

*Riviera  
Country Club*

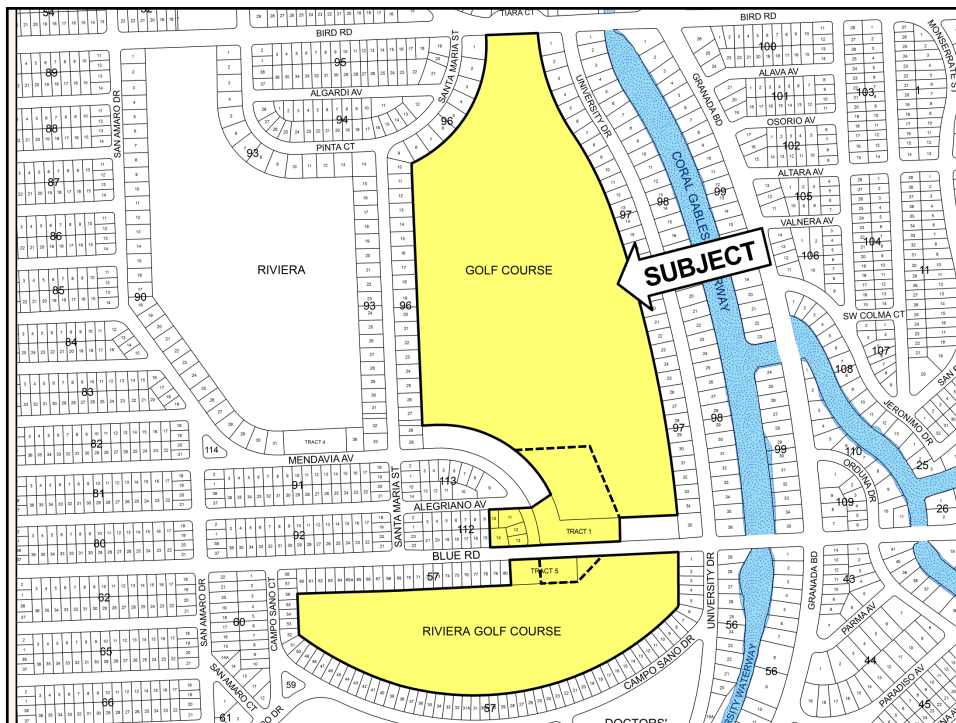
1155 BLUE ROAD

SITE PLAN AMENDMENT

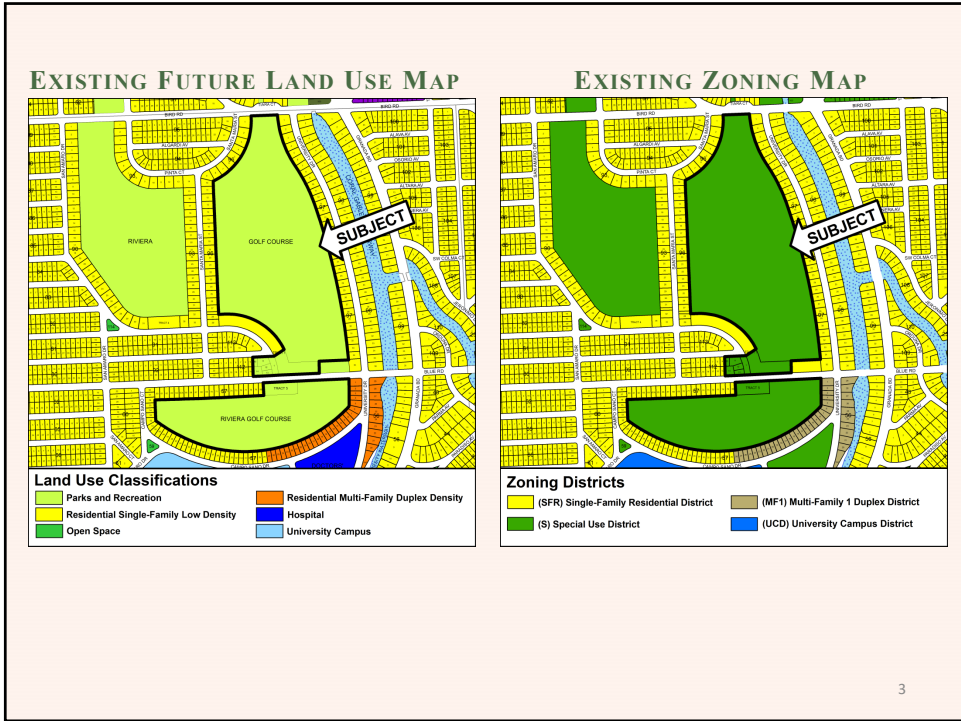
PLANNING AND ZONING BOARD  
FEBRUARY 10, 2021



