

Request to wave portions of final plat requirements requirements ordinance 152.31, and park dedication requirements ordinance 152.60.

The plat of WHITEBIRCH FAIRWAY is being platted into two OUTLOTS to accommodate a reconfiguration of the Whitebirch golf course fairway and holes numbered 8 and 9. This plat will also provide the vehicle to rezone the OUTLOTS for each of their respective uses. This will allow the construction of the planned fairway and hole changes.

OUTLOT A will be designated for Golf course use and zoned resort commercial (RC). Once platted this OUTLOT will be consolidated with the remaining OUTLOT D said plat.

OUTLOT B will be an undeveloped property and is the replacement of OUTLOT C, plat of WHITEBIRCH SEVEN and will be zoned multifamily residential (R-4). It is further understood that upon future development of said OUTLOT B the subdivider shall contribute a park dedication acceptable to the City.

At this time the owner requests the park dedication fee be waved for the plat of WHITEBIRCH FAIRWAY.

No planned public improvements are being considered for this plat, therefore the owner would request the City of Breezy Point to wave the need for any financial security or a developer's agreement.

Respectfully submitted this 15th day of August, 2025.



David Spizzo, President, Whitebirch, Inc.