New Average Daily Trip Generation	Number of Criteria That Shall Be Met
50 or less	At least 1
51 to 100	At least 3
101 to 400	At least 4.5
401 to 1,000	At least 7.5
1,001 to 5,000	At least 12
Greater than 5,000	At least 18 and meet either a. or b.: <ul style="list-style-type: none">a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours.b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.

APPENDIX C

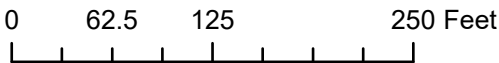
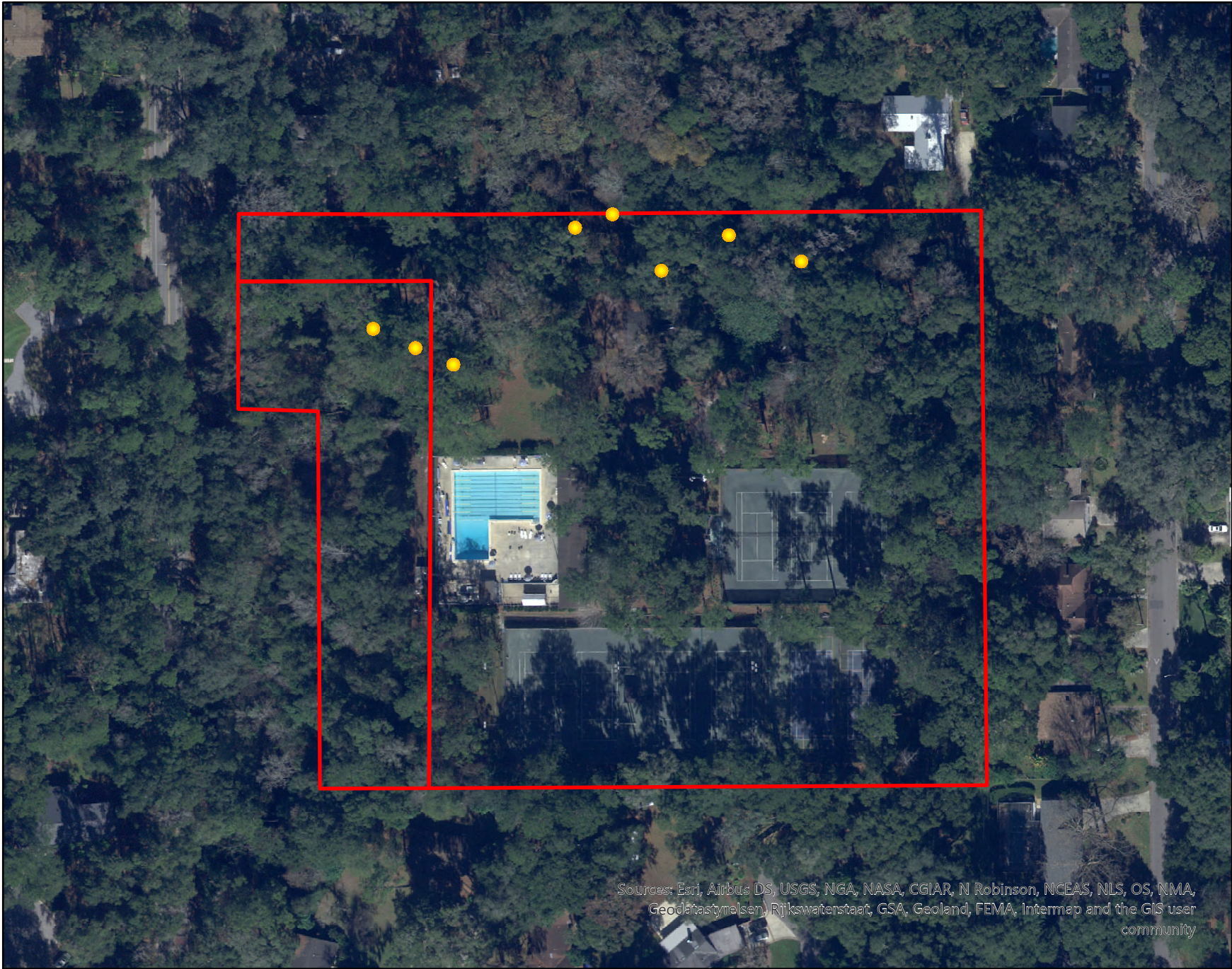
Environmental Report

Environmental impacts and constraints on the 300 Club

The 300 club property has been reviewed for considerations relating to environmental resources which are regulated by the City's Land Development Code (LDC) Article VIII, Division 3, *Natural and Archaeological Resources*, or Division 4, *Surface Waters and Wetlands*. Though regulated natural resources have been identified within and adjacent to site boundaries from both historical records and staff field investigation, they are small in area and have been impacted by the residential development in the near vicinity.

Review of National Wetlands Inventory (NWI), Alachua County wetlands data, and USDA soil data indicated that there were no wetlands within the parcel historically, and a review of aerial data indicate that there have not been wetlands within the property boundary historically. Historical aerials indicate that the area has been moderately forested and surrounded by development since the early 60's, and most likely a cleared area for agriculture from 1930-1950. There are no wetlands identified within the 06403-002-000 parcel, however, there is a small wetland (less than 0.1 acre) identified within the parcel due north (06403-005-004), most likely formed due to drainage to the sink formation. With a wetland that is less than 0.5 acres in area, current regulated buffer requirements prohibit development within the 50 feet surrounding the wetland delineation line per Chapter 77, Article II and Chapter 78 of the Countywide Code and [Sec. 30-8.20](#) of the City of Gainesville Land Development Code, which the current features of the 300 club adhere to. There are also two small geological features within the bounds, and one larger sink feature just over the property line on 06403-005-004, though no further impacts are proposed by this rezoning or future designs to the sinkhole features, and the 35-50 foot development exclusion buffer will have to be adhered to as dictated by the Gainesville Land Development Code [Sec 30-8.13](#).

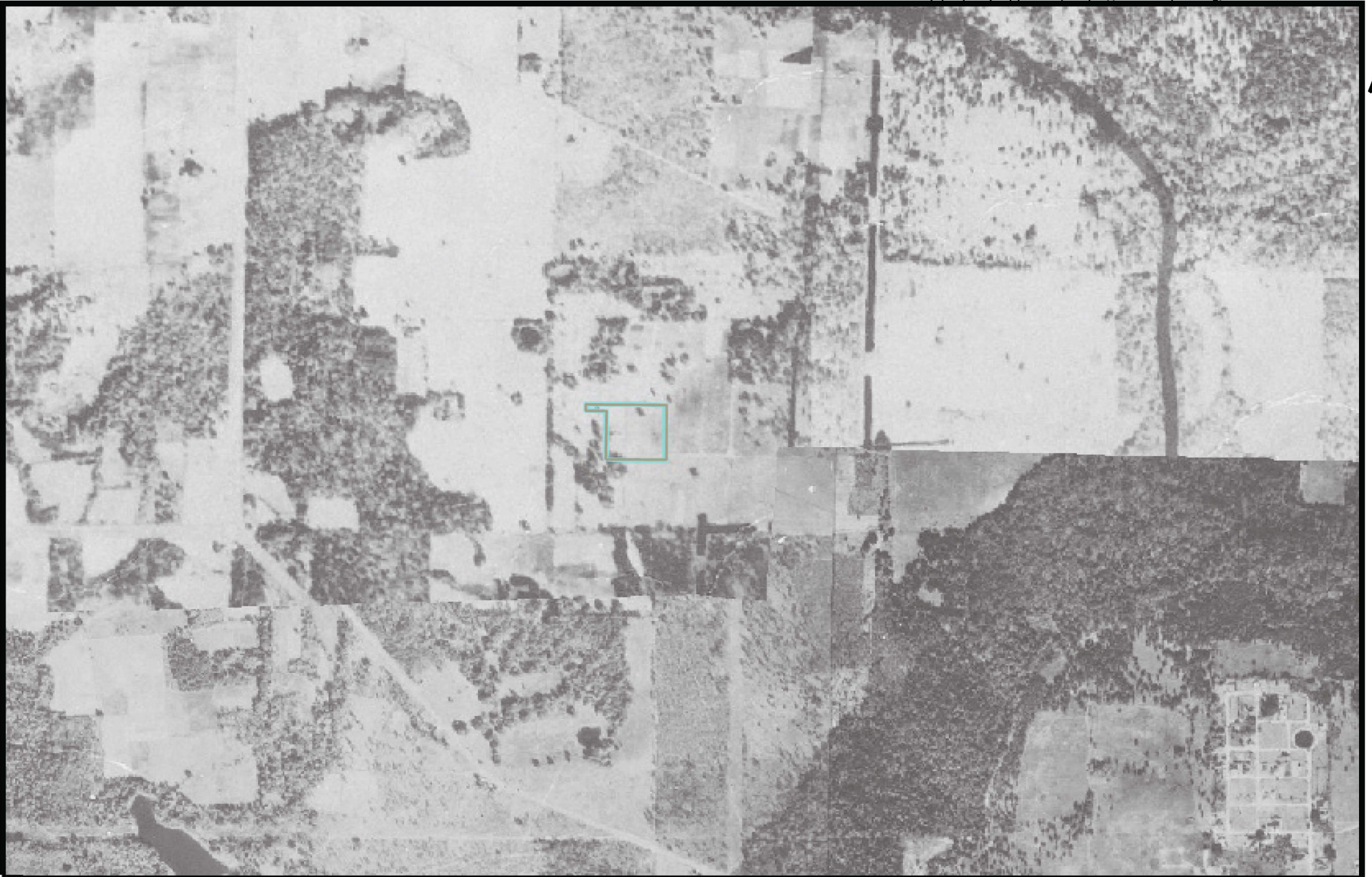
Property boundaries are not within a Strategic Ecosystem as defined by Alachua County, nor do they fall within the Murphree Wellfield Protection Zone. This parcel is not adjacent to a strategic ecosystem, nor near enough to a protected area where it could serve as a wildlife corridor, and is surrounded by residential development on the east, west, and south side. Minor improvements to the site should have no ecological impact should proper boundaries detailed in the Land Development Code be respected, however, development proposals should be continued to be reviewed on a case by case basis for this property should the zoning and land use change.



