

**INDIAN RIVER COUNTY, FLORIDA
M E M O R A N D U M**

TO: Jason E. Brown; County Administrator

THROUGH: Roland M. DeBlois, AICP; Interim Community Development Director

THROUGH: John W. McCoy, AICP; Chief, Current Development

FROM: Scott Rodriguez; Senior Planner, Current Development

DATE: August 30, 2019

SUBJECT: Vero Beach Country Club's Request for Major Site Plan and Special Exception Use Approval for a Fitness Center, Pool, Tiki Bar and Snack Bar [SP-SE-19-07-21 / 99060083-84339]

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners (BCC) at its regular meeting of September 10, 2019.

DESCRIPTION & CONDITIONS

Carter Associates, Inc., on behalf of Vero Beach Country Club, is requesting major site plan and special exception use approval to construct a fitness center, pool, and tiki bar/ snack bar accessory to an existing country club and golf course. The 119.73-acre overall site is located at 800 30th Street (see Attachment 2). The project is zoned RS-3, Residential Single-Family (up to 3 units/acre), a zoning district which requires special exception use approval for a country club and golf course. Vero Beach Country Club currently owns and operates the existing facility. A portion of the golf course is within the City of Vero Beach. The subject major site plan and special exception application is on file with the Planning Division.

The 7.4-acre project site is located on the north side of 30th Street at its intersection with Country Club Drive. The majority of the proposed improvements are located east and north of the existing clubhouse. The project site is proposed to be developed in two phases. The first phase will include a majority of the development, including the accessory buildings, pool, and parking improvements. The second phase consists of a 3,350 square foot second story addition to the proposed fitness center, plus additional parking.

The Board of County Commissioners (BCC) is now to consider the major site plan and special exception use request for the proposed improvements, conduct a public hearing, and approve, approve with conditions, or deny the request. Pursuant to Section 971.05 of the County Land Development Regulations (LDRs), the BCC is to consider the appropriateness of the requested use for the subject site and compatibility of the use with the surrounding area. The BCC may recommend reasonable conditions and safeguards necessary to mitigate impacts and to ensure compatibility of the use with the surrounding area.

Planning and Zoning Commission (PZC) Action

At its meeting of August 8, 2019, the PZC voted 5-0 to recommend that the BCC grant major site plan and special exception use approval of the proposed fitness center, pool, and tiki bar/ snack bar accessory to the existing country club and golf course, with a staff recommended condition that a landscape buffer be installed prior to issuance of a Certificate of Occupancy (C.O.) (see minutes, Attachment 1).

During the August 8 PZC public hearing, commissioners asked staff about compatibility concerns related to the tiki bar and the potential impacts to the residents east of the development area, specifically, how noise and light will be addressed. In response to concerns expressed, staff explained how County regulations and project design address those concerns with setbacks, light shielding, buffering, and screening. In addition, the applicant discussed how operational aspects will be managed to address those concerns including hours of operation, speaker placement, and lighting controls.

ANALYSIS

- 1. **Overall Country Club Site:** 119.73 acres
- 2. **Size of Development Area:** 7.4 acres
- 3. **Zoning Classification:** RS-3, Residential Single-Family (up to 3 units/acre)
- 4. **Land Use Designation:** L-1, Low-Density Residential-1 (up to 3 units/acre)
- 5. **Building Area:** 32,998 square feet (total at build-out)
- 6. **Impervious Area:** 146,722 square feet or 3.37 acres (total at build-out)
- 7. **Open Space:** Required: 40%
Proposed: 55%

Note: Within the 7.4-acre area of development, overall open space is much greater.

- 8. **Off-Street Parking:** Required: Phase I 190 Phase II 202
Proposed: 197 202

- 9. **Phasing:** The project is proposed to be constructed in two phases, as follows:

Phase	Fitness Center Area	Tike/ Snack Bar Area	Pool Area	Parking Spaces
1	4,505 SF	2,414 SF	3,136 SF	49 (new)
2	3,350 SF	NA	NA	5 (new)
Total Build-out	7,855 SF	2,414 SF	3,136 SF	54 (new)

Note: Most site improvements, including all driveways and stormwater management facilities, will be constructed in Phase 1. Phase 2 includes additional building area for the fitness center, and minor parking improvements.

10. **Utilities:** The project will be served by public water and sewer service provided by the City of Vero Beach Utilities Department.

11. **Access and Traffic Circulation:** Access to the project site will continue to be provided from 30th Street via the existing one-way in/ one-way out driveways. Parking lot improvements are proposed during Phase 1, and will include a new asphalt drive aisle that is proposed along the eastern portion of the parking area. Additionally, the drive aisle will also provide access to 13 stabilized compact parking spaces.

The proposed traffic circulation plan has been reviewed and approved by Traffic Engineering and Fire Prevention. Additionally, a traffic impact study (TIS) was not required by Traffic Engineering as the proposed uses would not generate more than 400 average daily trips. Traffic Engineering determined that no other offsite traffic improvements are required or proposed.

12. **Stormwater Management:** The project’s conceptual stormwater design includes regrading and expansion of an existing lake, required littoral zone plantings, and the relocation of a stormwater connection to the lake. All of the project’s stormwater improvements are proposed to be constructed with Phase 1. Public Works has reviewed and approved the project’s conceptual stormwater management design. The final stormwater management design will be reviewed and approved by the Public Works Department via the County stormwater permitting process.

13. **Environmental:** The project site does not contain any special environmental features (e.g. wetlands or vegetated native uplands). Tree and protection mitigation measures have been incorporated into the landscape plan, which includes the relocation of 11 specimen cabbage palms on-site. All nuisance exotic trees will be removed during development.

