



**APPLICATION FOR FINAL DEVELOPMENT PLAN (PUD)**

**APPLICATION & SURROUNDING AREA INFORMATION:**

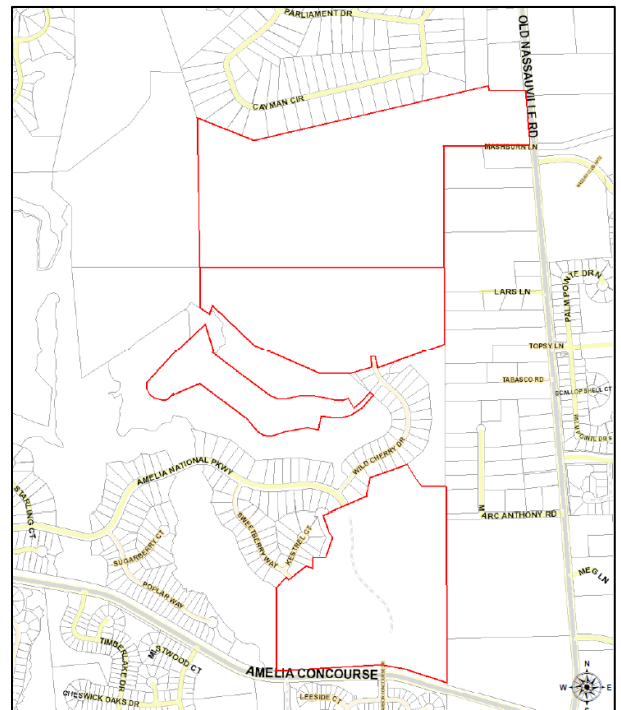
<b>OWNER/APPLICANT:</b>	Amelia National Enterprise LLC			
<b>AGENT:</b>	Prosser, Inc.			
<b>REQUESTED ACTION:</b>	Approve the Final Development Plan for the Amelia National PUD, Phase 1C (1,2)			
<b>LOCATION:</b>	On the north and east side of Amelia Concourse, west of CR 107.			
<b>PARCEL ID:</b>	27-2N-28-0000-0009-0000, 29-2N-28-0000-0002-0020, 29-2N-28-0000-0002-0030			
<b>CURRENT LAND USE + ZONING:</b>	MDR+PUD			
<b>EXISTING USES ON SITE:</b>	Undeveloped			
<b>AREA:</b>	Approximately 253 acres			
<b>ADJACENT PROPERTIES:</b>	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SF Residential	PUD	MDR
	South	Residential/Undeveloped	PUD	MDR
	East	Vacant	OR	MDR
	West	Residential	PUD	MDR

\*\*\* 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**

FD19-005 is the Final Development Plan (FDP) for Phase 1C, segments 1 and 2 of the Amelia National Planned Unit Development (PUD), including 91 residential units and associated infrastructure. This item was continued from the Board's March 3, 2020 meeting.

The Amelia National PUD was originally approved by Ordinance 2000-05 with a maximum development program of 460 residential units, 20,000 square ft of neighborhood commercial uses, an 18-hole golf course, and associated amenities. It was amended by Ordinance 2002-20 to expand the boundaries of the PUD and increase the maximum residential development program to 749 single family residential units. It was further amended by Ordinance 2003-49 to allow for the construction of 20 timeshare multi-family units and the consolidation of the remaining conditions of the development order. Amendments





regarding the construction and operation of tennis facilities were adopted in Ordinance 2014-18.

The following conditions are required for construction of Phase 1C, segments 1 and 2 of the Amelia National PUD (see Attachment A):

- Open space, landscape and buffers shall be provided in accordance with the adopted Development Order and St Johns River Water Management District requirements.
- Pedestrian facilities (sidewalks and street lights) shall be provided in accordance with the adopted Development Order and applicable County regulations.

Residents brought up concerns at the March public hearing about the lack of a secondary vehicle access point for the development. At the request of Staff, the Applicant has provided a note on the plans that requires a 20-foot wide stabilized emergency access road between Wild Cherry Drive and Amelia Concourse at the earlier of 1) the 449<sup>th</sup> residential certificate of occupancy, or 2) the approval of site engineering plans for any segment of Phase 1D.

#### **CONSISTENCY WITH THE LAND DEVELOPMENT CODE**

The proposed FDP for Phase 1C, segments 1 and 2 of the Amelia National 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 Land Development Code (LDC).

#### **CONSISTENCY WITH APPROVED PUD DEVELOPMENT ORDER**

The proposed FDP for the Phase 1C, segments 1 and 2 of the Amelia National PUD is consistent with the adopted Preliminary Development Plan (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 FD19-005, the Final Development Plan for the Phase 1C, segments 1 and 2 of the Amelia National Planned Unit Development.

### Amelia National

Implementing Legislation	Effective Date	Entitlements/Uses	Exactions/Requirements/Conditions	Trigger	Action	Note
Ord. 2014-18 (Amended Consolidated development order)	9/8/2014	749 residential units; 20,000 sq. ft. neighborhood commercial; 18-hole golf course	Construct Amelia Concourse extension or establish MSBU	by 350th CO (if MSBU not established)	<b>Completed</b>	MSBU established for Amelia Concourse construction and maintenance in 2003
			Construct community recreational amenity	by 150th CO	<b>Completed</b>	Community recreational site that includes an open play field, children's play structure, benches and picnic facilities.
			Provide Open space, landscaping, buffers in accordance with PUD conditions	Phase construction	<b>To be constructed with each Phase.</b>	The office commercial site shall be buffered from adjacent properties by an opaque wall at least six feet in height and by a landscape planting area at least ten feet deep. The golf maintenance/service site shall be buffered with landscape planting at least ten feet in width. A landscape plan showing the treatment of the streetscape, entryways and intersection landscaping/hardscaping elements shall be submitted to, and approved by, the Planning Director before any horizontal improvements are made to the site.
			Construct pedestrian facilities (sidewalks and streetlights)	Phase construction	<b>To be constructed with each Phase.</b>	Six (6) foot sidewalks shall be required on one side of all streets. The sidewalks may meander to compliment landscaped and hardscaped areas.