Site Visit Track with photos for 300 club, LD22-000154 Zoning Map Change

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastynelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community





0 500 1,000 ft



300 Club Historical Aerials, Land Use 1938





0 250 500 ft



300 Club Historical Aerials, Land Use 1938





0 500 1,000 ft

300 Club Historical Aerials, Land Use 1949





0 250 500 ft

A horizontal scale bar with a black segment on the left and a white segment on the right, indicating distances of 0, 250, and 500 feet.

300 Club Historical Aerials, Land Use 1949



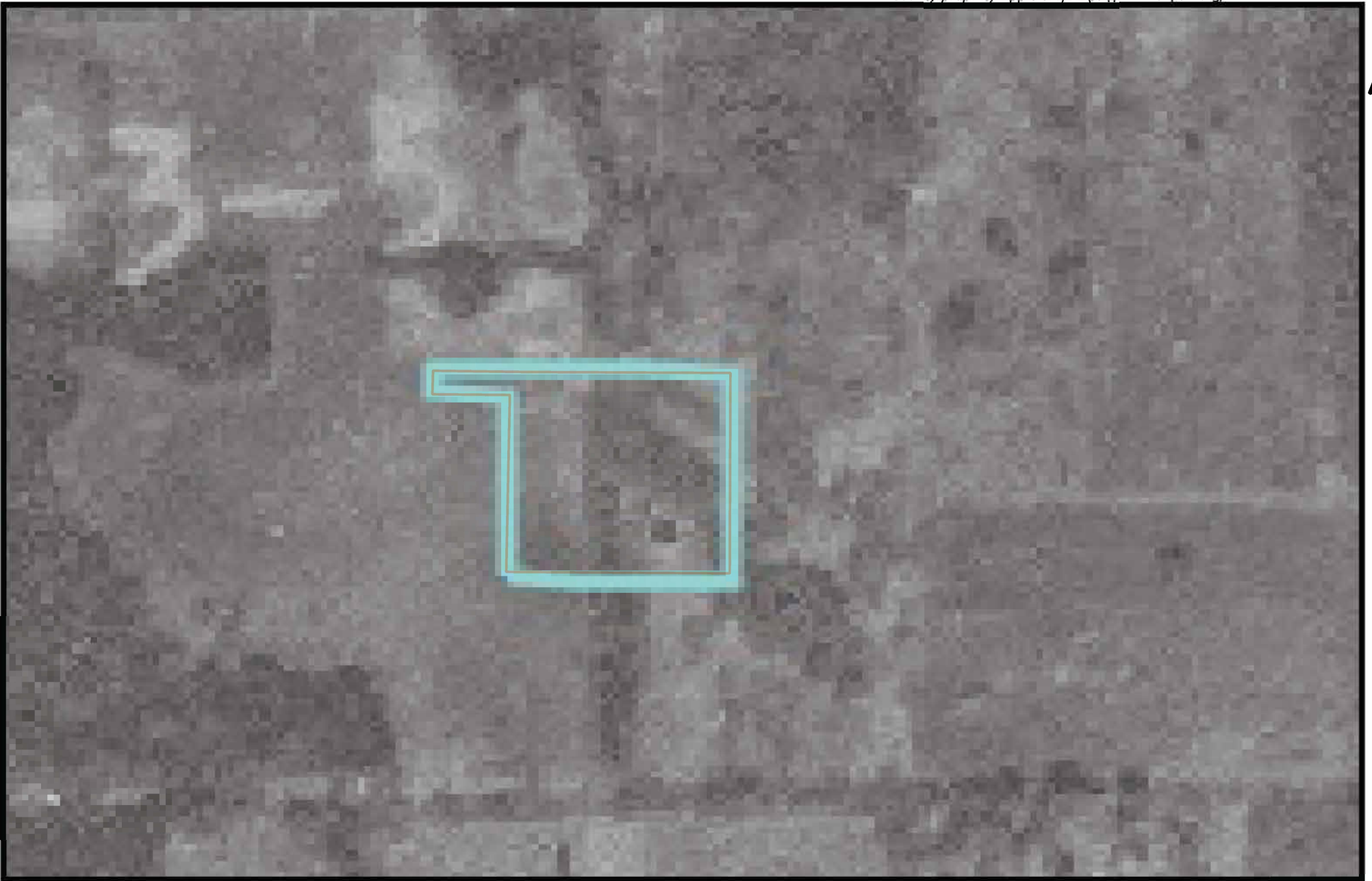


0 500 1,000 ft



300 Club Historical Aerials, Land Use 1957





0 250 500 ft



300 Club Historical Aerials, Land Use 1957





0 250 500 ft



300 Club Historical Aerials, Land Use 1964



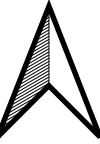


0 250 500 ft



300 Club Historical Aerials, Land Use 1971





0 250 500 ft



300 Club Historical Aerials, Land Use 1984



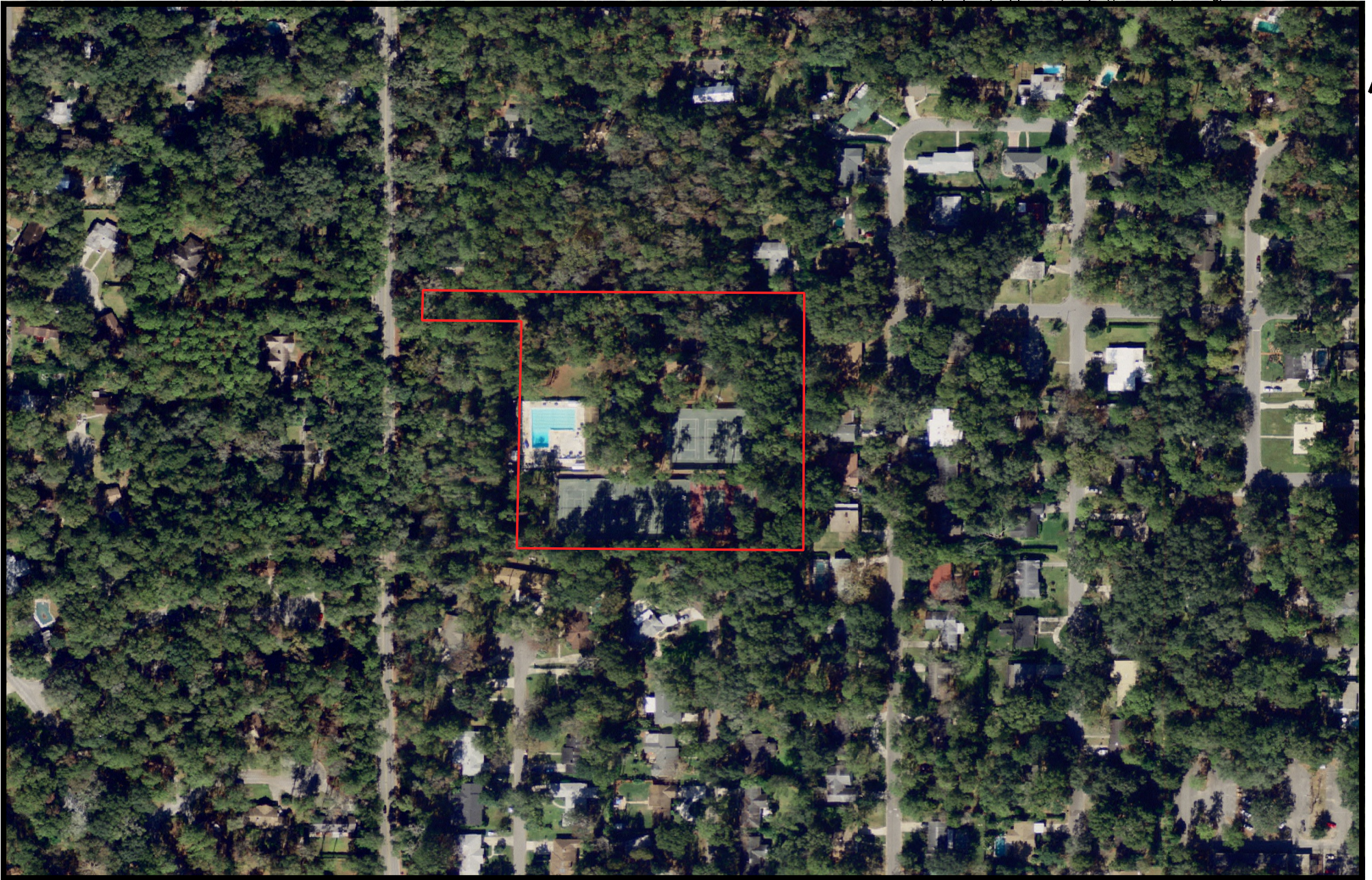


0 250 500 ft



300 Club Historical Aerials, Land Use 1994

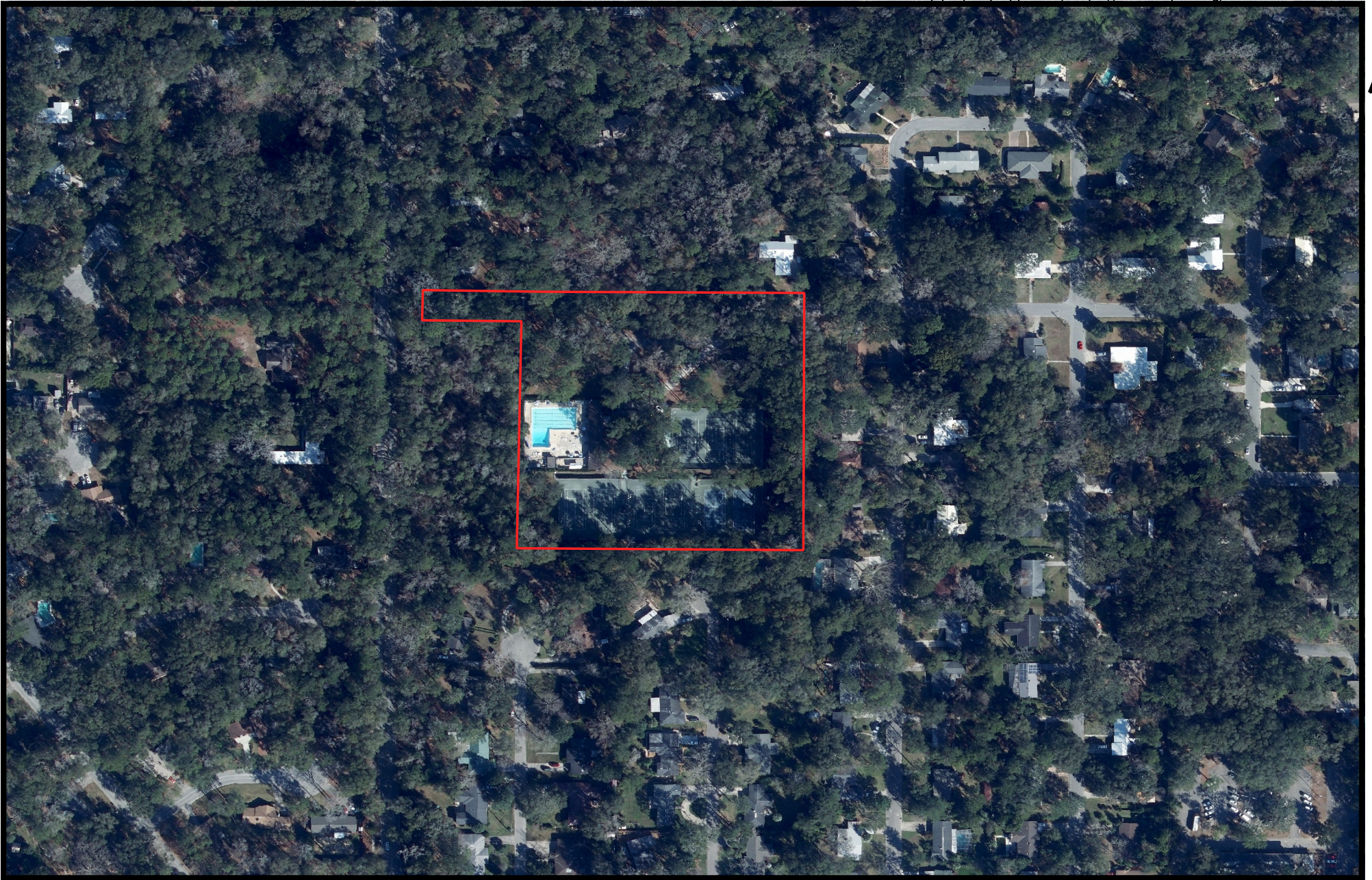




0 250 500 ft

300 Club Historical Aerials, Land use 2008





0 250 500 ft

300 Club Historical Aerials, Land use 2017



APPENDIX D

Letter of Opposition from Neighbors

From: [Ken Duffield III](#)
To: [Chan, Nathaniel](#); [McMullen, Brittany A](#); [Chan, Nathaniel](#); [McMullen, Brittany A](#)
Subject: [EXTERNAL] Opposition to 300 Club zoning request
Date: Friday, February 17, 2023 1:43:14 PM

Mr. Chan and Ms. McMullen,

We are speaking on behalf of many of our neighbors when we ask you to recommend **against** approval of the petition of the 300 Club to change its zoning from its current Conservation designation. 229 of these neighbors have signed a letter articulating their objections and requesting that the Plan Board reject the petition. We will forward that letter and those signatures in a second email.

We would appreciate it if you would confirm receipt of this. Also, how can we ensure that this email gets to the Plan Board for their March 23 meeting? Will we have an opportunity to see the staff report or know your recommendation before the Plan Board meeting?

We've tried to frame our objections within the criteria you are using to make this decision, but, as this is new to us, we'd appreciate your patience if we've done that crudely.

First, we object to the characterization of the current zoning as an administrative error that the city made and ought to correct. At a City Commission meeting on July 22, 2022, the petitioner for the 300 Club stated this was a "zoning error that was made many years ago. It's truly a mistake that was made; not intentional by any staff or anything."

That is incorrect. Neighbors who were here at the time **relate a protracted, deliberate and, at times, contentious process that resulted in the Conservation zoning as the best way to ensure that a buffer between the club's operations and surrounding homes remained as it was.** In terms of the timing of that property being zoned Conservation, it is our understanding that it occurred between October 1983 and May 1984. We have agendas for the Board of Adjustment/Housing Board of Appeals to pin down dates and petition numbers, but do not have minutes of the meetings detailing the outcomes or related information from the Plan Board.

- The September 1, 1983 agenda included a request from an agent for a neighbor to address the board in order to get a stay of Building Permit 83-955 issued to the 300 Club to expand their facilities.
- This then appeared on the October 6, 1983 agenda under Petition No. 95-83 BA. The 300 Club property was zoned RSF-1 at that time.
