



CITY COMMISSION HEARING
MAY 24, 2016



GEOMANTIC DESIGNS
Landscape Architecture
Garden Design and Construction



The Applicant is requesting site plan approval for the demolition and reconstruction of the Riviera Country Club Clubhouse and Fitness Center and reconfiguration of parking lot.

Applicant's Request



Riviera Country Club

Site Data
 Total Site Area – 113 acres
 Future Land Use – Parks & Recreation
 Zoning – Special Use

Property Location

Riviera Golf & Country Club

SW 40th Street
 SW 57th Avenue
 Grand Boulevard
 Blue Road
 Cambo Sand Avenue

North

Riviera Country Club

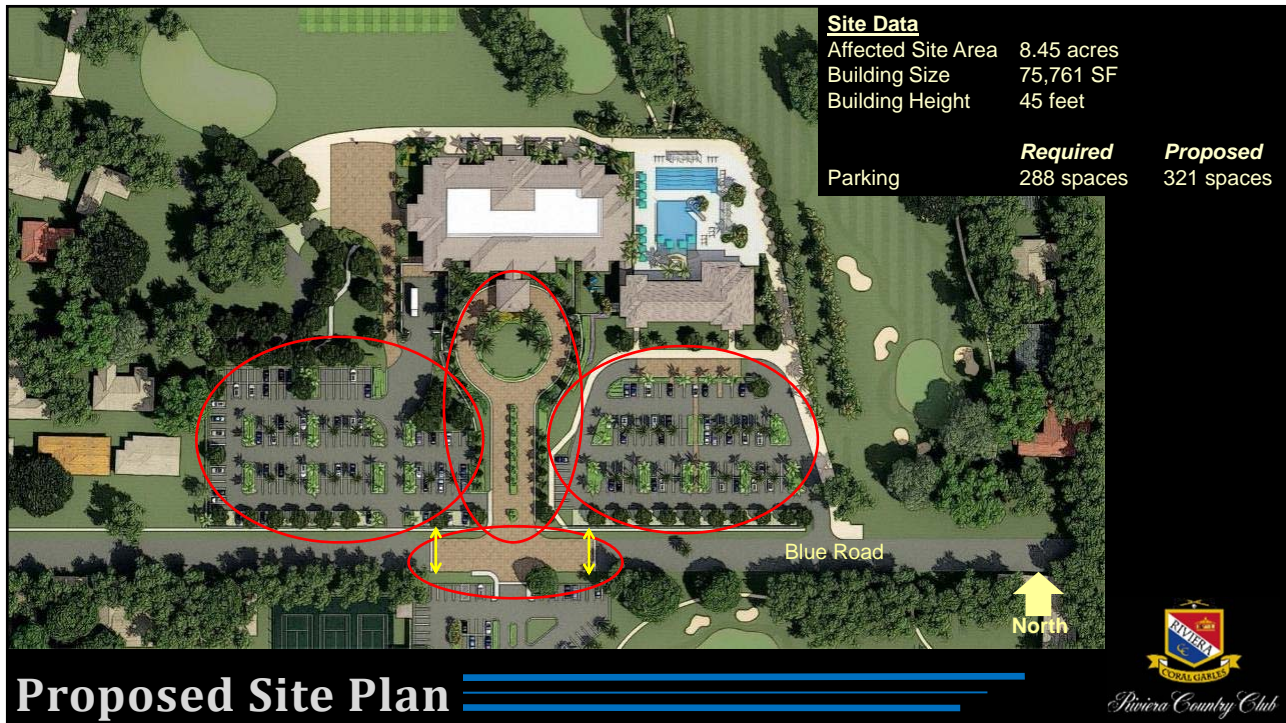
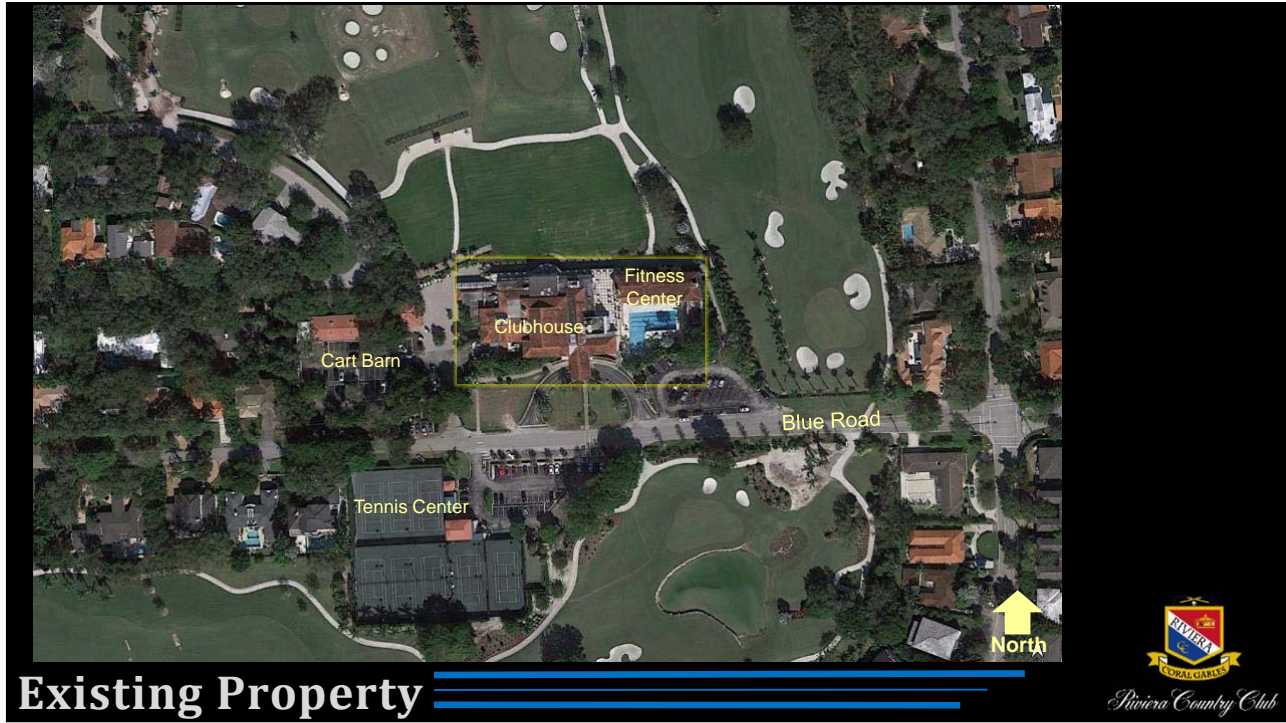
Site Data
 Affected Area – 8.45 acres
 Existing Building – 52,717 SF
 Existing Parking – 186 Spaces

