

STATEMENT OF USE – REVISED SEPTEMBER 26, 2018

Special Exception Application for Lifestyle Center by the Country Club of Florida

The Country Club of Florida (“CCF”) is a private country club in the Village of Golf (“Village”). After much deliberation and long-range planning with its members, many of whom are residents of the Village, CCF is pleased to formally request special exception approval for the proposed Lifestyle Center. The vision for the Lifestyle Center is to create a first-class space for “short duration” recreational activities such as fitness training, spa services and swimming that would complement the existing amenities and activities existing at CCF, while respecting the Village’s charming residential environment with abundant landscape buffering and architecturally pleasing split level building design. As discussed more fully below and evidenced by the revised plans and supporting documents resubmitted to the Village in response to feedback received from the Village Council at the July 2018 hearing, CCF believes the Lifestyle Center application complies with all applicable special exception criteria provided in Section 10.05 of the Village Land Development Regulations and, therefore, respectfully requests approval of the application.

Background and Project Description

For over four years, CCF has been actively engaged in a long-range planning (“LRP”) process which analyzed, among other things, ways to enhance the experience at the Club for existing members and what types of new amenities might attract new members to CCF. The dominant conclusion of the LRP process was CCF needed to improve its “short duration amenities” such as fitness, spa services, aquatics, croquet, and golf training, to remain competitive with peer golf clubs in South Florida, as the top-tier clubs in gated communities have premium exercise and pool facilities. CCF has a small fitness center and pool that see little use. Naturally, the issue arose as to where to provide these new amenity areas.

The members of CCF evaluated many sites for the new building and ultimately selected an undeveloped area on the north side of CCF near the existing croquet courts and across Country Road from Village Hall. This unique site, with its gentle slope, allows for a creative building design that conveniently serve the needs and desires of members participating in croquet activities, fitness/wellness activities, aquatics, golf practice, and, importantly, preparation for golf. It is also particularly proximate to CCF’s existing parking area, making it easier for members to access the shorter-duration activities.

The size and layout of the facility was developed through a comprehensive process that established the programs and services that would entice current members to use the facility and would serve to attract new members. The process involved extensive analyses and advice from a leading club fitness industry consultant, a leading private club industry consultant, advice from Peacock & Lewis, visits to comparable South Florida clubs and discussions with their managers, and discussions and input from CCF members, including multiple open sessions where comments, questions, and suggestions from members were taken into account. The result of this

exhaustive four year process was CCF's Board of Governors and its LRP Committee concluding that the Lifestyle Center required a minimum of 9,000 square feet of "program space" and the best location would be the undeveloped land across from Village Hall.

CCF put the Lifestyle Center proposal to a membership vote and 62% voted in favor, and members of CCF who live in the Village voted 64% in favor.

The following alternative locations were considered for the Lifestyle Center: (1) additions to the clubhouse; (2) the parking lots adjacent to Village Hall; and (3) the Oasis location. None of the alternate locations was deemed adequate for a building/addition of this size. The existing parking lot currently has a capacity of 199 vehicles. Over 85 spaces would be lost if the Lifestyle Center and pool, with significant landscaping, were placed in the parking lot. The proposed enjoyment of the facility by our croquet players would be lost. Enjoyment of the pool would be hindered by proximity to Golf Road. The Par Club Oasis location was not recommended for multiple reasons: a building of this size would be totally out of place in this residential area of small homes. Its remote location would be inconvenient for golf-related fitness, and members who do not live in the Village would not be supportive because they perceive the Oasis as being part of the Village, not the Club. The "Best Practice" is to have Lifestyle Centers in stand-alone buildings but on the main campus of a club.

Like the Clubhouse site, this unique site has a significant grade change of nearly thirteen feet from the croquet court elevation of +23.8 feet above sea level down to pond water elevation of + 10.9 feet above sea level. This grade change enabled the architect to design a two-story building, similar to the clubhouse, where much of the lower level of the building is subterranean and mostly hidden from view and preserves as much open space around the building as possible. The building's footprint will be approximately 5,500 square feet, which is comparable to many homes in the Village.

This site is surrounded by mature vegetation. Like the new clubhouse when it was designed and built, this new building was designed and sited to allow this mature landscaping to remain in place and be supplemented with new landscaping giving it an established and historic look when it opens. Moreover, in this location, the existing parking lot, cart paths, and space around the facility can be used confidently for those coming to the facility on foot, golf cart, bicycle and automobile.

In the proposed location, the building is conveniently located and specifically designed to provide: covered viewing of the croquet court from the west porch (centered on the croquet court and elevated 4 feet above the croquet court); access to the golf stretching studio from the west porch (closest access to and overlooking the golf course and golf practice facilities); access to washrooms at the pool deck level for golfers and croquet players not wanting to return to the clubhouse; and convenient access for those picking up mail at Village Hall and wanting to meet fellow members at the Lifestyle Center for a cup of coffee and relax poolside, read a paper, or check their electronics.

