



MEMORANDUM

Date: July 27, 2021

To: Taco Pope, County Manager
Mike Mullin, County Attorney
Robert Companion, County Engineer
Keith Ellis, Building Official

From: Thad Crowe, Planning Director

Subject: Monitoring Report for Ocean Breeze Planned Unit Development (Annual)

The Ocean Breeze PUD is approved for up to 107 single-family dwelling units, and associated recreational amenities on approximately 37.9 acres.

The Ocean Breeze PUD was adopted in July 2015 in Ordinance 2015-09. The site was previously approved for single-family residential use in the RS-2 district. The PUD zoning was proposed to allow for additional lot coverage in excess of that allowed by the RS-2 district (up to 41%). The applicant's reason for this modification was to accommodate the demand for larger single-story homes on smaller lots that will serve aging residents. In exchange for the increase in lot coverage, the applicant agreed to a reduction in the approved number of units from 110 to 107 and to convert four lots, totaling 1.34 acres in area, into an open space/ recreational amenity for the development located in the southeast corner of the site.

It was amended in December 2016 in Ordinance 2016-14. Following events in which trees designated for protection within the Ocean Breeze PUD were removed in violation of Sec. 37.02 of the Land Development Code, the owners proposed a modification of the PUD which would exchange one of the lots reserved for parks and open space (Lot 31) with another currently buildable lot (Lot 100) which had a high number of protected trees on it.

As of July 27, 2021, 107 residential units had been completed in the PUD. This is 100% of the maximum residential development program permitted. The PUD is built out.

All other requirements of the development order have been completed at this time.

Please see the attached pages for detailed information on approvals and developer commitments within this PUD.

Ocean Breeze

Location Information

Location: Amelia Island
Commission District: 1
FLUM: MDR
Area (Ac): 36.70

Developer/Managing Entity

Name: Ocean Breeze at Amelia Homeowners Association Inc.
Address: 414 Old Hard Road Ste 502
City ST Zip: Fleming Island, FL 32003
Contact Name:
Contact Phone:
Contact E-mail:

Development Order

Adopted in Ord.: 2015-09
Amended in Ord: 2016-14

Development Program

Type	Units/Sq.ft.
SF Residential	107 units

Phasing Schedule:

See Developer Commitments Table on following page.

FDPs Approved*

App#	Name/Phase	Units/Sq. ft	Date Approved

SEPs Approved*

App#	Name/Phase	Units/Sq. ft	Date Approved
SP13-016	Ocean Breeze	110 units	12/26/2013
SP14-013	Ocean Breeze-Redesign	110 units	8/27/2014

Plats Approved

App#	Name/Phase	Units/Sq. ft	Date Recorded	Book/ Page
N/A	Ocean Breeze at Amelia	110 units	12/10/2014	8/91
PL17-003	Ocean Breeze at Amelia Replat	107 units	7/12/2017	8/216
PL21-014	Ocean Breeze at Amelia Lot 101 Replat	n/a		