- The May 10, 1984 agenda included Petition No. 43-84 BA brought by the 300 Club requesting an increase in the allowed impermeable coverage on the property. That agenda item clearly indicates that the property is zoned Conservation district.
- We don't know the details of the outcome, but it's our understanding that the 300 Club

subsequently filed suit in District Court. What we do know is that zoning and allowed impermeable coverage did not change.

We believe that the risks of approving this zoning change would not be offset by sufficient benefits and that it does not meet city criteria for land use change. In Sec. 30-3.13 - Land Use Change Criteria, the first three criteria refer to 1) consistency with the Comprehensive Plan, 2) the need for additional land in the proposed category relative to the availability of the current and proposed categories, and 3) how the proposed land use category fits in relation to the surrounding properties. Sec. 30-3.14 – Rezoning Criteria, touches on the same elements. ·

- Consistency with Comprehensive Plan. 30-3.13.A, 30-3.14.H and Review criterion 30-3.17.A: There are likely numerous references in the Comprehensive Plan relative to preserving greenspace, however, it is clearly articulated in the Future Land Use Element in Policy 3.6.2 – “Wherever possible, the natural terrain, drainage, and vegetation of the city should be preserved...” **We would ask you to set a high bar before allowing a zoning change that would overturn a 40-year-old precedent and potentially lead to the loss of that greenspace over time.**
- The 300 Club property is conservation in character. It has sinkholes on its north, east and west sides and is heavily wooded throughout where it is not presently developed. Only a few years ago a sinkhole opened on the edge of its driveway, which the club filled in. In addition, the property is subject to flooding when we have heavy rains, especially on north, east and west sides.
- Need for CON zoned land. 30-3.13.B and 30-3.14.F: With regard to the need for additional land zoned CON vs PD-REC, **the more our city grows, the more difficult it will be to retain these pockets zoned CON. The CON zoning may be unique in the sense that, once it is lost, it’s unlikely to ever go back.**
- Compatibility with surrounding properties. 30-3.13.C, 30-3.14.A, 30-3.14.C and Review criterion 30-3.17.D: **40 years ago, the Board of Adjustment and the Plan Board created the current zoning situation precisely because of the incompatible use of tennis/pool facilities in relation to surrounding single-family homes and the need to retain a natural buffer between the two. It has worked for 40 years.**

Regarding all the above, the risk is an incremental one over time. If today, the city decides that an 18’ x 250’ road is not incompatible with surrounding properties and that the loss of the greenspace is tolerable, that will be the starting point next time around. The 300 Club has also included a pavilion in their current submitted plans and someone at the city will make that call in the future. A few years later, if they want to add more tennis courts or lights, someone else at the city will make that call. Maybe one day there will be a decision on a new building. Every future decision will be in relation to where they are at that point in time. We could easily find that in 10 years, the property looks nothing like it does today. **The Conservation zoning has**

kept that from happening for 40 years.

We believe that rezoning criterion under Sec. 30-3.14.G, “whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.” is very relevant and supports leaving the zoning as-is.