To accommodate concerns raised by the Village Council at the July 2018 hearing relative to the initial plans, CCF proposes the following changes to the design of the Lifestyle Center:

- The overall building height has been reduced by 5 feet so that the maximum height is 30.5 feet above Country Road; the height when viewed from the golf course will be 21.7 feet from the Cooper Hawk Tee Box and 23.1 feet from the Osprey Tee Box; the height when viewed from the croquet court will be 24.7 feet;
- The Elevator has been moved from the north side of the building to the east side, increasing the setback on the north side to a range of 50 feet to 54 feet from the centerline of Country Road;
- The drop-off area on the north side has been removed and the landscaping buffer has been extended across the entire length of the north side, except for a break to allow for the golf cart path and a new sloping sidewalk (1:20) down to the pool deck;
- These design changes will result in a reduction of approximately 1,000 square feet in building size. There will be approximately 9,100 square feet of program space, 1,700 of unfinished lower level space for future expansion and 900 square feet of covered porches. The building's footprint will be 5,500 square feet, which is comparable to many homes in the Village.

The proposed Lifestyle Center's size, location, and design represent the culmination of careful study, collaboration, and significant effort, including thorough consultation with an architect residing in the Village that is unaffiliated with the project. Any delay in approval will cause the project's costs to increase. The project was analyzed, hotly debated, and finally approved by a significant majority of those CCF members who reside in the Village of Golf as well as all of its members. It is expected to bring about a positive change in dynamics of our club and its amenities that benefit the community. With the latest changes to the plans, CCF hopes the Village Council finds the proposal to be compatible with the area and neighboring uses.

Criteria Analysis

As explained herein, the Lifestyle Center application complies with the Village's special exception criteria. The criteria are listed below with CCF's justifications provided in bold.

Pursuant to the Village's Land Development Regulations, Section 10.05.B., special exception uses and their related accessory uses . . . shall be permitted only upon authorization of the Village Council provided that such uses shall be found by the Village Council to comply with the following requirements and other applicable requirements as set forth in this ordinance:

1. That the proposed use is a permitted special exception use as listed in the zoning district in which it is proposed.

The property selected for the Lifestyle Center is located in the “Recreation/Open Space” Zoning District. The “Recreation/Open Space” Zoning District indicates the following uses are permitted: one private country club, including all necessary appurtenances, such as a clubhouse with restaurant, bar, offices, locker rooms and other facilities, and swimming pools, tennis courts, golf shop, employee quarters, caddie house, shelters, maintenance buildings and garages and any other structures, drainage ditches and other facilities necessary to the proper and efficient operation of the land and water uses for Recreation and passive open spaces. All new development consistent with the above is treated as a permitted special exception use. Accordingly, the Lifestyle Center is a permitted special exception use.

2. That the use is so designed, located, and proposed to be operated so that the public health, safety, welfare and morals will be protected.

From a common sense perspective, nothing about a private club’s Lifestyle Center with exercise, aquatic, therapeutic, and light refreshment areas actually raises genuine public health, welfare, or moral concerns. Notwithstanding this fact, CCF, and its architect and landscape architect, have expended substantial effort to ensure the design, location, and operation of the Lifestyle Center will have no negative impacts on the Village and its residents.

Specifically, the building was designed to focus activities either indoors or away from Country Road and deemphasize the height of the building. Layered, thick landscaping has been proposed on the north side of the building to screen the structure and activity from the street, and the pool deck is actually substantially lower than road, making activity in the pool area virtually invisible to passersby. The architecture for the Lifestyle Center is clean and timeless, with a reasonable amount of windows, consistent with the existing Clubhouse, rendering it visually appealing to the trained eye but inoffensive, at worst, to the masses. Moreover, the air conditioning and associated systems will be completely hidden from view.

The location of the building is a source of contention from the opponents of the project. Those individuals not in favor of the Lifestyle Center contend its proposed location is too close to Country Road and better suited for some other area on CCF property. In response to these concerns and related comments from the Village Council, the Applicant revised the plans to remove the drop-off area along Country Road and relocate the elevator entrance. These changes increased the building setback along Country Road to a range of 50-54 feet. It is important to note there is no setback requirement for structures in the “Recreation/Open Space” Zoning District. Notwithstanding this fact, the proposed setback for the structure is now consistent with the 50-foot setback required of residential properties in the Village.

More importantly, the Lifestyle Center and its pool are separated by hundreds of feet of space and a pond from the closest private residence. This distance alone eliminates any realistic concern about negative impacts from the Lifestyle Center. As explained above in the Background section, the location of the building makes lots of sense from the

majority of CCF members' perspectives. Situating the Lifestyle Center at this site will make it easy for members to park across the street and access the facility quickly. The location will also allow golfers to stretch, use rest rooms, and grab a beverage prior to their rounds, as the first tee is adjacent to the building. Moreover, Village Hall, which serves as the Post Office and Library for the Village, is across the street, making this little area somewhat of an "activity center" for residents to informally congregate and chat with Village staff and other residents. Thus, a gym and pool are sensible additions to this part of town.

