



APPLICATION FOR FINAL DEVELOPMENT PLAN (PUD)

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	AGI Acquisitions, LLC			
AGENT:	Elkins Construction LLC			
REQUESTED ACTION:	Modification to Plantation park (Osprey Village) for 2,834sf wellness center			
LOCATION:	48 Osprey Village Road			
PARCEL ID:	20-2N-28-0000-0001-0120			
CURRENT LAND USE + ZONING:	PUD+COM			
EXISTING USES ON SITE:	Clubhouse			
AREA:	Approximately 1.6 acres			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Single Family Residential/Open Space	PUD	COM
	South	Clubhouse/Open Space	PUD	COM
	East	Open Space	PUD	COM
	West	Single Family Residential	PUD	COM

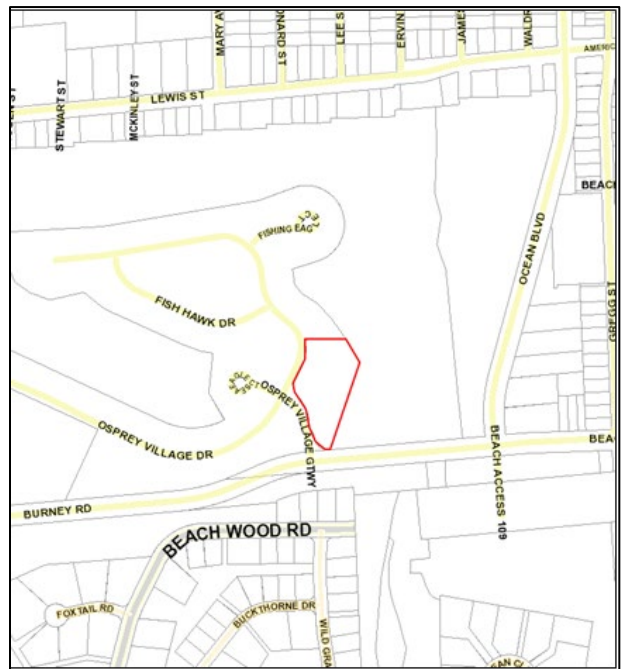
*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

FD20-002 is a proposed modification to the existing Plantation Park Planned Unit Development (aka Osprey Village) final development plan. The requested modification to the Final Development Plan (FDP) includes a new 2,834 square foot wellness center adjacent to the existing clubhouse structure. A plan for a similar structure was approved in 2009 (SP08-027), but was never constructed.

The Plantation Park Planned Unit Development (PUD) was originally adopted in 1984 (Ordinance 84-6) to allow for mixed use development. It was subsequently found to be a Development of Regional Impact (DRI) under Sec. 380.06, F.S., based on thresholds that were effective at the time, and subject to a development order adopted in 1986 (Resolution 86-18).

The PUD was subsequently amended in Ordinances 86-3, 96-1, and 96-18 with concurrent amendments to the DRI development order in Resolutions 86-30, 96-01 and 96-220.



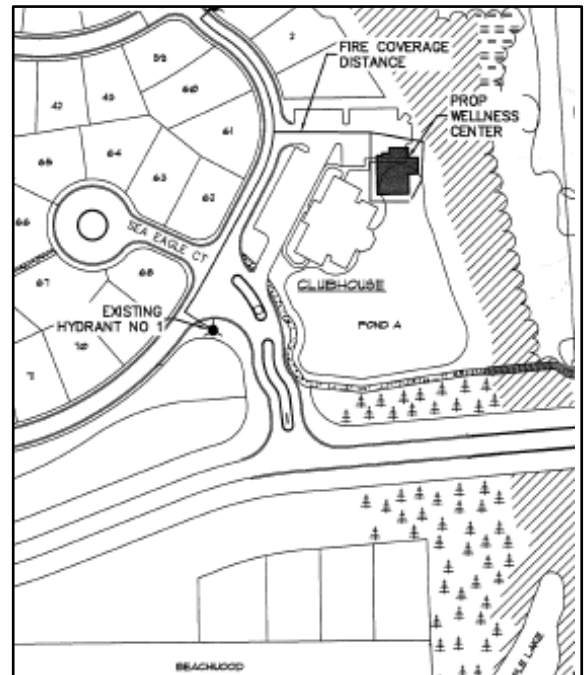


The present development program allows for 198 residential units, including life care (assisted living) units and support facilities. According to Resolution 96-220, the DRI development order expired in 2007.

Improvements and proportionate share contributions required by the PUD were satisfied between 1996 and 2006, when Phase III of the development was approved. The proposed addition is limited in size and would only be used by residents of the community, and would not result in a significant increase in impacts to public facilities.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE

The proposed modification to the FDP for the Plantation Park PUD has been reviewed by County staff and has been found consistent with the requirements for an FDP pursuant to Sec. 5.07(C)(2) and Sec. 25.05(F) of the County's Land Development Code (LDC).



CONSISTENCY WITH APPROVED PUD DEVELOPMENT ORDER

The proposed modification to the FDP for the Plantation Park PUD is consistent with the amended and adopted PDP and the adopted PUD conditions, pursuant to Article 25 of the LDC.

CONCLUSION

Based on the findings described above, Staff recommends APPROVAL of Application FD20-002, the modification to the Final Development Plan for the Plantation Park (Osprey Village) Planned Unit Development.