- **Membership at the 300 Club has not changed substantially in 60 years. The club entrance has been from the east that entire time.**
- All of the homes surrounding the 300 Club are in older, established neighborhoods that existed before the city zoned the property Conservation 40 years ago. **The character and development of these neighborhoods has not changed substantially in those 40 years.**
- The tennis/pool operations have coexisted with the surrounding homes thanks to the natural buffer the Conservation zoning put in place 40 years ago. **Nothing regarding this coexistence has substantially changed.**

We disagree with the petitioner for the 300 Club that city planners should treat this as a “public safety problem.” The city has spent a great deal of money in the Libby Heights and Skyline Heights neighborhoods to calm speeds using speed bumps and traffic circles to good effect. What the petitioner and other Libby Heights and Skyline Heights residents want is something that all of us want in our fast-growing city: less traffic in our neighborhoods. We get that. We wish we had less traffic to deal with as well, however, the 300 club has had a single entrance for 60 years and during that time the club membership has not substantially changed.

If more needs to be done, we suggest the city propose putting in more or larger speed bumps or other calming devices on the streets from NW 8th Avenue. Furthermore, to the extent the perceived speeding problem is from 300 Club members, the 300 Club has the authority to give warnings and requests to its members to slow down.

The 300 Club and the zoning process are being utilized to address a traffic complaint. At the October 2022 community workshop, the petitioner for the 300 Club stated that the club does not have a business interest in pursuing the zoning change in terms of improving revenues or membership, and that the primary reason for this was to move cars. At a July 22, 2022 City Commission meeting to ask the city to pay for the zoning change, the petitioner stated, “I’m actually here on behalf of Libby Heights and Skyline [Heights] neighborhoods.” Residents of those neighborhoods are being urged to rally behind that zoning change with the promise of fewer cars with no mention of the potential loss of greenspace in the future that the zoning change could facilitate.

The petitioner for the 300 Club has characterized moving more car traffic to NW 38th Street

as relatively inconsequential. We disagree. 38th Street is bounded to the north by 16th Blvd. and to the south by 8th Ave., two of the busiest roads in Gainesville. Those intersections are regulated only by a stop sign. If you've ever tried to make a left-hand turn at either one of those during busier times of the day, you would know that it is often not for the faint of heart.

We hope the city planners and the Plan Board will find that the immediate negatives and the future risks to the greenspace associated with allowing this zoning change to proceed are not offset by sufficient positives and that nothing has changed substantially enough to warrant undoing a 40-year-old precedent. We respectfully request the city to retain the conservation zoning on this conservation property.

Ken Duffield, 3777 NW 13 PL

Jodi Duffield, 3777 NW 13 PL

Susan Ellis, 1207 NW 38 ST

Keith White, 1205 NW 38 ST

Melanie White, 1205 NW 38 ST

Prem Chourey, 1214 NW 38 ST

Mary Chourey, 1214 NW 38 ST

Kerri Audette, 3820 NW 10 PL

Matthew Audette, 3820 NW 10 PL

Vija Purs, 1836 NW 38 ST

Andrea Lucky, 1511 NW 38 ST

Jiri Hulcr, 1511 NW 38 ST

Ruth Swartz, 3806 NW 16 PL

Lauren Samuels, 1405 NW 38 ST

Andrew Noss, 1405 NW 38 ST

Andrea Wise, 3846 NW 14 PL

Julia Bauerfeind, 1529 NW 38 ST

Abigail Reichardt, 1018 NW 39 DR

John Reichardt, 1018 NW 39 DR

Pam Coughlin, 3845 NW 14 PL

Andrew Lloyd, 1220 NW 38 ST

Roswitha Schwaiger, 1220 NW 38 ST

Lynn Sullivan, 1221 NW 39 ST

Tiia Hall, 3666 NW 13 PL

Amy Nolan, 3732 NW 13 PL

Walter Nolan, 3666 NW 13 PL

February 4, 2023

To: City Plan Board
Brittany McMullen, Planner
Nathaniel Chan, Planner

RE: Opposition to 300 Club application to change existing zoning from Conservation

We, the undersigned neighbors of the 300 Club, oppose changing the zoning of the 300 Club from its current classification of Conservation. We ask that the City Plan Board reject this application.

We disagree with the assertion of the petitioner for the 300 Club that the Conservation classification was "incorrectly assigned" and an "error" that requires correction. Neighbors living adjacent to the 300 Club who were here 40 years ago when that classification was made report a process involving both the Board of Adjustment and the Plan Board that was lengthy, thorough and deliberate.

Our biggest objection to this proposed change is the negative impact it would have on the "green space" that currently exists and the buffer that that provides between the tennis/pool facilities and the surrounding single-family homes. The property includes sinkholes and wetlands, and portions of the property flood. The property is home to wildlife including deer, foxes, rabbits, hawks, turkeys and owls. The current Conservation zoning ensures that this green space will not be lost. Changing that zoning will open the door to future development. The status of the 300 Club operating as a non-conforming exception under Conservation zoning has resulted in a balance between the operating needs of the 300 Club and preserving a natural setting that buffers those operations from the neighboring homes. This has worked for 40 years. Nothing has changed that would demand the zoning be modified.

We object to the primary goal of the 300 Club in pursuing this zoning change. At a neighborhood workshop held on October 22, 2022, we were told that goal was to move cars out of Libby Heights and Skyline Heights and into the adjacent neighborhoods to the west. The 300 Club President-Elect was asked if this was a zero-sum game where residents in Libby Heights/Skyline Heights were winners and their neighbors to the west were losers. He plainly stated that that was an accurate characterization. It's worth noting that the "300" in 300 Club refers to a cap on their membership. That cap is the same today as it was in 1960. We all wish we had less traffic to deal with, but this traffic pattern has been in place for 60 years and that precedent ought to be respected.

The 300 Club has characterized moving additional cars to 38th Street as relatively inconsequential to our neighborhood. We disagree. The major cross-streets on NW 38th Street are 16th Blvd to the north and 8th Avenue to the south. These cross-streets are some of the busiest in Gainesville, and the intersections are regulated only by a stop sign. Exiting on to these cross-streets can already be very problematic. Moving 300 Club traffic will exacerbate that.

In summary, we would ask the City Plan Board to deny the requested change. We hope the board agrees that the negatives and the future risks of allowing this change far outweigh any positives. Our neighborhood and the community at large benefit by retaining this natural setting. Once that is lost, we won't get it back.

Signature pages are attached

Signature page attachment to letter to City Plan Board dated February 4, 2023
 RE: Opposition to 300 Club application to change existing zoning from Conservation

We, the undersigned neighbors of the 300 Club, oppose changing the zoning of the 300 Club from its current classification of Conservation. We ask that the City Plan Board reject this application.

PRINTED NAME	ADDRESS	SIGNATURE
KENNETH DUFFIELD III	3777 NW 13 PL	Kenneth Duffield III
Amy Nolan	3732 NW 13 th PL	Amy Nolan
WALTER NOLAN	3732 NW 13 th PL	Walter Nolan
INER Cobb	1010 N. W. 37 th Dr	Iner Cobb
Carolyn Enloe	901 NW 37 th Dr	Carolyn Enloe
Debby Hart	817 NW 37 th Dr	Debby Hart
EDWARD ASCHIMAN	817 NW 37 th Dr	Edward Aschiman
Heather Parbst	811 NW 37 th Dr.	Heather Parbst
DONATO LIGUORI	1000 NW 37 th Ter	Donato Liguori
Ryan Shaw	1112 NW 38 th St	Ryan Shaw
RENALD B. WINSER	1202 NW 38 ST	Renald B. Winsler
Dominique Lamar	1330 NW 38 st	Dominique Lamar
John Cullinan	935 NW 37 th Dr	John Cullinan
Mary Cullinan	same	Mary Cullinan
Joy Cullinan	same	Joy Cullinan
Austin Probst	801 NW 37 th Ter	Austin Probst
KATERINA TOSITACH	901 NW 37 th Ter	Katerina Tositach
BILL HUGHES	811 NW 37 th Ter	Bill Hughes
Rhonda Edelstein	3741 NW 17 Ln	Rhonda Edelstein
Andre Edelstein	3741 NW 17 th Ln	Andre Edelstein

Signature page attachment to letter to City Plan Board dated February 4, 2023

RE: Opposition to 300 Club application to change existing zoning from Conservation

We, the undersigned neighbors of the 300 Club, oppose changing the zoning of the 300 Club from its current classification of Conservation. We ask that the City Plan Board reject this application.