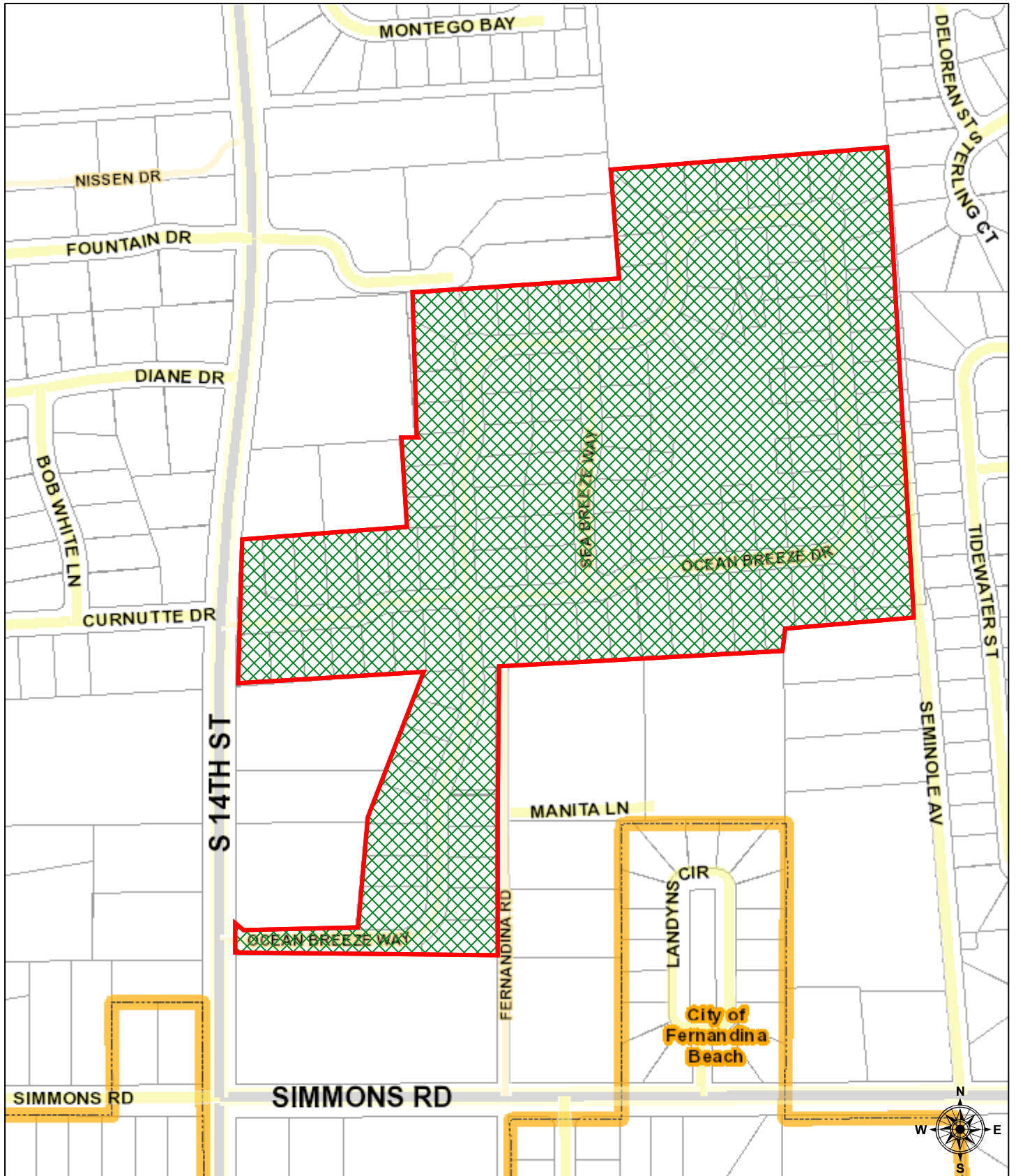
* Development was previously approved and infrastructure constructed in RS-2 zoning district. No final development plan was filed.

Ocean Breeze

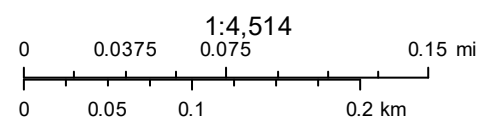
Developer Commitments

Commitments	Schedule		Status/Action	Notes
Passive Recreation and Open Space	With construction		Completed	Previously platted lots 32-34 (Tract G) to be passive recreational amenity. Lot 100 (Tract) to be kept as open space/tree protection req.
Pedestrian Facilities (sidewalks and street lights)	With construction		Completed	Four (4) foot sidewalks with a minimum accessible passing zone every two hundred (200) feet shall be provided on one side of all local streets. Streetlights shall be provided along all streets.

Ocean Breeze PUD



July 28, 2021



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community