

ITEM NO. 1A RS7 & PUD TO RM24-PD; 1.418 ACRES; 2021 CROSSGATE/1809 BIRDIE WAY (SLD)

Z-17-00009: Consider a request to rezone approximately 1.418 acres from RS7 (Single-Dwelling Residential) District and PUD (Planned Unit Development) District to RM24-PD (Multi-Dwelling Residential-Planned Development) District, located at 2021 Crossgate Dr. (1809 Birdie Way, Lot 1 Alvamar Inc one Addition) Submitted by Paul Werner Architects for Eagle 1968 LC, property owner of record.

ITEM NO. 1B PUD TO RM24-PD; .558 ACRE; 2021 CROSSGATE/1575 BIRDIE WAY (SLD)

Z-17-00011: Consider a request to rezone approximately .558 acre from PUD (Planned Unit Development) District to RM24-PD (Multi-Dwelling Residential-Planned Development) District, located at 2021 Crossgate Dr. (1575 Birdie Way, Lot 2 Alvamar Inc one Addition) Submitted by Paul Werner Architects for Eagle 1968 LC, property owner of record.

ITEM NO. 1C FINAL DEVELOPMENT PLAN FOR ALVAMAR LOT 1; 1809 BIRDIE WAY (SLD)

FDP-17-00028: Consider a revised Final Development Plan for Alvamar Lot 1, located at 1809 Birdie Way for the addition of an 8,200 SF multi-purpose building. Submitted by Paul Werner Architects, for Eagle 1968 LC, property owner of record.

ITEM NO. 1D FINAL DEVELOPMENT PLAN FOR ALVAMAR LOT 2; 1575 BIRDIE WAY (SLD)

FDP-17-00029: Consider a revised Final Development Plan for Alvamar Lot 2, located at 1575 Birdie Way for the relocation of the apartment clubhouse and pool area. Submitted by Paul Werner Architects, for Alvamar Apartments LC, property owner of record.

STAFF PRESENTATION

Ms. Sandra Day presented items 1A-1D together.

6:45pm Commissioner Weaver arrived.

APPLICANT PRESENTATION

Ms. Joy Rhea, Paul Werner Architects, displayed an image of the golf course on the overhead.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Sands asked if the purpose of moving the clubhouse was aesthetic. He inquired about what would go there.

Ms. Rhea said that was correct. She said it would be vacant.

Commissioner von Achen said she had not heard negative comments from the neighbors. She asked staff to comment.

Ms. Day said she talked to neighbors who had questions regarding the street.

Commissioner Willey asked if the cart barn would be thought of as an event space or just used as needed.

Ms. Rhea said the cart storage would not be an event space but that it could be used in the event of rain.

Commissioner Culver inquired about the bufferyard on the west side of property line.

Ms. Rhea said the required bufferyard would be restored. She stated it was a note on the final development plan that if the bufferyard disappeared it would be fixed.

ACTION TAKEN on 1A

Motioned by Commissioner Britton, seconded by Commissioner Struckhoff, to approve the request to rezone approximately 1.418 acres from RS7 (Single-Dwelling Residential) District and PUD (Planned Unit Development) District to RM24-PD (Multi-Dwelling Residential-Planned Development) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval and subject to the following use restrictions:

1. Retail uses, as accessory to the golf course.
2. Office uses, accessory to the direct operation of the golf course and banquet/reception facility (Event Center) or management of accessory uses directly associated with the golf course.
3. Eating and Drinking Establishments, including a night club (to be operated as a banquet/reception facility only), Fast Order Food, Quality Restaurant, and Accessory Bar uses.
4. Transient Accommodations, including a Hotel with not more than twenty-four (24) guest rooms.

Unanimously approved 10-0.

ACTION TAKEN on 1B

Motioned by Commissioner Britton, seconded by Commissioner Struckhoff, to approve the request to rezone approximately .558 acres, from PUD (Planned Unit Development) District to RM24-PD (Multi-Dwelling Residential-Planned Development) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval and subject to the following use restrictions:

1. Retail uses, as accessory to the golf course.
2. Office uses, accessory to the direct operation of the golf course and banquet/reception facility (Event Center) or management of accessory uses directly associated with the golf course.
3. Eating and Drinking Establishments, including a night club (to be operated as a banquet/reception facility only), Fast Order Food, Quality Restaurant, and Accessory Bar uses.
4. Transient Accommodations, including a Hotel with not more than twenty-four (24) guest rooms.

Unanimously approved 10-0.

ACTION TAKEN on 1C

Motioned by Commissioner Britton, seconded by Commissioner Struckhoff, to approve Alvarmar Lot 1 Revised Final Development Plan based upon the findings of fact presented in the body of the staff report and subject to the following conditions:

1. Prior to the recording of the Final Development Plan a Final Plat shall be submitted and approved and recorded with the Register of Deeds Office.
2. Provision of a revised plan that updates the Landscape calculations per the 99 parking spaces shown on the face of the drawing.

Unanimously approved 10-0.

ACTION TAKEN on 1D

Motioned by Commissioner Britton, seconded by Commissioner Struckhoff, to approve revised Final Development Plan based upon the findings of fact presented in the body of the staff report and subject to the following conditions:

1. Prior to the recording of the Final Development Plan a Final Plat shall be submitted and approved and recorded with the Register of Deeds Office.
2. Provision of a revised plan that includes a landscape plan for the west property line bufferyard per staff approval.

Unanimously approved 10-0.