

Unified Land Development Code Indoor Sports Training Facility

Board of County Commissioners
May 25, 2010



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Background

- ▶ Phoenix Commercial Park submitted an application on April 19, 2009 to allow 'Indoor Sports Training Facilities' in the MS and MP zoning districts
- ▶ Staff identified that this use is a 'Personal Service' and, per the Comprehensive Plan, may be allowed within the Rural Employment Center Future Land Use designation



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Use Table Changes

- ▶ 'Indoor Sports Training Facility', 'Gym or Fitness Center', and 'Dance, art or similar studio' are moved under 'Personal Services'
- ▶ 'ISTF' allowed as a Limited Use in ML, MS, MP zoning districts
- ▶ Spa no longer separately identified in Use Table



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Limited Use Standards

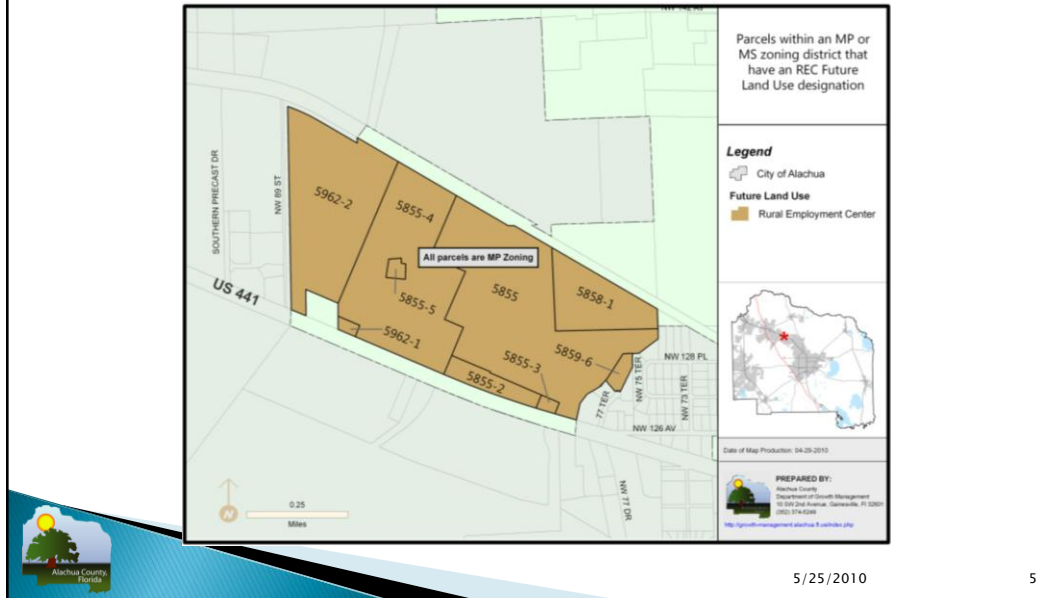
- ▶ Chapter 404, Article 26 created
- ▶ Limited Use Standards for 'ISTF' created
 - Allowed in ML, MS, MP if Future Land Use designation is Rural Employment Center
 - Up to 500 sq. ft. may be used to sell items associated with the sports for which training is provided



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Locations Meeting Standard



New Definitions

- ▶ **Fitness Center:** A place or building where passive or active exercises and related activities are performed for the purpose of physical fitness, improved circulation or flexibility, and/or weight control. Fitness Center may also include incidental accessory uses such as child care for patrons, professional physical therapy services, and incidental food and beverage sales.
- ▶ **Gym:** see “Fitness Center”.
- ▶ **Indoor Sports Training Facility:** An indoor facility that provides training of amateur or professional athletes in a particular sport. These facilities typically operate on a by-appointment basis and provide very small student-instructor ratios. Programs at these facilities are designed to enhance the skills necessary to succeed in a particular sport rather than for general exercise as at a “Gym” or “Fitness Center”.



Revised Definitions

- ▶ **Educational Facility, vocational:** A specialized instructional establishment that provides on-site training or professional, commercial, and/or trade skills. Incidental instructional services in conjunction with another primary use shall not be considered a business and trade school. Indoor training and instruction for professional sports shall be considered an "Indoor Sports Training Facility".
- ▶ **Personal services:** Beauty parlor, shop or salon, barber shop, tanning salon, health and fitness facility, spa, weight control establishment, funeral homes, banquet halls or any similar use.



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Recommendation

- ▶ 1. Conduct the first public hearing of the ordinance and direct staff to conduct the second public hearing at the next available Board meeting.
- ▶ 2. As the Land Development Regulation Commission, find the proposed ordinance consistent with the Alachua County Comprehensive Plan: 2001-2020.



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