14. **Landscape Plan:** A landscape and buffer plan has been reviewed and approved for the subject site. With respect to buffering, the plan includes increased vegetation to the existing Type “C” landscape buffer along the east property line. The Type “C” buffer will be located between the adjacent single-family homes and the proposed uses/ additional grass parking. Additional landscaping will also be provided around the perimeter of the fitness center. The landscape plan also demonstrates non-vehicular area landscaping and littoral zone plantings.

15. **Concurrency:** Concurrency is not required because the pool and related improvements are accessory to the overall existing country club.

16. **Surrounding Land Use and Zoning:**

North: Single-family homes & golf course / RS-3
East: Single-family homes / RS-3
South: 30th Street, Main Relief Canal/ COVB Zoning
West: Single-family homes / RS-3

17. **Specific Land Use Criteria:** Pursuant to LDR section 971.40(1), the specific criteria related to Country Clubs are addressed as follows:

1. *Such facilities may include restaurants with alcoholic beverage licenses;*

NOTE: The proposed tiki bar and snack bar will serve food and alcoholic beverages, and will be covered under the Country Club's existing license(s).

2. *No principal or accessory building shall be located closer than forty-five (45) feet to any street line or closer than one hundred (100) feet to any lot line which abuts a single-family zoning district; however, buildings associated with specific uses, such as golf courses and tennis facilities, may be located as allowed by other specific land use criteria that are applicable to that use.*

NOTE: All proposed buildings are located more than 45 feet from any street line and 100 feet from any lot line.

3. *No off-street parking or loading area shall be located closer than twenty-five (25) feet to any residentially designated property. The minimum setback shall be reduced to fifteen (15) feet when the parking lot is located adjacent to a non-residential use.*

NOTE: The off-street parking area is more than 25 feet from any residentially designated property.

4. *Where such uses involve golf courses, tennis courts, marinas or any other recreational uses for which standards are set forth in section 971.40, the proposed use shall also be subject to such standards and procedures, unless a waiver is granted by the decision making body because the standards are not applicable to the type or intensity of use proposed.*

NOTE: All applicable criteria for the existing golf course are identified in section 18 of this report. No other special uses (e.g. tennis courts) are proposed with this project.

5. *All multipurpose recreational clubs authorized herein shall be located either adjacent to a major thoroughfare or located within a project which is adjacent to a major thoroughfare.*

NOTE: The club is integrated into the neighborhood with access from 30th Street which connects to both US Highway 1 and Royal Palm Places. In addition, the club property has frontage on Indian River Boulevard.

6. *All outdoor lighting shall be adequately shielded in order to prevent reflection onto adjacent properties.*

NOTE: The lighting will be adequately shielded and directed downward. Post installation adjustments may be required (if necessary).

7. *A landscaped bufferyard with Type "C" screening, shall be required adjacent to all residentially designated land.*
 - a. *Where the country club is located adjacent to an existing cemetery, place of worship, child care facility, adult care facility, community center, school, or other non-residential use, buffer requirements for each use may be combined into a single Type "C" buffer located between the country club and adjacent use. Joint landscape buffers shall be located in a landscape easement approved by the county, with the consent of the adjacent property owner.*

NOTE: A Type “C” Buffer is existing on the east property line adjacent to residential, which will be supplemented with additional landscaping within the existing buffer.

18. Specific Land Use Criteria (Golf Course): Pursuant to LDR section 971.40(3), the specific criteria to the Golf Course are addressed as follows:

- 1. Golf courses and accessory facilities shall not be interpreted to include freestanding commercial miniature golf courses and/or driving ranges or other unenclosed commercial amusements.*

NOTE: The proposed project does not include any miniature golf, freestanding driving ranges, or other unenclosed commercial amusements.

- 2. No major accessory use or principal building or structure shall be located closer than one hundred (100) feet to any lot line which abuts a residentially designated property; however, the one hundred (100) foot setback may be reduced to normal zoning district setbacks if the use of the abutting residentially designated property is non-residential (e.g. institutional, recreation, community services uses) and if a Type "B" buffer with six (6) foot opaque feature is provided between the building and structures and the abutting residentially designated property.*

NOTE: All proposed accessory buildings are located more than 100 feet from any property line.

- 3. Golf courses shall, to the most reasonable extent, retain and preserve native vegetation over at least thirty (30) percent of the total upland area of the course due to their characteristically high water demand and heavy nutrient loads.*

NOTE: Native vegetation greater than 30 percent of the total upland area has been retained and preserved. No native habitat is being impacted with this project.

- 4. The golf courses shall be designed so that any lighting is shielded and directed away from residential areas.*

NOTE: The lighting will be adequately shielded and directed downward. No “golf course” lighting is being proposed.

- 5. Type "B" screening shall be provided between golf maintenance facilities and adjacent residentially designated property within two hundred (200) feet of the golf maintenance facility.
 - a. Where the golf maintenance facility is located adjacent to an existing cemetery, place of worship, child care facility, adult care facility, community center, school, or other non-residential use, buffer requirements for each use may be combined into a single Type "C" buffer located between the golf maintenance facility and adjacent use. Joint landscape buffers shall be located in a landscape easement approved by the county, with the consent of the adjacent property owner.**

NOTE: No new golf maintenance facilities are proposed. Therefore, this criterion does not apply.

RECOMMENDATION

Staff recommends that the BCC grant major site plan and special exception use approval for the fitness center, pool, and tiki bar/ snack bar accessory to the existing country club and golf course, with a condition that, prior to issuance of a Certificate of Occupancy (C.O.), the Type “C” buffer shall be installed per the project landscape plan.

ATTACHMENTS

1. Draft August 8, 2019 P & Z Minutes
2. Location Map
3. Aerial
4. Site Plan
5. Landscape Plan