PRINTED NAME	ADDRESS	SIGNATURE
Robert Clayton	3816 NW 14th Pl	Robert Clayton
Andrea Wise	3846 NW 14th Pl	Andrea Wise
Natalie van Hoose	3820 NW 15th Ave	Natalie van Hoose
MARYLYNN FISK	3805 NW 16th PL	Marylynn Fisk
Ryan Veatch	3820 NW 16th PL	Ryan Veatch
Megan Neal	3820 NW 16th PL	Megan X. Neal
Laura Smith	3821 NW 16th Pl	Laura Smith
Kennedy Ellison	3841 NW 16th Pl	Kennedy Ellison
Gene Watson	3861 NW 16th PL	Gene Watson
Dillon Sherouse	1518 NW 39th St	Dillon Sherouse
David Cook	4002 NW 16th Pl.	David Cook
Hendrik Wendt	3830 3830 NW 16th Pl	Hendrik Wendt
Jerrine McClelland	3851 NW 16th PL	Jerrine McClelland
Connie Matthews	3951 NW 16 Pl	Connie Matthews
Michelle Dunlap	1416 NW 39th ST	Michelle Dunlap
Will Sharon	1416 NW 39th St	Will Sharon
Donna Bone	3850 NW 15th Ave	Donna Bone
Ricardo Nunez	3832 NW 15th Ave	Ricardo Nunez
Jossara Nunez	3832 NW 15th Ave	Jossara Nunez
Melissa Owens	3821 NW 15th Ave	Melissa Owens

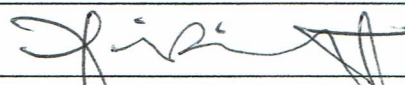
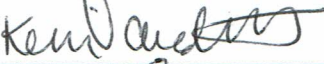
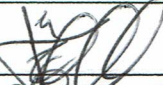

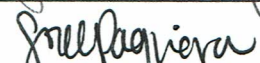
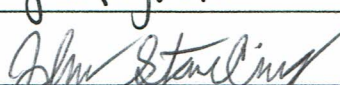
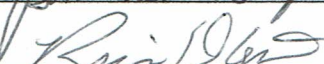
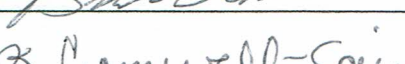
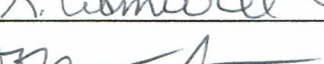


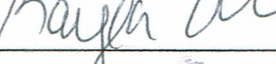


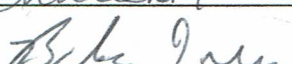
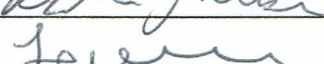
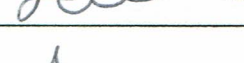

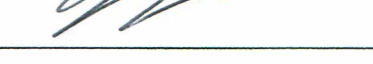

Signature page attachment to letter to City Plan Board dated February 4, 2023
 RE: Opposition to 300 Club application to change existing zoning from Conservation

We, the undersigned neighbors of the 300 Club, oppose changing the zoning of the 300 Club from its current classification of Conservation. We ask that the City Plan Board reject this application.

PRINTED NAME	ADDRESS	SIGNATURE
Keith White	1205 NW 38th ST	Keith D. White
Susan Ellis	1207 NW 38th ST	Susan Ellis
Krista Eskew	3855 NW 14th PL	KLE
Cameron Young	3855 NW 14th PL	CY
David Pritchard	1330 NW 39th ST	David Pritchard
Michael O'Connor	1320 NW 39th ST	Michael O'Connor
Laura O'Connor	1320 NW 39th ST	LBOC
James Myers	1232 NW 39th ST	James Myers
Cheryl Myers	1232 NW 39th ST	Cheryl Myers
Robert Lape	1212 NW 39th ST	Robert Lape
Victoria Zaldivor	1222 NW 39th ST	V Zaldivor
MARTHA CARLSON	1605 NW 36 Way	M Carlson
Stephen Carlson	3831 NW 12th PL	Stephen Carlson
Yvonne Carlson	3831 NW 12th PL	Yvonne Carlson
Lisa Meisner	3832 NW 12th PL	Lisa E. Meisner
Cynthia Giv	3853 NW 13th PL	Cynthia Giv
David Janson	3846 NW 13th PL	David Janson
Chantell Marcelin	3836 NW 13th PL	Chantell Marcelin
Mary Chourey	1214 NW 38th ST	Mary S. Chourey
Prem CHOUREY	1214 NW 38th ST.	Prem Chourey

Signature page attachment to letter to City Plan Board dated February 4, 2023
 RE: Opposition to 300 Club application to change existing zoning from Conservation

We, the undersigned neighbors of the 300 Club, oppose changing the zoning of the 300 Club from its current classification of Conservation. We ask that the City Plan Board reject this application.

PRINTED NAME	ADDRESS	SIGNATURE
Amy Reichardt	1018 NW 39th Dr ^{Gville FL} 32605	
Kerri Audette	3820 NW 10 Pl ^{Gville FL} 32605	
JOHN REICHARDT	1018 NW 39th Dr "	
Lexi Read	1029 NW 39th Dr	
Sorell Pagliara	10213 NW 6th Pl ³²⁴⁰⁷ GAINESVILLE, FL	
John Starling	3801 NW 10th Pl	
Brian Cain	3830 NW 10th Pl	
Kristi Cromwell-Cain	3830 NW 10th Pl 32605	
Matthew Audette	3820 NW 10th Pl, 32605	
Kyle Seymour	732 NE 3rd Ave, Unit A, 32601	
Kayla Cain	3819 NW 10th Place	
Yuko Uchida	3829 NW 10th Pl.	
Sharon Neelands	1012 NW 39th St	
Barbara Misner	1007 NW 39th St.	
Tymya Wallace	3835 NW 11th Pl	
Shakerra Wallace	3835 NW 11th Pl Gainesville	
Chris Tuh	3840 NW 11th Pl	
Carrie Tucker	3840 NW 11th Place	
Harold Bell	3850 NW 11th Place	
Nicholas L. Galloway	3850 NW 11th Place	

Signature page attachment to letter to City Plan Board dated February 4, 2023

RE: Opposition to 300 Club application to change existing zoning from Conservation

We, the undersigned neighbors of the 300 Club, oppose changing the zoning of the 300 Club from its current classification of Conservation. We ask that the City Plan Board reject this application.

PRINTED NAME	ADDRESS	SIGNATURE
Kenneth Prestwich	1100 NW 39 th ST	Kenn Prestwich
Catherine Langtinn	1100 NW 39 th ST	Catherine Langtinn
Robin Wilkinson	1530 NW 39 th ST	Robin Wilkinson
William Wilkinson	1030 NW 39 th ST	W. Wilkinson
Elizabeth Rae	909 NW 39 th ST	Elizabeth Rae
Scott Keeran	3810 NW 9 th PL	Scott Keeran
Cynthia Granger	3810 NW 9 th PL	Cynthia Granger
Elizabeth Moreau	821 NW 39 th ST	Elizabeth Moreau
Renita Hanable	3801 NW 9 th Ave	Renita Hanable
James Hanable	3801 NW 9 th Ave	James Hanable
Elizabeth McConney	3804 NW 9 th Ave	Elizabeth McConney
Sharon McConney	3804 NW 9 th Ave	Sharon McConney
Jens Asfekt Margeson	3815 NW 9 th Ave	Jens Asfekt Margeson
Carolyn W Clarke	900 NW 39 th ST	Carolyn W. Clarke
Cathy Clarke	3310 NW 20 th PL	Cathy Clarke
Crystal Miles	3745 SW 5 th R	Crystal Miles
Pat O'Toole	920 NW 39 th ST	Pat O'Toole
ROBERT CARR	NW 10 th PLACE	Robert Carr
Stacy Chick	3830 NW 1 st PL	Stacy Chick
Wes Mamb	1000 NW 39 th ST	Wes Mamb

Signature page attachment to letter to City Plan Board dated February 4, 2023
 RE: Opposition to 300 Club application to change existing zoning from Conservation

We, the undersigned neighbors of the 300 Club, oppose changing the zoning of the 300 Club from its current classification of Conservation. We ask that the City Plan Board reject this application.

B

PRINTED NAME	ADDRESS	SIGNATURE
Vija Puns	1836 N.W. 38 th St	Vija Puns
Michael Oberdan	1734 N.W. 38 th St	Michael Oberdan
Cynthia Oberdan	1734 NW 38 th St.	Cynthia Oberdan
Alfredo Ferrer	1724 NW 38 St	Alfredo Ferrer
Joseph Barroso	1714 NW 38 th St	Joseph Barroso
Willa Howard	1705 NW 38 th Terr	Willa Howard
Howard S Pactor	1806 NW 38 th Terr	Howard S Pactor
Ruth Pactor	1902 NW 38 th Terr	Ruth Pactor
Larry Schwandes	1805 NW 38 th Terrace	Larry Schwandes
MARLYS HOFGRÉN	3805 NW 16 th BLVD	M. H. of GREN
CLARE HOFGRÉN	3805 NW 16 th BLVD	Clare E. H. of GREN
Gerald Clemens	1826 NW 38 th St.	Gerald Clemens
Aubrey Rogers	1826 NW 38 th St	Aubrey Rogers
Kaitlin McCaddin	1702 NW 38 th Terr	Kaitlin McCaddin
Sally Martyniak	1701 NW 38 th Terr	Sally Martyniak
Robert Martyniak	1701 NW 38 th Terr	Robert A. Martyniak
Philip Golabuk	1700 NW 38 th Terrace	Philip Golabuk
Josh Papandreas	1707 NW 38 th Terr	Josh Papandreas
Grace Tillbrook	1803 NW 38 th Terr	Grace Tillbrook
James Canner	1901 NW 38 th Terr	James Canner
LISA MOORE	1903 NW 38 th Terr	Lisa M. Moore

Signature page attachment to letter to City Plan Board dated February 4, 2023
 RE: Opposition to 300 Club application to change existing zoning from Conservation

We, the undersigned neighbors of the 300 Club, oppose changing the zoning of the 300 Club from its current classification of Conservation. We ask that the City Plan Board reject this application.

