

Bird Bay PUD- Hawks Run Amendment

The proposed Hawks Run amendment to the Bird Bay PUD is comprised of the existing 33.3 acre golf course property within the 198.6 acre Bird Bay PUD. The applicant proposes to redevelop the existing golf course with up to forty-five (45) residential villas, an amenity area to serve the new residences, a redesigned twelve (12) hole golf course, and updated golf course amenities including a new clubhouse with pro shop and restaurant.

The proposed residential development will be limited to a 5.28 acre development pod, adjacent to the Legacy Trail and the commercial component of the Bird Bay PUD, within the existing 33.3 acre golf course property. The development pod will have direct access from Bird Bay Drive. The development pod has been located on the golf course to preserve golf course/open space views for existing residents of the Bird Bay PUD. Please see attached proposed Bird Bay PUD Hawks Run amendment plan dated September 20, 2022.

The Bird Bay PUD has an extensive development history dating back to 1972. The development plan has been modified over the years with the most recent amendment to the Development Master Plan (DMP) in 1992. The 1992 DMP consisted of a modification to the "Bird Bay Villages" development by then developer Ramar. This 1992 DMP noted the existence of 200 existing development units prior to "Bird Bay Villages" **and** 998 approved units, for a total of 1,198 approved units (6.03 units per acre) for the Bird Bay PUD. At the time of the 1992 DMP, Ramar programmed 826 of the 998 approved units leaving 172 approved unbuilt dwelling units.

While the 2017 Comprehensive Plan established the Mixed Use Residential (MUR) land use designation to be placed on all existing PUD zoned properties, and the MUR land use limits PUD development to 5.0 units per acre, Comprehensive Plan *Strategy LU 1.2.16.5* provides that previously approved PUD's, such as the Bird Bay PUD, shall be permitted to retain their currently approved density (6.03 units per acre).

With the addition of the forty-five (45) proposed residential units for the Hawks Run amendment to the Bird Bay PUD, the overall project density will be 5.39 units per acre, below the currently approved density of 6.03 units per acre.

A modification to the requirements of Sec. 86-130 (p), concerning the requirement that no structure shall be located closer to any perimeter property line than two times the height of such structure, is requested. The proposed modification is to reduce the required setback from the perimeter property line adjacent to the Legacy Trail to 10 feet for the Hawks Run amendment area. The proposed modification request is justified based upon the low intensity of the proposed development plan and the extensive existing buffer on the Legacy Trail property adjacent to the Hawks PUD Amendment site. All other requirements of the Bird Bay PUD will be maintained, including the minimum PUD open space requirement of 50%.

The proposed Hawks Run amendment to the Bird Bay PUD is consistent and compatible with the existing neighborhood with regard to density, building heights, setbacks and character of use and is consistent with all applicable elements of the Comprehensive Plan and therefore, approval is hereby requested.