Regarding the proposed operation of the Lifestyle Center, CCF has engaged in extensive analysis of and revision to the proposed operation plans to prevent any negative impacts. The pool will only be open from dawn to dusk. Large trucks will not make regular deliveries to the building, but rather deliveries will be routed to the Clubhouse and brought to the Lifestyle Center by golf cart. Similarly, trash will be taken away daily by a golf cart rather than providing dedicated dumpsters that can attract rodents. Instead of offering full restaurant service, the facility will only offer coffee drinks, smoothies, and light bites. During season, 5 employees and 5 independent contractors will staff the building. When not in season, the staffing will reduce down to 5-6 people. Lighting for the Lifestyle Center is proposed to be minimalistic with focused use of wall sconces. No permanent lighting is proposed for the pool area.

Pedestrian, cyclist, and vehicular interaction is another key area of concern for CCF. As a result of consultation with the Village's planner and feedback from the Architectural Review Board, CCF proposes adding a crosswalk with signage in between the building and the parking lot across Country Road to alert vehicles of pedestrian activity. CCF also added bicycle racks to the southwest corner of the building to encourage bicycle use. Moreover, a dedicated parking area, within the existing CCF parking lot, was added to the plans to clearly delineate how parking for the Lifestyle Center would be accommodated. 23 standard parking spaces, 1 handicapped parking space, and 14 golf cart parking spaces will be provided for Lifestyle Center users, right next to the proposed crosswalk. Employee parking will take place on the west side of the lot. Finally, please see the Traffic Statement provided which clearly concludes the Lifestyle Center will have a statistically insignificant impact on traffic in the Village.

3. That the use will not cause substantial injury to the value of other property in the Village.

As explained above, the members of CCF discussed the Lifestyle Center with country club consultants and were advised it was a strategic imperative for the long-term viability of the Club. The addition of the Lifestyle Center will make CCF more desirable for new members. A stronger membership base will strengthen the Club, which in turn will only cause property values to increase in the Village.

4. That the use will be compatible with adjoining development and the proposed character of the land class where it is to be located.

The proposed use is consistent with and complimentary of the existing golf course uses. It is also compatible with suburban activities, which are the predominant use outside of the club. The Lifestyle Center is intended to be a low-key exercise and swimming facility. These uses are consistent with people going for bike rides, walking their dogs, and driving to and from their homes.

5. That adequate landscaping and screening is provided as required herein.

Please see landscaping plans. The landscaping is abundant, and more was added after consultation with the Village Planner and removal of the drop-off area and relocation of the elevator. Mature oaks exist along the road to screen the building, and a tiered hedge is proposed along the pool area to further screen that area. An added benefit of relocating the the elevator is none of the live oak trees along Country Road will need to be removed, preserving the existing tree canopy.

6. That adequate off-street parking and loading is provided, where required, and ingress and egress is so designed as to cause minimum interference with traffic or abutting roadways.

The Village's Land Development Regulations do not have a parking requirement for Recreation/Open Space use or golf course uses. Moreover, based on the Institute of Transportation Engineers Parking Generation Demand Statistics, the required number of parking spaces for golf courses and accessory uses is based on the number of golf holes alone. Most land development codes do not require that separate parking be provided for accessory uses. Notwithstanding the foregoing, currently, CCF has a parking lot that can park 199 vehicles and a valet parking option that is preferred by most members. In an effort to address concerns about perceived parking impacts from the project, CCF will dedicate parking in its existing parking lot for the Lifestyle Center. Again, based on Institute of Transportation Engineers Parking Generation Demand Statistics, the proposed use would require at most 20-30 parking spaces and 1 handicapped parking space, which is what CCF proposes adjacent to the proposed crosswalk, along with 14 golf cart parking spaces.

7. That the use conforms to all applicable regulations governing the land use where located.

The proposed Lifestyle Center uses conform to all applicable regulations governing the land use where located. The uses are all permitted uses in the "Recreation/Open Space" Zoning District.

8. That the use meets all the requirements in the land development regulations and conforms to the comprehensive plan.

The use meets all requirements in the land development regulations and conforms to the Comprehensive Plan. As discussed above, the uses proposed are permitted in the associated zoning district. There are effectively no other land development regulations for

uses in the “Recreation/Open Space” Zoning District. With regard to the Comprehensive Plan, Chapter 7 addresses the “Recreation/Open Space” land use areas. Goal 1.0.0 of Chapter 7 states, “Preserve and protect open space and recreational areas.” CCF is the primary open space and recreational area in the Village. The Lifestyle Center is intended to strengthen CCF and promote its long-term viability. The Lifestyle Center, fundamentally, will help preserve and protect open space and recreational areas in the Village. Failure to support advancement of the Club via the Lifestyle Center will endanger the long term health CCF, as is seen at countless country clubs closing and being converted to residential development throughout South Florida.

Conclusion

The majority of the members of CCF and Village residents are excited about the opportunities and future of the Club presented by the Lifestyle Center. CCF believes the special exception application, along with the revised supporting documentation submitted, explicitly complies with the criteria for special exceptions. Accordingly, CCF respectfully requests approval of the application.