PRINTED NAME	ADDRESS	SIGNATURE
Joanne Duffield	3777 NW 13 th Pl.	Joanne Duffield
TIA HALL	3666 NW 13 PL	Tia Hall
Betsy Albury	920 NW 37 th Dr.	Betsy
Donald Albury	920 NW 37 th Dr.	Donald Albury
Najiyah	816 NW 37 th Dr	Najiyah
Sandy Flory	1724 NE 6 th Ter	Sandy Flory
Michael Weisenburg	800 NW 37 th Drive	Michael Weisenburg
MANA Scrippant	800 NW 37 th Drive	Mana Scrippant
Tom Hollinger	921 NW 37 Ter	Tom Hollinger
Sandy Hollinger	"	Sandy Hollinger
SUSAN YOUNG	911 N.W. 37 Terr.	Susan Young
EDWARD KELLER	816 NW 37 TERR	Edward Keller
MATHILDE GRATE	810 NW 37 th DRIVE	Mathilde Grate
John Taylor	900 NW 37 Dr.	John E Taylor
Sara Brinkley	3730 NW 17 th Lane Gainesville, FL	Sara Brinkley
Kevin Fischer	3720 NW 17 th Lane	Kevin Fischer
VERNON HOWE	3710 NW 17 th LANE	Vernon Howe
Laura Sellen	3710 NW 16 th Pl	Laura Sellen
Dallas Driver	3710 NW 16 th Pl	Dallas Driver

RE: Opposition to 300 Club application to change existing zoning from Conservation

[illegible]

Signature page attachment to letter to City Plan Board dated February 4, 2023
RE: Opposition to 300 Club application to change existing zoning from Conservation

We, the undersigned neighbors of the 300 Club, oppose changing the zoning of the 300 Club from its current classification of Conservation. We ask that the City Plan Board reject this application.

PRINTED NAME	ADDRESS	SIGNATURE
Roswitha Schwaiger	1220 NW 38 th Street	Roswitha Schwaiger
Andrew P Lloyd	1220 NW 38 th Street	Andrew P Lloyd
Greg N KOLIC	3721 NW 17 th Ln	Greg N KOLIC
Eugenio Zaldivar	1222 NW 39 th St.	Eugenio Zaldivar
Pamela Coughlin	3845 NW 14 th Pl.	Pamela Coughlin
Roswitha Schwaiger	1220 NW 38th Street	Roswitha Schwaiger
Maureen Steenke	3851 NW 17 th Ave	Maureen Steenke
Dwight Edgar	Dwight Edgar	Dwight Edgar
Maureen Steenke	3851 NW 17th Ave	Maureen Steenke
Amanda Lutz	3701 NW 17 th Ln	Amanda Lutz
Jacob Wirtz	1907 NW 38 th Dr	Jacob Wirtz
Jacob Floyd	1907 NW 38 th Dr	Jacob Floyd
Angela Eastman	1905 NW 38 th Dr	Angela Eastman
Miranda Nasse	1805 NW 38 th Dr	Miranda Nasse
Kelsa Wierth	1805 NW 38 th Dr	Kelsa Wierth
FLANNERY CANFIELD	1805 NW 38 th Dr	FLANNERY CANFIELD
James Espider	1709 NW 38 th Dr	James Espider

Am
attach

We, the undersigned neighbors of the 300 Club, oppose changing the zoning of the 300 Club from its current classification of Conservation. We ask that the City Plan Board reject this application.

[illegible]

RE: Opposition to 300 Club application to change existing zoning from Conservation

[illegible]

RE: Opposition to 300 Club application to change existing zoning from Conservation

PRINTED NAME

ADDRESS

SIGNATURE

[illegible]

RE: Opposition to 300 Club application to change existing zoning from Conservation

PRINTED NAME

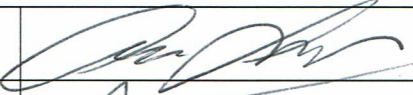

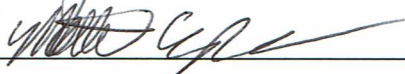


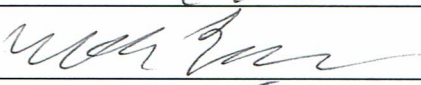
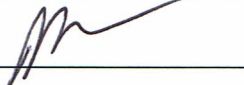
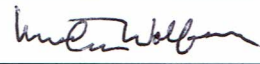




ADDRESS

SIGNATURE

[illegible]

Signature page attachment to letter to City Plan Board dated February 4, 2023
 RE: Opposition to 300 Club application to change existing zoning from Conservation

We, the undersigned neighbors of the 300 Club, oppose changing the zoning of the 300 Club from its current classification of Conservation. We ask that the City Plan Board reject this application.

PRINTED NAME	ADDRESS	SIGNATURE
ANDREA LUCKY	1511 NW 38 TH ST.	
Jiri Hulcr	1511 NW 38 TH ST.	
Matt Chapman	3751 NW 16 TH PL.	
Elizabeth Reynolds	3751 NW 16 TH PL.	
Lindsey Fiala	3741 NW 16 TH PL.	
DAKOTA RENNEMANN	3741 NW 16 TH PL.	
Peter Del Castillo	3731 NW 16 TH PL.	
Joanna Del Castillo	"	"
Pablo Del Castillo	"	"
Johanna Del Castillo	"	"
Joanna Del Castillo	"	"
Joanna Del Castillo	"	"
Joanna Del Castillo	"	"
WOLFSON, MORTON	3721 NW 16 TH PL.	
Pam Cenzer	2439 NW 12 TH PL.	
Andrea Stwendor	3720 NW 16 PL	
VIJAYA ROO	3750 N.W. 16 TH PL.	
HARVY E. ELSTER	3741 NW 17 LN	

RE: Opposition to 300 Club application to change existing zoning from Conservation

PRINTED NAME

SIGNATURE

[illegible]

RE: Opposition to 300 Club application to change existing zoning from Conservation

We, the undersigned neighbors of the 300 Club, oppose changing the zoning of the 300 Club from its current classification of Conservation. We ask that the City Plan Board reject this application.

[illegible]

APPENDIX E

Letter of Support from Neighbors

Libby Heights/Skyline Heights Neighborhood Petition in Support of the 300 Club Rezone

Please find attached 15 pages of signatures on a neighborhood-generated petition in support of The 300 Club rezoning petition to the City from Conservation to PD-Recreation. These are signed by the homeowners and residents of the Libby Heights/Skyline Heights (LH/SH) neighborhood. The signatures were collected by four residents of LH/SH who volunteered their time to go door-to-door talking with neighbors.

Since cutting through our neighborhood is the only way vehicles can access The 300 Club, the traffic and speeding problems and related safety concerns through LH/SH has been chronic. We have taken actions to address this: In the early 1990's complaints to the city resulted in speed humps and traffic circles being installed. Approximately three years ago we had the speed limit signs changed from 30 MPH to 25 MPH. Some neighbors have put signs in their yards that say, "Slow Down - Children Playing". These actions have had somewhat of a calming effect on speeding, but the traffic volume and safety issues have only increased.

We are very appreciative of The 300 Club being sensitive to our situation. They are a good neighbor by reminding their members to be respectful of our 25 MPH speed limit and the fact that they are driving through a residential neighborhood. Most are respectful but there remains the fact of the increasing traffic volume to The Club.

LH/SH, being in walking distance to two schools and Westside Park, is full of families with young children. As such, there are always children walking to/from school, riding their bikes or playing in the streets. There are always people walking their dogs, pushing babies in strollers and elderly residents out for a stroll. They do not have the option of sidewalks or bike lanes and must deal with cars parked on the street to stay safely away from passing cars. For years we have been contending with vehicles that have no alternative but to use our neighborhood as the only entrance to The 300 Club.

In contrast, NW 38th Street that borders The Club, is a connector road from NW 16th Blvd to NW 8th Ave. It is intended to carry a higher volume of traffic and was designed with bike lanes and sidewalks to accommodate cyclists and pedestrians. A driveway entrance onto 38th St. makes sense to help redirect a portion of 300 Club members and guests away from LH/SH.

We realize a new driveway into The Club from 38th Street will not eliminate all of The Club traffic; the 12th Avenue entrance will remain open, as it should. The shared goal of LH/SH and The 300 Club is to *reduce the volume* of traffic that currently has no alternative than to use our neighborhood as their only access.

This re-zoning has our strong support. Of the 154 homes in LH/SH, there are 125 households (with 133 individual signatures) represented in the petition. The only reason we did not get 100% representation is due to not being able to catch people at home, a number of homes are vacant and some are being renovated; at least one house is known to be an AirBnB. Only one resident declined to sign because he "didn't fully understand the issue".

We are aware of the opposition to this re-zoning. It is unfortunate that their arguments against it are based on rumors, falsehoods and “worse case-what if” thinking. We have done our best to educate everyone on the facts by answering the rumors with the following points:

1) RUMOR: *"The 300 Club will cut down the trees."*

FACT: The beautiful tree canopy that envelopes the Club is one of the most cherished characteristics of the property by the Club members. The Club and surrounding neighborhoods highly value this pocket of urban forest that provides shade, a natural buffer between the Club and residential lots, and habitat to all types of wildlife.

There is no logic in the notion that the Club would saddle themselves with the tens of thousands of dollars in costs to needlessly remove trees when they are one of their most cherished assets. The only time the Club would consider having a tree removed would be for safety reasons: if it is already dead and poses a hazard of falling on the building, the pool area, the courts, vehicles or across the parking lots.

2) RUMOR: *"The driveway will create a cut-through road from 38th Street to 12th Avenue."*

FACT: The proposed gravel driveway entrance would come in where the western-most parking lot is. This is the existing dirt parking lot that they do **not** plan to pave; there is no need for that and it's really expensive. As you know the existing paved portion of the drive in and around the Club is bordered by dirt parking and requires drivers to circle the 10 MPH one-way loop. This will remain as it is. These features do not make it conducive to drivers thinking it would be a straight shot to cut through from 38th to 12th. It won't. Once into the Club property from 38th St, drivers would be in a dirt parking lot with cars parked on either side and then would have to drive around the 10 MPH existing parking loop. It will not be a feature that even vaguely resembles a street.