1



2



3



4

## AERIAL



5

5

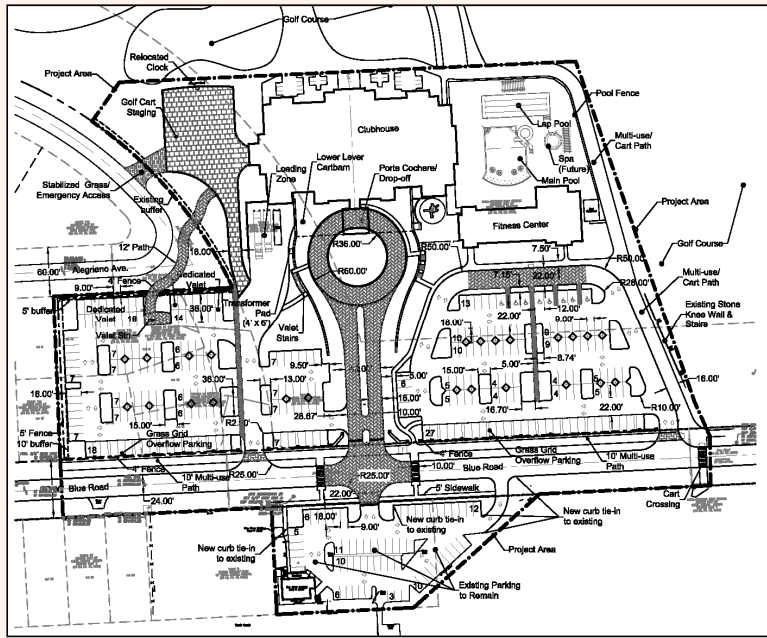
## PROJECT HISTORY

- ❖ IN 2016, THE CITY COMMISSION ADOPTED ORDINANCE NO. 2016-34 GRANTING APPROVAL OF A CONDITIONAL USE WITH SITE PLAN FOR A NEW CLUB HOUSE AND FITNESS BUILDING LOCATED AT THE RIVIERA COUNTRY CLUB, 1155 BLUE ROAD
- ❖ ALSO APPROVED WAS A PARKING LOT WITH 325 PARKING SPACES; AND
- ❖ TEN (10) FOOT WIDE MULTI-USE PATH ALONG BLUE ROAD

6

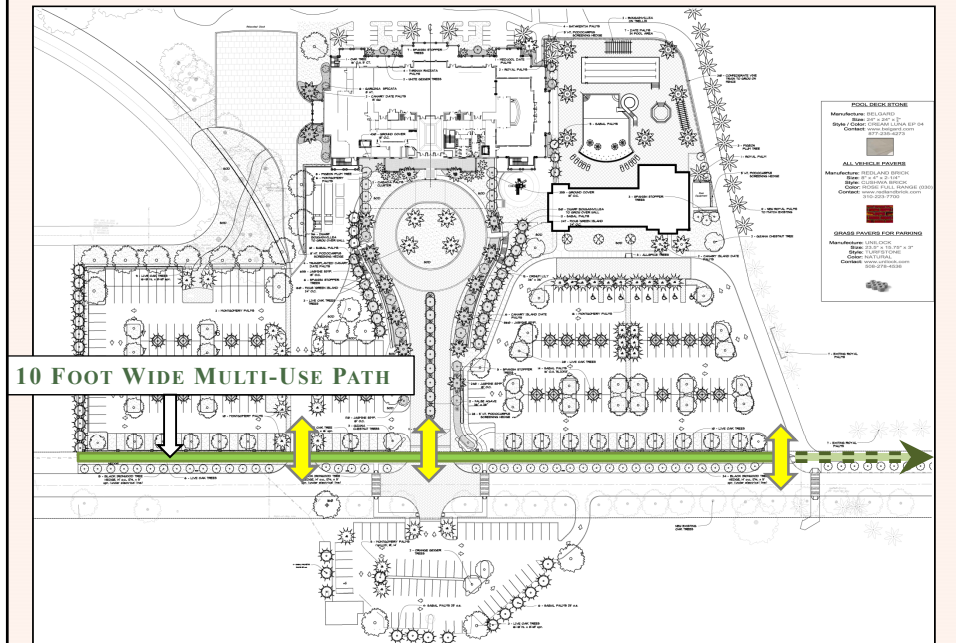
6

# PREVIOUSLY APPROVED SITE PLAN



7

# LANDSCAPE PLAN



8

## SITE PLAN INFORMATION

TYPE	PERMITTED/ REQUIRED	PREVIOUSLY APPROVED
TOTAL SITE AREA	378,972 SQ. FT. (8.7 ACRES)	378,972 SQ. FT. (8.7 ACRES)
FLOOR AREA RATIO (FAR)	0.35 FAR	0.12 FAR
FAR X TOTAL SITE AREA	132,640 SQ. FT.	44,923 SQ. FT.
BUILDING HEIGHT	45'-0"	45'-0"
OPEN LANDSCAPING (35%)	132,640 SQ. FT.	145,926 SQ. FT.

