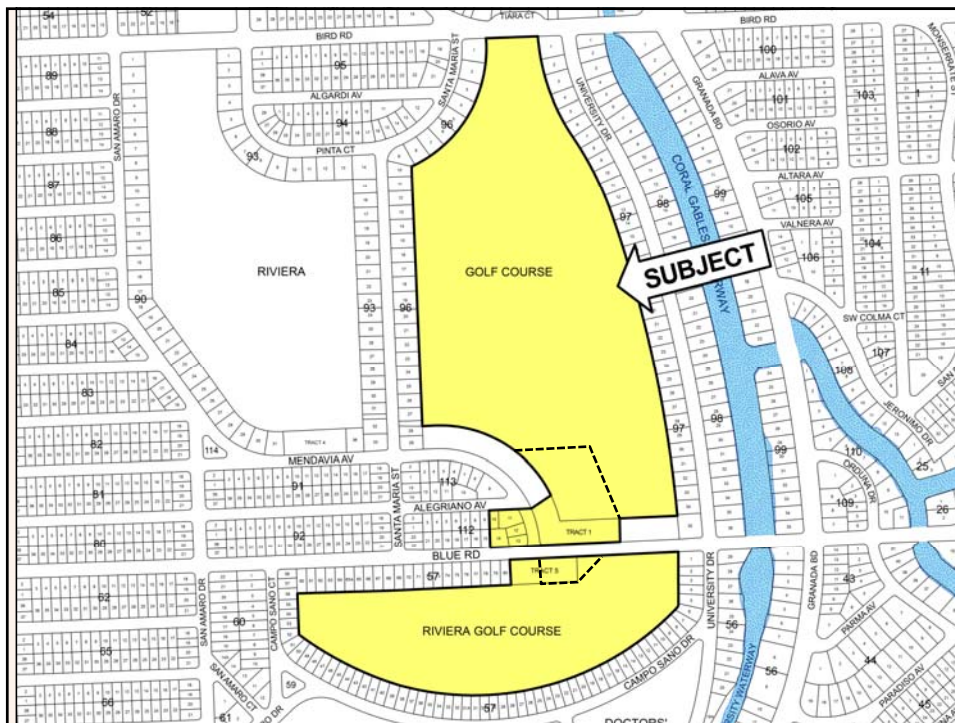



*Riviera
Country Club*

1155 BLUE ROAD

CONDITIONAL USE
SITE PLAN REVIEW

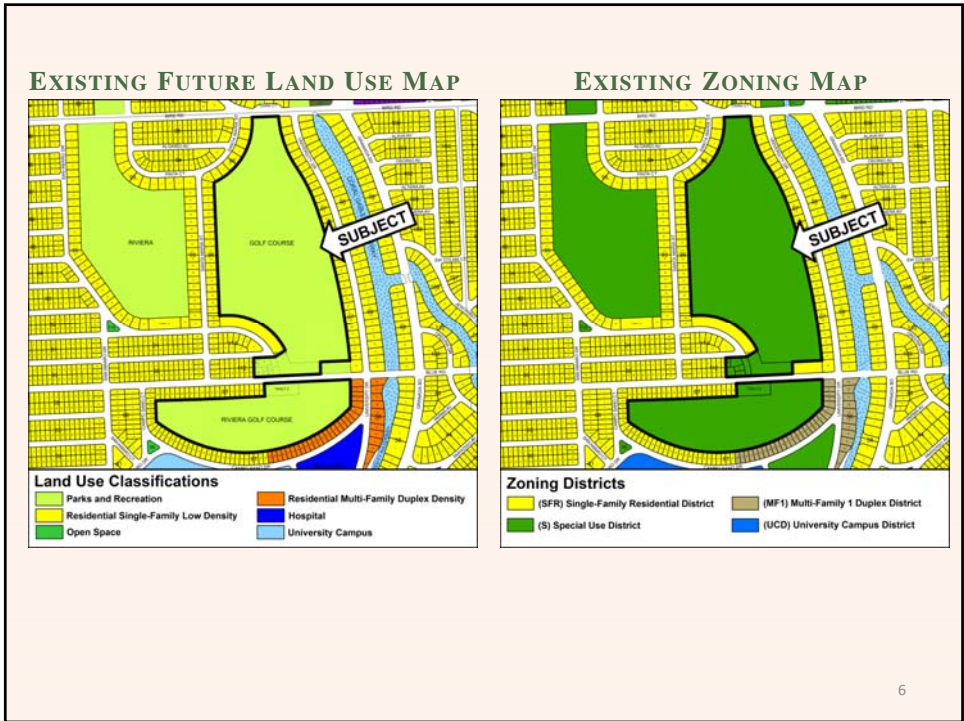
CITY COMMISSION
MAY 24, 2016





GOOGLE MAPS 3D AERIAL



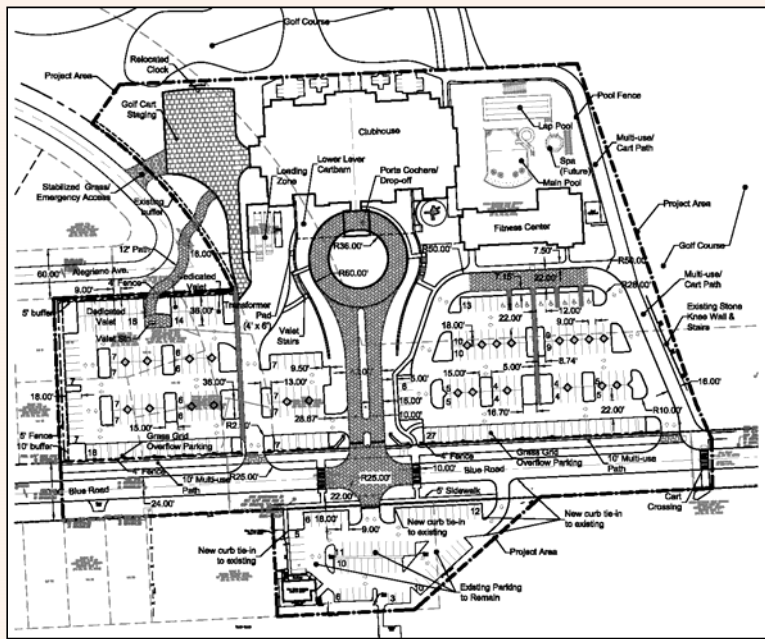


APPLICATION REQUEST

- ❖ CONDITIONAL USE WITH SITE PLAN REVIEW FOR SPECIAL USE (S) ZONED PROPERTY
- ❖ APPLICANT IS PROPOSING TO CONSTRUCT A NEW CLUB HOUSE AND FITNESS CENTER WITH A COMBINED BUILDING AREA OF 44,923 SQUARE FEET
