



Haymeadow Minor PUD Amendment
Tract I

July 27, 2023

ABRIKA Properties, LLC
8250 Southwest 27th Avenue
Ocala FL 34476

Background

The Haymeadow PUD was approved by Town of Eagle Ordinance No. 11, Series of 2014 after several years of PUD Concept Zoning Plan and PUD Zoning Plan review and has incurred three previous PUD Amendments. The second PUD amendment to the Haymeadow PUD Guide was approved by the Town of Eagle that added Tract I - Cabin Parcel.

Haymeadow's PUD Guide Section G - Tract I allows as a Use by Right a "Cabin with kitchen, bathrooms and dressing/bedroom rooms." However, it does not explicitly state that it may be used as a primary residence. The likely use of the property would be a primary resident owner operated wedding venue in the same way a bed & breakfast operator would use the commercial venue as his or her personal residence as well. This dual use was assumed by the Developer and is necessary to mitigate the risks of uncertain venue demand by ensuring at least some minimum viable use for the Cabin, which will be substantially improved, if demand for weddings is lower than projected. This use by right modifications is still in compliance with all town standards and goals as defined in the second PUD amendment.

The Applicant proposes to modify Use by Right (a) in Section G to clarify it's intent by making the following changes: Section G 2(a) is modified to read as follows *"Cabin with kitchen, bathrooms and dressing/bedroom rooms which may be used as a single family dwelling and/or in support of the Purpose described above."* And would like to add - *h. Single Family Dwelling. i. Detached Structure/Garage j. Accessory apartment to single family dwelling as defined by the Town of Eagle (TOE) Municipal Code. k. Additional uses determined by the Town Planner to be similar to uses by right listed above.*

Section G.5 is modified to read as follows *Gross Density Allowance: One Dwelling Unit not to exceed 2,500 square feet floor area, not including accessory structures.*