9

## APPLICATION REQUEST

- ❖ CONDITIONAL USE SITE PLAN AMENDMENT
  - ❖ CHANGE FROM CONCRETE PAVERS TO ASPHALT AT THE MAIN ENTRANCE ON BLUE ROAD
  - ❖ CHANGE FROM CONCRETE PAVERS TO THERMO-PLASTIC PAINT AT THE CROSSWALKS
  - ❖ CHANGE FROM CONCRETE PAVERS TO CORAL GABLES BEIGE CONCRETE ON PARKING LOT ENTRANCES
  - ❖ ELIMINATE TWO ON-SITE PARKING SPACES
  - ❖ CHANGE OF STREET TREE SPECIES FROM IRONWOOD TO LIVE OAK

10

10



<b>REVIEW TIMELINE</b>	
<b>1</b>	<b>NEIGHBORHOOD MEETING: 01.25.21</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 02.11.16</b>
<b>3</b>	<b>PLANNING AND ZONING BOARD: 02.10.21</b>
<b>4</b>	<b>CITY COMMISSION 1<sup>ST</sup> READING: TBD</b>
<b>5</b>	<b>CITY COMMISSION 2<sup>ND</sup> READING: TBD</b>

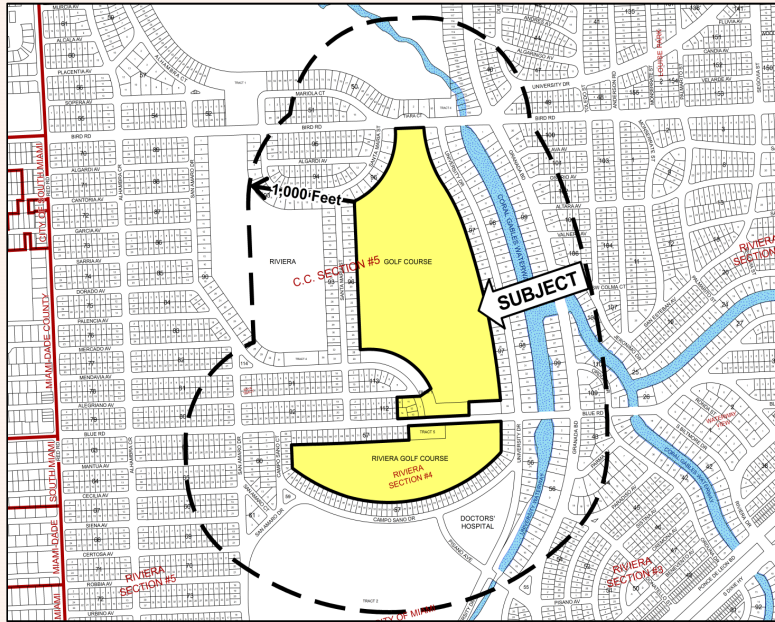
13

<b>PUBLIC NOTIFICATIONS</b>	
<b>THE FOLLOWING HAS BEEN COMPLETED TO SOLICIT INPUT AND PROVIDE NOTICE OF THE APPLICATION</b>	
<b>TYPE</b>	<b>DATE</b>
<b>NEIGHBORHOOD MEETING</b>	<b>01.25.21</b>
<b>COURTESY NOTIFICATION – MAILED TO PROPERTY OWNERS WITHIN 1,000 FEET OF THE PROPERTY</b>	<b>01.28.21</b>
<b>POSTING OF PROPERTY</b>	<b>01.28.21</b>
<b>PZB LEGAL ADVERTISEMENT</b>	<b>01.29.21</b>
<b>POSTED PZB AGENDA ON CITY WEB PAGE/CITY HALL</b>	<b>02.05.21</b>
<b>POSTED PZB STAFF REPORT ON CITY WEB PAGE</b>	<b>02.05.21</b>

14


14

# LETTERS TO PROPERTY OWNERS (1,000 FT)



15

15




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1155 BLUE ROAD

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16