



APPLICATION FOR FINAL DEVELOPMENT PLAN (PUD)

APPLICATION & SURROUNDING AREA INFORMATION:

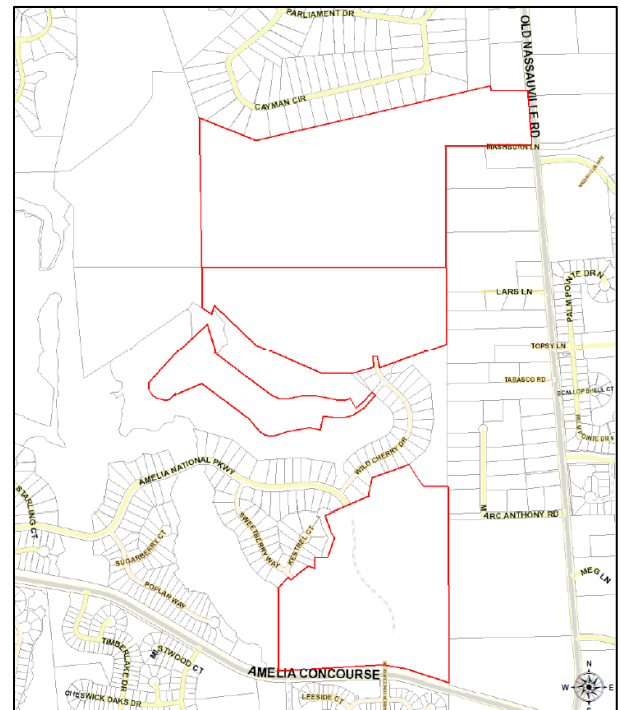
OWNER/APPLICANT:	Amelia National Enterprise LLC			
AGENT:	Prosser, Inc.			
REQUESTED ACTION:	Approve the Final Development Plan for the Amelia National PUD, Phase 1C (1,2)			
LOCATION:	On the north and east side of Amelia Concourse, west of CR 107.			
PARCEL ID:	27-2N-28-0000-0009-0000, 29-2N-28-0000-0002-0020, 29-2N-28-0000-0002-0030			
CURRENT LAND USE + ZONING:	MDR+PUD			
EXISTING USES ON SITE:	Undeveloped			
AREA:	Approximately 253 acres			
ADJACENT PROPERTIES:	<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 to be completed prior to the construction of any homes in this requested phase, per an agreement between the developer and the County; and construction of the permanent secondary access required by the PUD at the earlier of 1) the 449th 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.

Staff and the Applicant have agreed to update the PUD development order to support this threshold.

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. Recommended approval conditions are as follows:

- 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.
- Add a note on the plans that requires a 20-foot wide stabilized emergency access road between Wild Cherry Drive and Amelia Concourse to be completed prior to the construction of any homes in this requested phase, per an agreement between the developer and the County; and construction of the permanent secondary



NASSAU COUNTY

DEPARTMENT OF PLANNING
AND ECONOMIC OPPORTUNITY
FLORIDA

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Planning + Zoning Board
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access required by the PUD at the earlier of 1) the 449th residential certificate of occupancy, or 2) the approval of site engineering plans for any segment of Phase 1D.

- Only the Emergency Access Road for temporary construction access, and not the front entrance to the Amelia National PUD, shall be used for clearing, site preparation, and construction of Phase 1C.