- ❖ WILL REPLACE THE EXISTING COUNTRY CLUB, FITNESS CENTER AND CART BARN THAT HAVE A COMBINED BUILDING AREA OF 52,717 SQUARE FEET
- ❖ THE EXISTING 186 SPACE PARKING LOT WILL BE REPLACED BY AN IMPROVED 325 SPACE PARKING LOT WHICH WILL ELIMINATE THE CURRENT SWALE PARKING ALONG BLUE ROAD

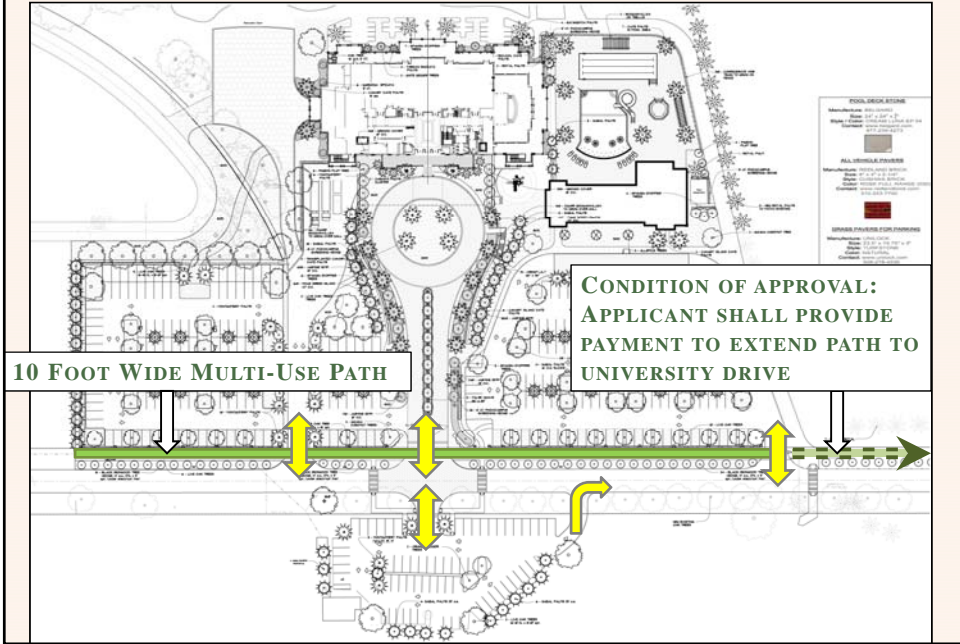
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SITE PLAN