The 300 Club and our LH/SH neighborhood do NOT want the 300 Club property to be used as a cut through. The 300 Club is private property so is not open to the general public. The Club board and management will do whatever is necessary to prevent any misuse or trespass of their property. If, on the outside chance people try to use it as a cut-through, the Club will install a barrier or gate to prevent that. They already plan to put up “Private Property” signage.

Please note: the current application to re-zone only gives the Club the *option* to apply for the second entrance; it still needs to go through the City permitting process.

(We provided our neighbors with the site map that shows the proposed gravel driveway entrance and parking lot configuration)

3) RUMOR: *"The Club wants to sell their property to developers."*

FACT: The Club is thriving and the members love it for what it is: a unique and vibrant recreational asset enjoyed by the members and their guests. No one - not the Club board of

directors, not the manager, nor any of the members - have ever suggested they vote to sell the property to anyone, for any reason. And we, as residents of LH/SH, value the 300 Club as a good neighbor and support their plan to maintain the Club as it is.

4) RUMOR: *"The Club will rapidly expand their facilities"*

FACT: PD-Recreational rezoning being requested by the Club will restrict the Club to its current facilities and the one new entrance. This restriction was put into the rezoning request because the Club has no plans for expansion. Any future expansion of the recreational facilities would require to Club to go back to City for rezoning modification.

5) RUMOR: *"Traffic and speeding on 38th Street will get much worse."*

FACT: NW 38th Street, as a connector road between NW 16th Blvd and NW 8th Ave with sidewalks and bike lanes, is designed and intended to handle a higher volume of traffic than LH/SH residential streets. The 12th Ave access into the Club will remain open, so not all of the Club traffic will be diverted to a new 38th St access.

FACT: As for speeding, for years there have been complaints of speeding on 38th Street. Residents living along that road maintain the right to call GPD and request a traffic patrol officer to monitor speeding and enforce the speed limit. This issue has nothing to do with the 300 Club, regardless of zoning.

A new driveway entrance into the 300 Club will actually function to slow down traffic. When cars approach the 38th St. driveway to turn in, they will slow down considerably in order to negotiate that narrow entrance. (Think how slowly you pull into your own driveway) This will slow down traffic behind them on 38th St. Likewise as cars nose-out of the driveway to negotiate a left or right turn onto 38th St, they will do so slowly before getting up to the 30 MPH speed limit. Again, this will slow down cars coming behind them. All in all, whether entering or leaving the Club, it stands to reason that it will have a "traffic calming" effect.

Thank you for your consideration. We are available to answer any questions you may have for our neighborhood.

Best regards,



Susan Bottcher
LH/SH Neighborhood Organizer
3448 NW 12 Avenue

Petition in Support of Rezoning the 300 Tennis and Swim Club

We, the undersigned residents and homeowners of the Libby Heights/Skyline Heights neighborhood, fully support The 300 Club's application to correct their zoning to Recreation.

We understand this is the first step in a process where The 300 Club will be able to create a new driveway into their facility from N.W. 38th Street.

This new driveway will significantly reduce the volume of non-resident traffic that currently must travel through our neighborhood from N.W. 8th Avenue and N.W. 34th Street to access the only driveway that currently serves The 300 Club.

NAME

ADDRESS

Raguel Ellsworth	805 NW 36 th Dr.
Mike Ellsworth	805 NW 36 th Dr.
Mike Herchel	902 NW 36 th Dr
MARK VAN LEEK	815 NW 36 DRIVE
MICHAEL CRONIN	1010 NW 36 th DR
Jerry & Bob Neimes	1103 NW 36 Dr. 32605
	1129 NW 36 th Drive 1129
Molly Miles	1128 NW 36 th Dr 32605
Emma Sells	1128 NW 36 th Dr 32605
Luila Sauter	3623 NW 13 th Dr. 32605
Ronnie Sauter	3623 NW 13 th Dr. 32605

Petition in Support of Rezoning the 300 Tennis and Swim Club

We, the undersigned residents and homeowners of the Libby Heights/Skyline Heights neighborhood, fully support The 300 Club's application to correct their zoning to Recreation.

We understand this is the first step in a process where The 300 Club will be able to create a new driveway into their facility from N.W. 38th Street.

This new driveway will significantly reduce the volume of non-resident traffic that currently must travel through our neighborhood from N.W. 8th Avenue and N.W. 34th Street to access the only driveway that currently serves The 300 Club.

NAME

ADDRESS

MATT FARRER



1201 NW 34th TERRACE, LIBBY HEIGHTS 32605

Karin Fighlschweiger 804 NW 36th Terrace 32605

Annie Hermanson Barz 3515 NW 12th Ave 32605

Aristotle Koukoulis 1223 NW 36th Drive 32605

Nicolas Du Bois 1114 NW 36th Dr. 32605

MARY NORRIS 1029 NW 36th Dr. 32605

Bethany Wilcox 903 NW 36th Drive 32605

Michelle Van Lier 815 NW 36th Drive 32605

Kay Anne Westphal 822 NW 36th Terrace 32605

Nathan + Colleen Crabbe 804 NW 36th Dr. 32605

Petition in Support of Rezoning the 300 Tennis and Swim Club

We, the undersigned residents and homeowners of the Libby Heights/Skyline Heights neighborhood, fully support The 300 Club's application to correct their zoning to Recreation.

We understand this is the first step in a process where The 300 Club will be able to create a new driveway into their facility from N.W. 38th Street.

This new driveway will significantly reduce the volume of non-resident traffic that currently must travel through our neighborhood from N.W. 8th Avenue and N.W. 34th Street to access the only driveway that currently serves The 300 Club.

NAME

ADDRESS

Lisa Varvel 902 NW 36th Terr.

Steve Varvel 902 NW 36th Terr

Kenneth Lowman 822 NW 36th Terr

Morgan Hayes 812 NW 36th Ter

Alex Hayes 812 NW 36th Ter

Virginia C. Hamner 912 NW 36th Terr.

D. De 922 NW 36th Terr.

Martha C. Dalton 922 NW 36th Terr.

Col Col 933 NW 36th Ter

Amber Mahoney 1009 NW 36th Ter

Petition in Support of Rezoning the 300 Tennis and Swim Club

We, the undersigned residents and homeowners of the Libby Heights/Skyline Heights neighborhood, fully support The 300 Club's application to correct their zoning to Recreation.

We understand this is the first step in a process where The 300 Club will be able to create a new driveway into their facility from N.W. 38th Street.

This new driveway will significantly reduce the volume of non-resident traffic that currently must travel through our neighborhood from N.W. 8th Avenue and N.W. 34th Street to access the only driveway that currently serves The 300 Club.

NAME

ADDRESS

Karena Whitehead 3411 NW 13th Ave, 32605

Todd Whitehead

''

Wanda Jackson 3412 NW 13th Ave 32605

Cassidy Pillow 3422 NW 13th Ave 32605

Elizabeth Swann 3432 NW 13th Ave 32605

Miriam Hill 1209 NW 34th Terr 32605

Kathy Ulmer 3431 NW 12th Avenue

Michele Disabb 3468 NW 12 Ave

Rene Shak 3469 NW 12 Ave

9
H. Brown 3505 NW 12th Ave.

Petition in Support of Rezoning the 300 Tennis and Swim Club

We, the undersigned residents and homeowners of the Libby Heights/Skyline Heights neighborhood, fully support The 300 Club's application to correct their zoning to Recreation.

We understand this is the first step in a process where The 300 Club will be able to create a new driveway into their facility from N.W. 38th Street.

This new driveway will significantly reduce the volume of non-resident traffic that currently must travel through our neighborhood from N.W. 8th Avenue and N.W. 34th Street to access the only driveway that currently serves The 300 Club.

NAME

ADDRESS

3515 NW 12th Ave

Wigberto Baez

letsolveelectric@gmail.com

Tyler Ryals

3610 NW 12 Ave

megan.sells.gainesville@gmail.com

ANDREAS REICHEMEISTER

3624 NW 12th Ave

Marsha AKBAR

3664 NW 12th Ave

- marsha.akbar@gmail.com

David Gilland

3459 NW 12 Ave

Gainesville FL 32605

Julie + Chris Redding

3443 NW 12th Ave

Gainesville, FL 32605

jukebox.redding@gmail.com

David & Kris Beckham 3440 NW 12th Ave Gainesville, FL 32605

William Milliner

3415 NW 13th Ave

Ned Stewart

3464 NW 10th Ave

Ingrid Kleespies

3449 NW 13th Ave.

Petition in Support of Rezoning the 300 Tennis and Swim Club

We, the undersigned residents and homeowners of the Libby Heights/Skyline Heights neighborhood, fully support The 300 Club's application to correct their zoning to Recreation.

We understand this is the first step in a process where The 300 Club will be able to create a new driveway into their facility from N.W. 38th Street.

This new driveway will significantly reduce the volume of non-resident traffic that currently must travel through our neighborhood from N.W. 8th Avenue and N.W. 34th Street to access the only driveway that currently serves The 300 Club.