Affected Area

Blue Road

North

Riviera Country Club



Existing



Proposed



	Existing	Required	Proposed	Difference
Building SF	68,592 SF		75,761 SF	+ 7,169 SF
Parking	186 Spaces	288 Spaces	321 Spaces	+ 135/+33 Spaces

Existing vs Proposed



Riviera Country Club



Front Entrance off Blue Road



Riviera Country Club



View from Fitness Center Parking Lot



Riviera Country Club



View of Service Area



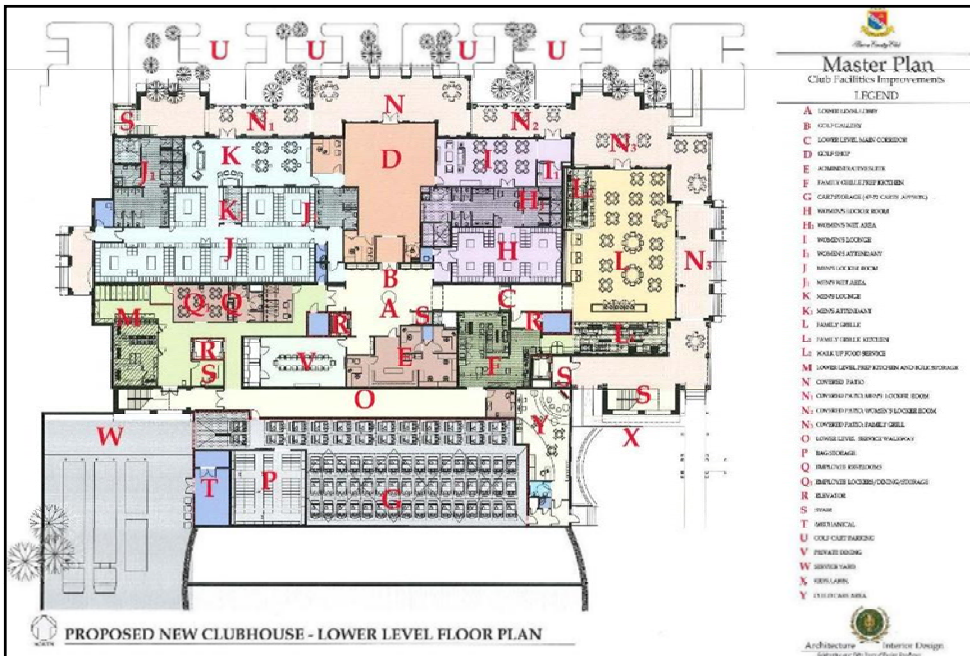
Riviera Country Club



View from Golf Course



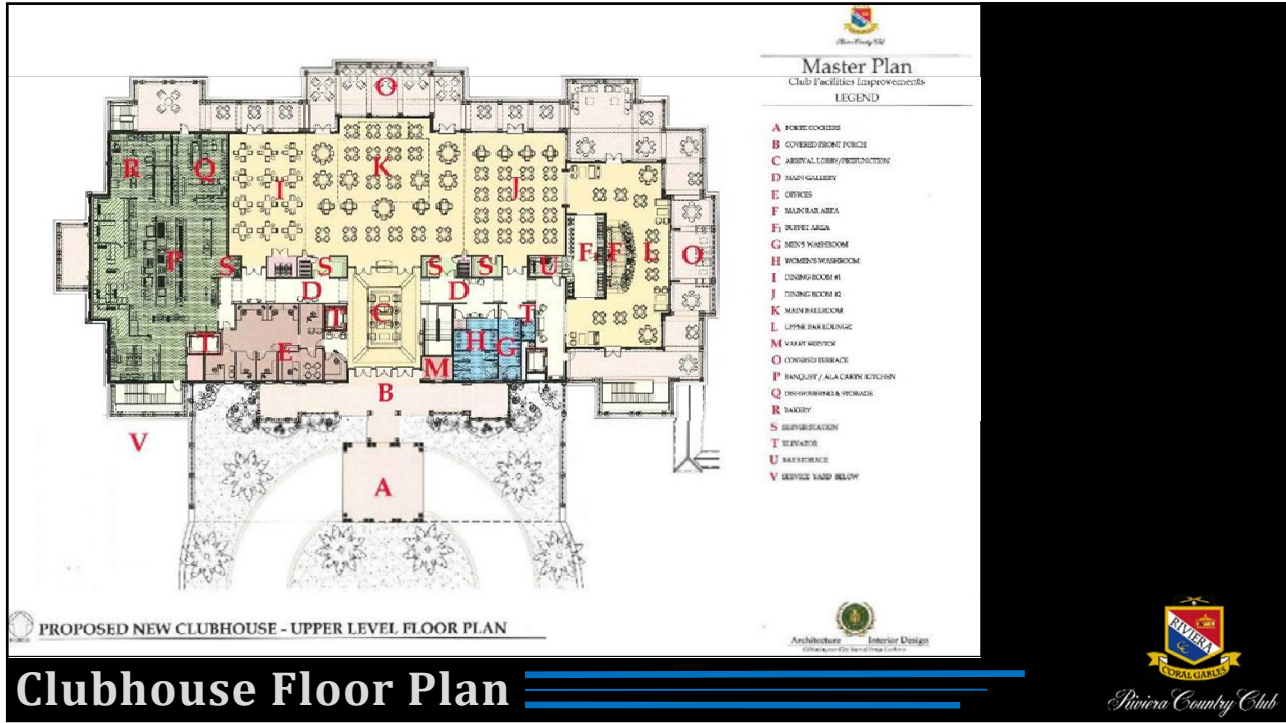