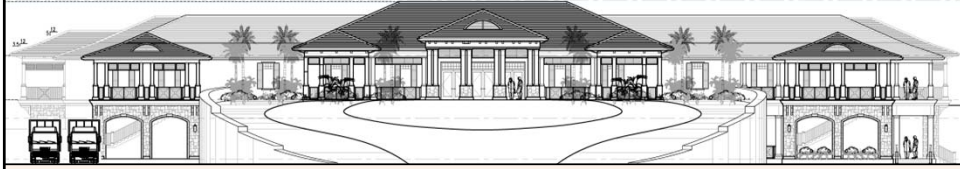


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LANDSCAPE PLAN



COUNTRY CLUB ELEVATION DRAWINGS

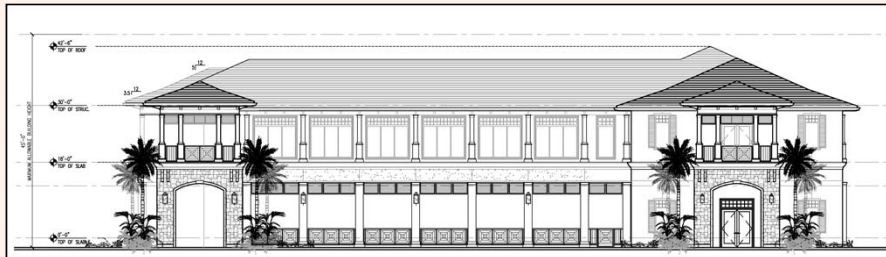


BLUE ROAD (SOUTH) ELEVATION



GOLF COURSE (NORTH) ELEVATION

FITNESS CENTER ELEVATION DRAWINGS



BLUE ROAD (SOUTH) ELEVATION



GOLF COURSE (NORTH) ELEVATION

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REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 08.28.15
2	NEIGHBORHOOD MEETING: 12.15.15
3	BOARD OF ARCHITECTS: 02.11.16
4	PLANNING AND ZONING BOARD: 04.13.16
5	CITY COMMISSION 1ST READING: 05.24.16
6	CITY COMMISSION 2ND READING: 06.14.16