NAME

ADDRESS

NATHAN ROTHSCCHILD 3452 NW 13th Ave 32605

Amy Volmer 3469 NW 13th 32605

Mary Langeland 3505 NW 13th Ave. 32605

Keith A. Cycled ✓

Mr. Michael R. Johnson 3508 NW 13th Ave 32605

Mr. D. Johnson 3512 NW 13th Ave 32605 the owl B96 to 300 Club can

Yvonne 3528 NW 13th Ave 32605

Jeanne Ewert 3532 NW 13th Ave. 32605

Judith Allen 1118 NW 36th St 32605

Steve Zoellner 1118 NW 36th St 32605

Petition in Support of Rezoning the 300 Tennis and Swim Club

We, the undersigned residents and homeowners of the Libby Heights/Skyline Heights neighborhood, fully support The 300 Club's application to correct their zoning to Recreation.

We understand this is the first step in a process where The 300 Club will be able to create a new driveway into their facility from N.W. 38th Street.

This new driveway will significantly reduce the volume of non-resident traffic that currently must travel through our neighborhood from N.W. 8th Avenue and N.W. 34th Street to access the only driveway that currently serves The 300 Club.

NAME

ADDRESS

Mark Aaron / Nassim Sidani	3454 NW 12 th NE Greenwood Rd 32605
J. R. Timothy Vinson	1128 NW 36 th ST
Steve Zoellner	1118 NW 36 th ST
Wendy Wilber	3654 NW 13 th Ave
Chris Thorndike	1211 NW 36 th ST
STEPHANIE THORNDIKE	1211 NW 36 th ST
Jean Thuermer	1125 NW 36 th Terrace 32605
Victoria Armingston	3449 NW 11 th Ave 32605
John Armingston	3449 NW 11 th Ave 32605
Meredith Lasch	1008 NW 34 th Terrace 32605
Colin Lasch	1008 NW 34 th Terrace 32605

Petition in Support of Rezoning the 300 Tennis and Swim Club

We, the undersigned residents and homeowners of the Libby Heights/Skyline Heights neighborhood, fully support The 300 Club's application to correct their zoning to Recreation.

We understand this is the first step in a process where The 300 Club will be able to create a new driveway into their facility from N.W. 38th Street.

This new driveway will significantly reduce the volume of non-resident traffic that currently must travel through our neighborhood from N.W. 8th Avenue and N.W. 34th Street to access the only driveway that currently serves The 300 Club.

NAME

ADDRESS

WARREN + WINNIE NIELSEN 3524 NW 10TH AVENUE 32605

ANN THOMAS 1005 NW 34TH TERRACE 32605

THOMAS Eddy
Candace Johnson 3474 NW 13th Ave. 32605

BEN WISE 3537 NW 11TH AVE 32605

Rachael Shaw 3506 NW 12th Ave 32605

Gretchen Henberg 1121 NW 36th St 32605

Patience & Jordan Esterbrook 1018 NW 36 St 32605

Likiang & Donny Letteen 1206 NW 36th Terr 32605

Jayne Dose + David Dose 1224 NW 36th Street 32605

Dan Mauley 3462 NW 13th Ave 32605

Petition in Support of Rezoning the 300 Tennis and Swim Club

We, the undersigned residents and homeowners of the Libby Heights/Skyline Heights neighborhood, fully support The 300 Club's application to correct their zoning to Recreation.

We understand this is the first step in a process where The 300 Club will be able to create a new driveway into their facility from N.W. 38th Street.

This new driveway will significantly reduce the volume of non-resident traffic that currently must travel through our neighborhood from N.W. 8th Avenue and N.W. 34th Street to access the only driveway that currently serves The 300 Club.

NAME

ADDRESS

PATRICIA TROAST	3537 NW 10 th Ave	GAINESVILLE	FL
MARIO SHAW	3557 NW 10 th Ave	"	"
JENNIFER GAYN	3557 NW	"	"
Jeff Siegel	1008 NW 36 th St	Gurk	FL
Jon Seusbach	3458 NW 11 th Ave	Gainesville	32605
Rita Bremer	1222 NW 36 Dr.	Gainesville	32605
Stephen Bremer	"	"	"
Liz Theurer	1125 NW 36 th Terr	Gainesville	32605
Jim and Mary Ann Moffett	1028 NW 36 th Terr	Gainesville	32605
CLIVIA ZINKEKING & RAY IVEY	1232 NW 36 th DRIVE	Gainesville	

Petition in Support of Rezoning the 300 Tennis and Swim Club

We, the undersigned residents and homeowners of the Libby Heights/Skyline Heights neighborhood, fully support The 300 Club's application to correct their zoning to Recreation.

We understand this is the first step in a process where The 300 Club will be able to create a new driveway into their facility from N.W. 38th Street.

This new driveway will significantly reduce the volume of non-resident traffic that currently must travel through our neighborhood from N.W. 8th Avenue and N.W. 34th Street to access the only driveway that currently serves The 300 Club.

NAME

ADDRESS

Maureen Cox 1108 NW 36th Street

Barah Vidal 3514 NW 11th Ave.

Sam Epstein 3506 NW 11th Ave

Mauri Nilsen 3469 NW 11th Ave

James E. Urdahl 3469 NW 11th Ave

Ronald Goldstein 3468 NW 11th Ave.

S. J. 3459 NW 11th Ave

Linda Harris 1029 NW 34th Terr.

Willie Harris 1029 NW 34th Terrace

Clint and Amber Kovach 1228 NW 36th Drive

Petition in Support of Rezoning the 300 Tennis and Swim Club

We, the undersigned residents and homeowners of the Libby Heights/Skyline Heights neighborhood, fully support The 300 Club's application to correct their zoning to Recreation.

We understand this is the first step in a process where The 300 Club will be able to create a new driveway into their facility from N.W. 38th Street.

This new driveway will significantly reduce the volume of non-resident traffic that currently must travel through our neighborhood from N.W. 8th Avenue and N.W. 34th Street to access the only driveway that currently serves The 300 Club.

NAME

ADDRESS

Cody Seaburg	3425 NW 10th Ave	✓cburg352@gmail.com
"Sonny" FLORENCIO FERRER	3415 NW 10th Ave	sdn32601@gmail.com
Jennie K. Bain	3405 NW 10 th Ave	
Joseph Toth	3435 NW 10th Ave	✓JTTHERE30@gmail.com
Scott Morse	3453 NW 10 th AVE	
Dean & Bill Haller	3454 NW 10 th Ave	
Ana Meyer Ruiz	3477 NW 10 th Ave	
Mary Thomas	3514 NW 10 th Ave	
Peter Sleasman	3514 NW 10 th Ave	
Carson Plourde	3527 NW 10 th Ave	

Petition in Support of Rezoning the 300 Tennis and Swim Club

We, the undersigned residents and homeowners of the Libby Heights/Skyline Heights neighborhood, fully support The 300 Club's application to correct their zoning to Recreation.

We understand this is the first step in a process where The 300 Club will be able to create a new driveway into their facility from N.W. 38th Street.

This new driveway will significantly reduce the volume of non-resident traffic that currently must travel through our neighborhood from N.W. 8th Avenue and N.W. 34th Street to access the only driveway that currently serves The 300 Club.

NAME

ADDRESS

Charlene Krueger 1129 NW 36th DR 32605

Patricia Rengel NW 36th Terr. 32605

Sue Legger 1231 NW 36th Terr. Con 32605

Florence Turcott 1215 NW 36th Terr 32605

Petition in Support of Rezoning the 300 Tennis and Swim Club

We, the undersigned residents and homeowners of the Libby Heights/Skyline Heights neighborhood, fully support The 300 Club's application to correct their zoning to Recreation.

We understand this is the first step in a process where The 300 Club will be able to create a new driveway into their facility from N.W. 38th Street.

This new driveway will significantly reduce the volume of non-resident traffic that currently must travel through our neighborhood from N.W. 8th Avenue and N.W. 34th Street to access the only driveway that currently serves The 300 Club.

NAME

ADDRESS

Matt Mahoney	1009 NW 36 Terr.
BEN LANSFORD	1008 NW 36 th Terr.
BRITANNI LANSFORD	1008 NW 36 th Terr.
Paul Kirk	1019 NW 36 Terr.
Susan+Del Botcher	3448 NW 12 Ave
Adriane Isenberg	913 NW 36 th Terrace
Lindy Steiler	1108 NW 36 th Terrace
Patrick Hughes	1108 NW 36 th Terrace
Doug + Melinda Selvidge	1109 NW 36 th Terrace

Petition in Support of Rezoning the 300 Tennis and Swim Club

We, the undersigned residents and homeowners of the Libby Heights/Skyline Heights neighborhood, fully support The 300 Club's application to correct their zoning to Recreation.

We understand this is the first step in a process where The 300 Club will be able to create a new driveway into their facility from N.W. 38th Street.

This new driveway will significantly reduce the volume of non-resident traffic that currently must travel through our neighborhood from N.W. 8th Avenue and N.W. 34th Street to access the only driveway that currently serves The 300 Club.

NAME

ADDRESS

Martine Vala

3432 NW 11th Ave Gainesville, FL 32605

Steve Ah

3432 NW 11th Ave Gainesville FL 32605

Petition in Support of Rezoning the 300 Tennis and Swim Club

We, the undersigned residents and homeowners of the Libby Heights/Skyline Heights neighborhood, fully support The 300 Club's application to correct their zoning to Recreation.

We understand this is the first step in a process where The 300 Club will be able to create a new driveway into their facility from N.W. 38th Street.

This new driveway will significantly reduce the volume of non-resident traffic that currently must travel through our neighborhood from N.W. 8th Avenue and N.W. 34th Street to access the only driveway that currently serves The 300 Club.

NAME

ADDRESS

Anne C. Gude 1018 NW 34 Terr

Adrianne Yonky 913 NW 36th Terrace