Riviera Country Club



Clubhouse Floor Plan



Riviera Country Club

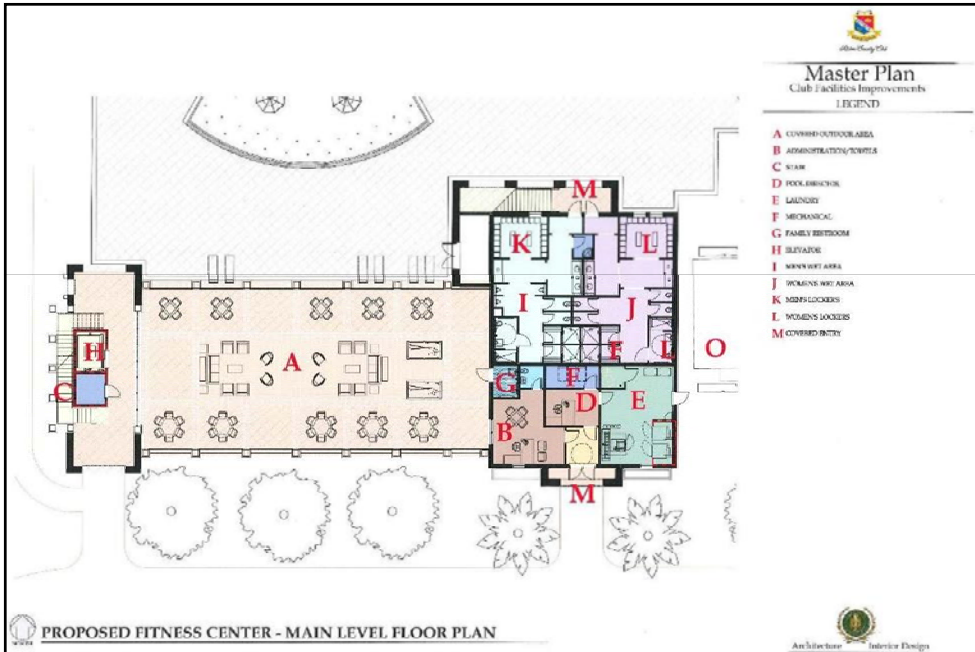




View of Fitness Center




Riviera Country Club



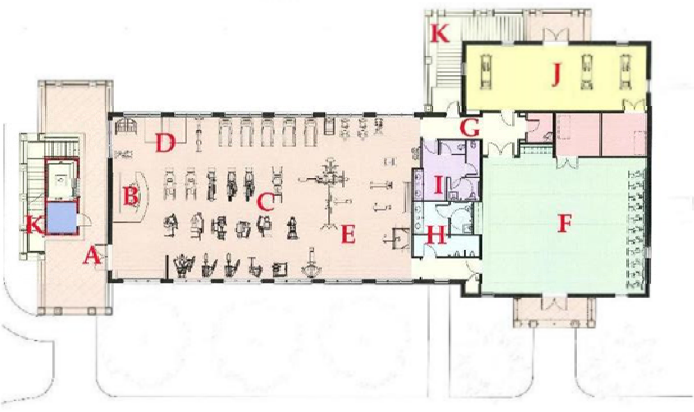
Fitness Center Floor Plan




Riviera Country Club





Master Plan
Club Facilities Improvements
LEGEND



- A MAIN ENTRY
- B RECEPTION/TRAINERS OFFICE
- C CARDIO/SPORTS/STRETCH AREA
- D STRENGTH TRAINING
- E FREE WEIGHTS
- F FLOOR EXERCISE
- G GALLERY
- H MEN'S RESTROOM
- I WOMEN'S RESTROOM
- J PLANTS
- K STAIR