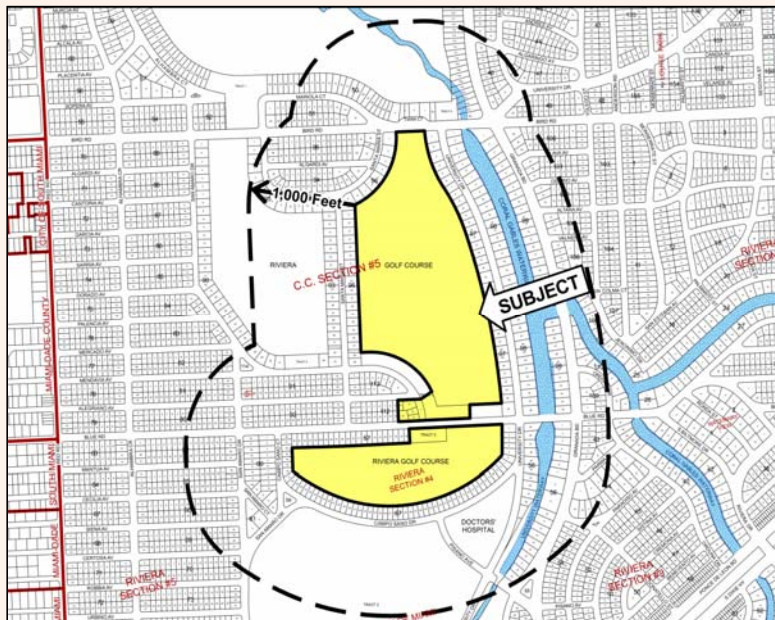
PUBLIC NOTIFICATIONS

THE FOLLOWING HAS BEEN COMPLETED TO SOLICIT INPUT
AND PROVIDE NOTICE OF THE APPLICATION

TYPE	DATE
NEIGHBORHOOD MEETING	12.15.15
COURTESY NOTIFICATION – MAILED TO PROPERTY OWNERS WITHIN 1,000 FEET OF THE PROPERTY	04.01.16
POSTING OF PROPERTY	04.01.16
PZB LEGAL ADVERTISEMENT	04.01.16
POSTED PZB AGENDA ON CITY WEB PAGE/CITY HALL	04.01.16
POSTED PZB STAFF REPORT ON CITY WEB PAGE	04.08.16
CITY COMMISSION MEETING AGENDA POSTED ON CITY WEB PAGE	05.20.16

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LETTERS TO PROPERTY OWNERS (1,000 FT)



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SITE PLAN INFORMATION

TYPE	PERMITTED/ REQUIRED	PROPOSED
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.	---
TOTAL SQUARE FOOTAGE OF BUILDING	---	44,923 SQ. FT.
BUILDING HEIGHT	45'-0"	45'-0"
OPEN LANDSCAPING (35%)	132,640 SQ. FT.	145,926 SQ. FT.

FINDINGS OF FACT

- ❖ **SATISFIES** SEC. 3-401 FOR “PURPOSE AND APPLICABILITY” OF CONDITIONAL USES WITH RECOMMENDED CONDITIONS TO MITIGATE POTENTIAL NEGATIVE IMPACTS ON NEIGHBORING RESIDENTIAL AREAS.
- ❖ **SATISFIES** SEC. 3-408 FOR SITE PLAN REVIEW CRITERIA.
- ❖ **CONSISTENT** WITH THE COMPREHENSIVE PLAN’S GOALS, OBJECTIVES AND POLICIES.

STAFF RECOMMENDATION

- ❖ STAFF RECOMMENDS APPROVAL WITH CONDITIONS OF APPROVAL (PAGES 16-17)
 - ❖ PROVIDE PAYMENT FOR AN EXTENSION OF THE TEN (10) FOOT MULTI-USE PATH ON THE NORTH SIDE OF BLUE ROAD FROM THE EASTERN END OF THE PROPOSED PATH TO UNIVERSITY DRIVE.
 - ❖ PROVIDE “NO LEFT TURN” SIGNAGE FOR EASTERN EGRESS FROM THE PARKING LOT LOCATED SOUTH OF BLUE ROAD.
 - ❖ NO STANDING, STOPPING OR STORAGE OF VEHICLES SHALL BE PERMITTED ALONG BLUE ROAD RIGHTS-OF-WAY, INCLUDING BUT NOT LIMITED TO THE SWALE.

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STAFF RECOMMENDATION

- ❖ ALL TRUCK DELIVERIES MUST BE MADE WITHIN THE SERVICE AREA FROM 7:00 A.M. TO 7:00 P.M. MONDAY THRU SATURDAY. TRASH REMOVAL SHALL ONLY BE PERMITTED BETWEEN THE HOURS OF 7:00 A.M. AND 5:00 P.M. MONDAY THRU SATURDAY.
- ❖ TRUCKS OR OTHER SIMILAR VEHICLES DELIVERING OR PICKING UP GOODS, PRODUCTS, MERCHANDISE, ETC. TO THE FACILITY MAY NOT PARK OR STOP OUTSIDE THE CONFINES OF THE IDENTIFIED SERVICE AREA. ALL SUCH ACTIVITIES SHALL OCCUR WITHIN THE SERVICE AREA.
- ❖ NO OUTSIDE STORAGE OF MERCHANDISE, GOODS OR OTHER PRODUCTS SHALL OCCUR OUTSIDE THE CONFINES OF THE SERVICE YARD ENCLOSURE OR ANY OTHER PORTIONS OF THE SITE.

