

DEVELOPMENT DESCRIPTION

The applicant has submitted a site development plan showing two buildings showing a total of 4,448 square feet with a lagoon pool for the first phase of the 11.28 acre recreational area. The main building will include a gym and office. The small building in the rear of the site will provide bathroom facilities. There is also an area delineated for pool equipment which will be fences and screened with landscaping. The remaining acreage less approximately one acre for a drainage retention area for the future residential development, shall remain natural until future site plans are submitted. The project shall be developed concurrent with the development of Phase 2 of the Rookery Subdivision. No certificate of occupancies can be issued for the site until the completion and recording of the final plat for Phase 2 of the Rookery Subdivision.

PARKING, LOADING, & STACKING

The plan shows 95 onsite parking spaces and 4 handicapped spaces. The spaces provided exceeds the 30 spaces that are required.

DRAINAGE RETENTION

Drainage retention is captured as part of the phase 2 subdivision plan. The drainage for this site will be conveyed to Stormwater retention pond #18 which is to the north and east of the Amenity Center across Pearce Boulevard. The site will be elevated to address floodplain requirements.

TRAFFIC AND ACCESS

The plan shows access off of Pearce Boulevard and Banyon Tree Court. The site cannot be occupied until the completion of Pearce Boulevard and Banyon Tree Court which is included as part of the Rookery phase 2 subdivision plan. Traffic for the site will be for the residents of the Rookery subdivision. The traffic study for the Rookery subdivision was approved in 2022.

UTILITY CONNECTIONS & SOLID WASTE

The new buildings will connect to City utilities for electric and sanitation. Sanitation shall be provided onsite – verification work orders cannot be completed at this stage. The Clay County Utility Authority shall provide water and sewer.

LANDSCAPE PLAN

Due to the site elevation, existing vegetation will be removed on the 3-acre site. The remaining 7 acres will remain natural and count towards complying with the tree preservation requirement. The total tree planting provided for the site is 77 trees and a combination of onsite trees and trees provided as part of the Phase 2 subdivision plan shall be provided that comply with the City's perimeter and interior tree planting requirement.

Attachments:

1. Site Plan
2. Application

STAFF RECOMMENDATION

Staff recommends approval of the Rookery Amenity Center Site Development Plan subject to showing dumpster location onsite.

Recommended Motion:

Motion to recommend to City Council approval of the Rookery Amenity Center Site Development Plan subject to staff comments.