 PROPOSED FITNESS CENTER - UPPER LEVEL FLOOR PLAN



Architecture Interior Design
CORRAL GABLES





Riviera Country Club


Fitness Center Floor Plan





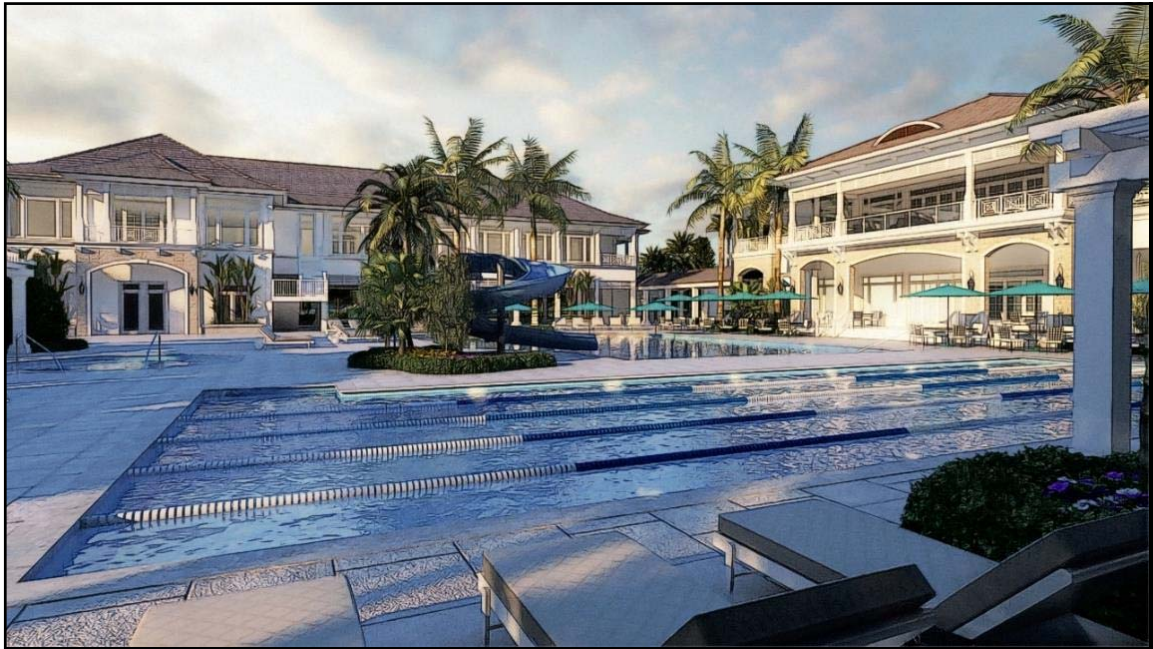
 View of Pool Deck


Architecture Interior Design
CORRAL GABLES



Riviera Country Club

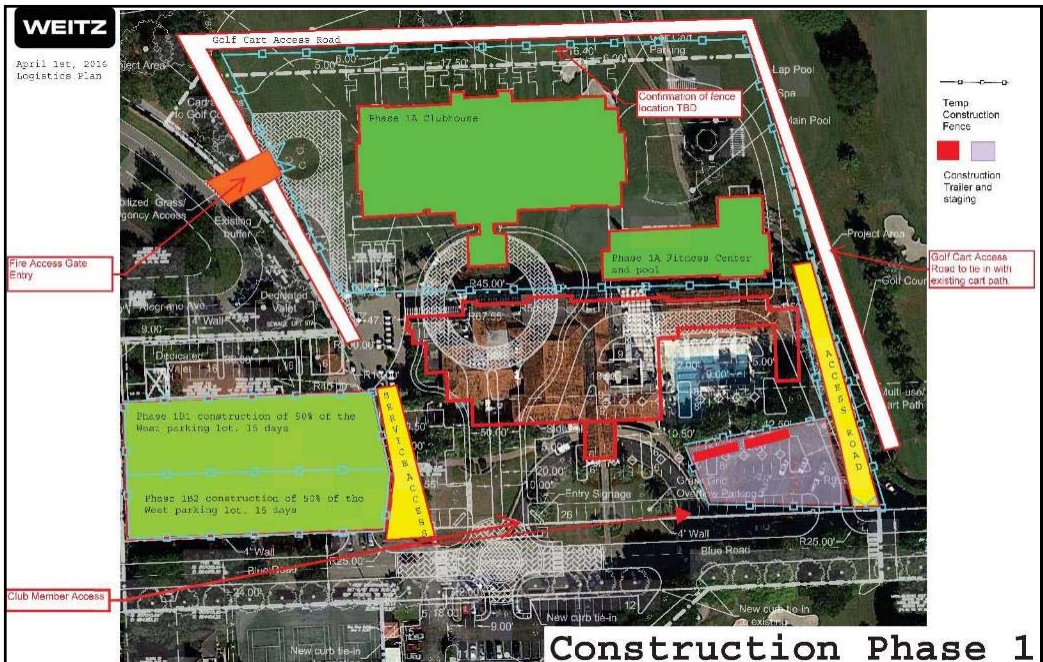
View of Pool Deck



View of Pool Deck



Riviera Country Club

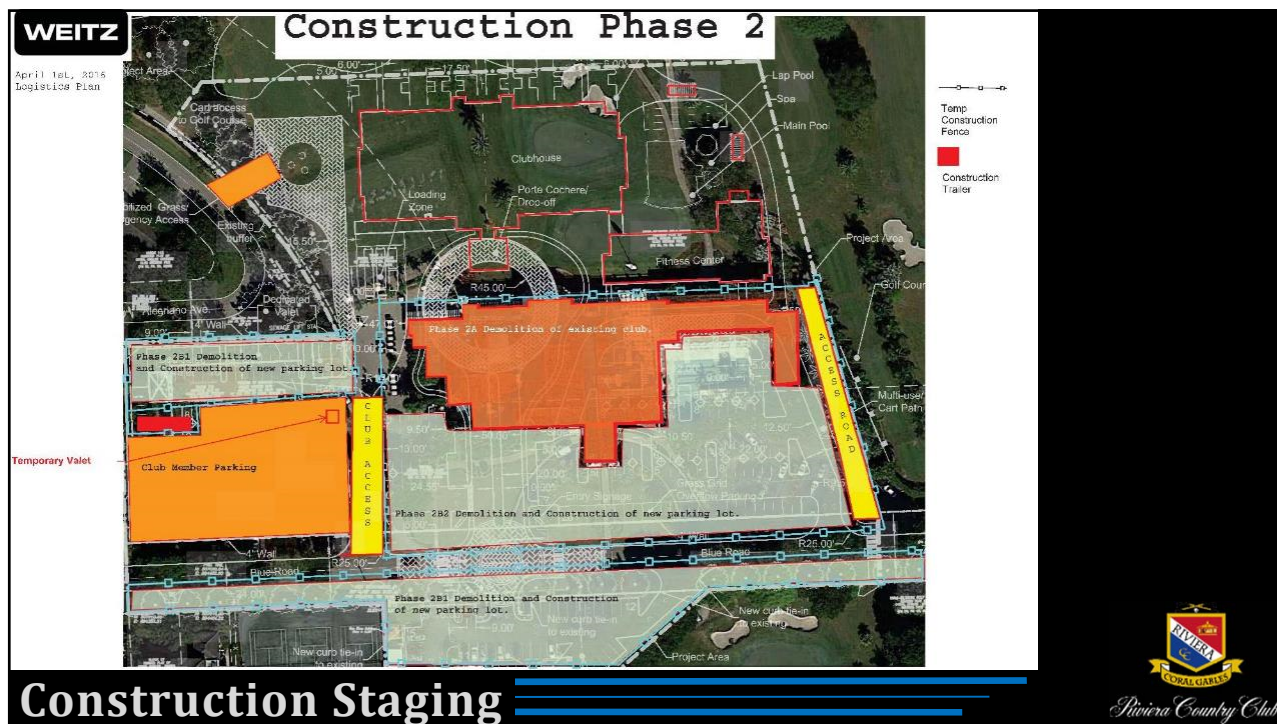


Construction Staging

Construction Phase 1



Riviera Country Club



Construction Staging

Summary

We respectfully request *approval* based on:

1. Staff recommendation of approval
2. Planning & Zoning Board recommendation of approval
3. Significant increase in parking spaces
4. Better pedestrian and vehicular circulation
5. New construction and amenity package
6. Consistent/Compatible with surrounding area
7. Streetscape/Landscape improvements to Blue Road





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