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STAFF RECOMMENDATION

- ❖ LANDSCAPING THAT EXPIRES SHALL BE REPLACED ON A 1 TO 1 RATIO (CALIBER SIZE LOST SHALL BE REPLACED WITH IDENTICAL CALIBER).
- ❖ PARKING LOT NIGHT LIGHTING SHALL BE REDUCED AFTER 2:00 A.M. TO MINIMUM ALLOWABLE STANDARD.
- ❖ NO AMPLIFIED MUSIC OR SIMILAR ADDRESS/PAGER SYSTEMS SHALL BE PERMITTED OUTSIDE THE CONFINES OF THE BUILDING AT ANY TIME (DAY OR NIGHT).
- ❖ HOURS OF OPERATION OF THE COUNTY CLUB SHALL BE BETWEEN 7:00 A.M. AND 1:00 A.M.

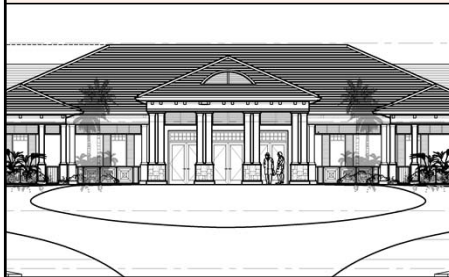
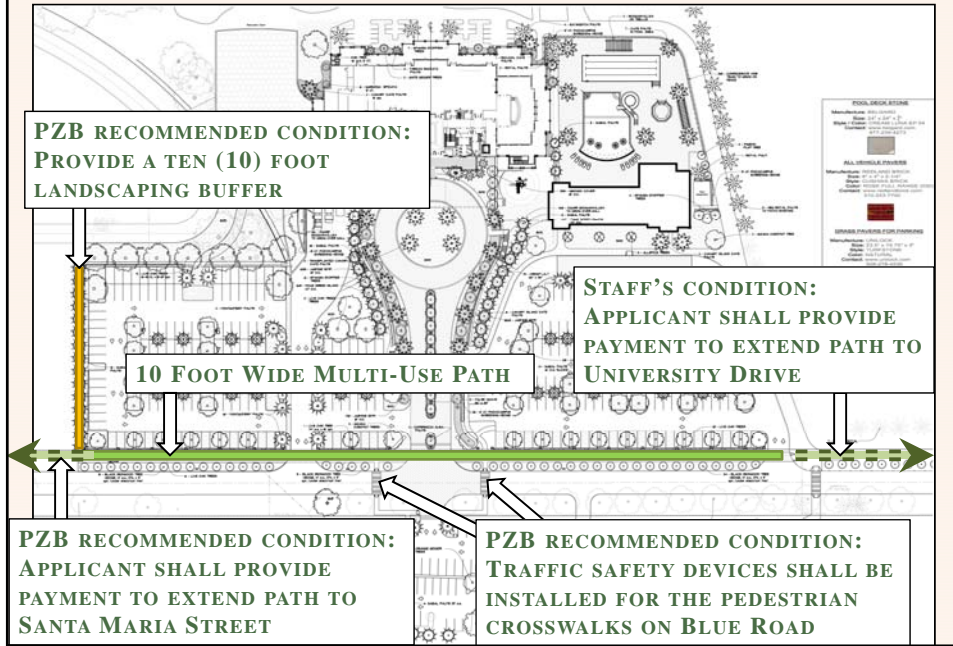
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PLANNING AND ZONING BOARD RECOMMENDATION

- ❖ AT THEIR MEETING ON APRIL 13, 2016 THE PLANNING AND ZONING BOARD RECOMMENDED APPROVAL (VOTE: 6-0) WITH STAFF'S CONDITIONS, INCLUDING THREE (3) ADDITIONAL CONDITIONS:
 - 1) TRAFFIC SAFETY DEVICES SHALL BE INSTALLED FOR THE PEDESTRIAN CROSSWALKS ON BLUE ROAD, SUBJECT TO APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
 - 2) EXTEND THE TEN (10) FOOT MULTI-USE PATH ON THE NORTH SIDE OF BLUE ROAD TO SANTA MARIA STREET.
 - 3) PROVIDE A TEN (10) FOOT LANDSCAPING BUFFER ALONG THE WESTERN EDGE OF THE PROPERTY BETWEEN THE PROPERTY LINE AND THE PROPOSED WALL, SUBJECT TO APPROVAL BY THE DIRECTOR OF PUBLIC SERVICE.

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LANDSCAPE PLAN



Riviera Country Club

1155 BLUE ROAD

CONDITIONAL USE SITE
PLAN REVIEW

CITY COMMISSION
MAY 24, 2016

