



Legislation Details (With Text)

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Type: Action Item **Status:** Passed
File created: 3/13/2017 **In control:** Town Commission
On agenda: 4/4/2017 **Final action:** 4/4/2017
Title: Consideration of Preliminary Development Plan - 1501 Indian Rock Road

Sponsors:

Indexes:

Code sections:

Attachments: 1. Pelican Golf Club Staff report_ Amended Based on Narative Changes 4-2-17, 2. Pelican Golf Club Narrative, 3. Complete Submittal - Pelican Golf Club 3.3.17, 4. comprehensive plan references, 5. Sec. 66 6. ___ Intent., 6. Sec. 74 172. ___ Number_of_parking_spaces., 7. Sec. 74 173. ___ Off_street_loading., 8. Sec. 74 232. ___ Required_landscaping., 9. Sec. 74 287. ___ Fences_and_fence_walls., 10. Sec. 74 383. ___ Conditions_for_removal_replacement.

Date	Ver.	Action By	Action	Result
4/4/2017	1	Town Commission	adopted	Pass
4/4/2017	1	Town Commission	adopted	Pass
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4/4/2017	1	Town Commission	adopted	Pass
4/4/2017	1	Town Commission	adopted	Pass
4/4/2017	1	Town Commission	adopted	Pass

Summary

To: Mayor and Commissioners

From: Micah Maxwell. Town Manager

Date: 3/29/2017

Subject:

Consideration of Preliminary Development Plan - 1501 Indian Rocks Road

Summary:

This item is consideration of the Preliminary Development Plan (PDP) applied for by Pelican Golf, LLC, on behalf of the town for the Belleview Biltmore Golf Course (BBGC). The PDP includes redevelopment of the clubhouse and golf course.

Previous Commission Action: The town commission provided authorization to the applicant to make application for a PDP in July of 2016.

Background/Problem Discussion: As part of the proposed sale of the BBGC, the buyer of the course has applied for a PDP for the site and the closing of the sale is contingent on the approval of the PDP. Attached to this item is a staff report from the town's planner, Chris Brimo, summarizing the request, which includes five variances to the town code. Mr. Brimo has also detailed those areas for which a variance is being requested

why the applicant does not meet the requirements of the code, outlines the authority of the town commission to grant variances, identifies the determinations that the town commission must make prior to approving the five requested variances, and includes comments by staff in relation to the variances.

Expenditure Challenges N/A

Financial Implications: N/A

Recommendation: While discussions have occurred between staff and the applicant in reference to parking, not agreement has been reached at the time this document was published. Because no agreement has been reached, staff cannot recommend approval at this time. Further, staff does not feel it is appropriate for the commission to formulate an agreement at the meeting, on the dais. Thus, staff would recommend that the commission either delay the approval until an agreement can be reached, or deny the request outright. Please note that delay of the timeline will likely necessitate a further extension of the purchase sale agreement.

Proposed Motion I move approval/denial/continuance of the Preliminary Development Plan for the Belleview Biltmore Golf Course, to include the attached variances; or