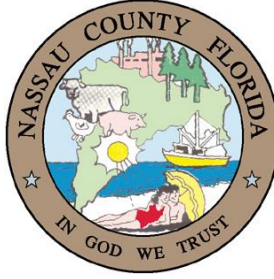


Nassau County
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Date of Hearing: July 17, 2018

Public Hearing Number: FD18-004 (Final Development Plan)

A. General Information

Applicant: William R. Moore, AICP, Agent

Owner: Amelia Island Plantation Community Association

Request: Final Development Plan for demolition and replacement of the existing Community Center within the Amelia Island Plantation Planned Unit Development (PUD) (Ord. 85-2, as amended)

Applicable Regulations: Sec. 5.07 and Article 25 of the *Land Development Code (LDC)*

B. Site Information

Area: +/- 0.82 acres

Parcel ID: 01-6N-29-AIC0-0016-0000

Location: 201 Sea Marsh Road, Fernandina Beach, FL 32034

Directions: Head south on First Coast Hwy. Turn right at Ron Kolar Dr. Turn left at Sea Marsh Road. Property is on the west side of Sea Marsh Road.

C. Background

This Final Development Plan proposes to construct a new Amelia Island Plantation Community Center within the adopted Amelia Island Plantation PUD (Ord. 85-2, as amended). The existing 4,325 sq. ft. structure is to be razed and a new 2-story structure with a first floor of 6,845 sq. ft. and a second floor of 4, 385 sq. ft. for a total of 11,230 (conditioned) sq. ft.

The new Community Center will be a multi-purpose building intended for community meetings and gatherings. The use will be essentially the same as those of the existing structure. The existing parking areas and associated stormwater systems will be maintained.

Development on the Amelia Island Plantation Resort project commenced in 1972. Planning for the project was highly recognized for numerous planning innovations, including application of a master plan that incorporated many of the planning and design principals that are common in Planned Unit Development (PUDs) ordinances today. Development of this area has continued to respect the original master plan and to respect the design principles set forth by the original planners.

In 1983, the Amelia Island Company and others entered into a "Planning and Regulatory Agreement" (P&RA) with the Florida Department of Community Affairs. in order for the existing planned development, as well as that proposed on lands to the south, to be in compliance with the Development of Regional Impact (DRI) standards found in Chapter 380.06, Florida Statutes. The Agreement addressed development that was agreed to be "vested" under Chapter 380 and which could be developed on approximately 900 acres. The Agreement has undergone four amendments, the last in December 2006.

The Amelia Island Plantation PUD was adopted by the County in 1985 (Ord. 85-2) for approximately 133 acres of the 900 acres covered by the P&RA. There have been a number of amendments to the PUD, in 1988, 1996, 1998, 2001, 2004, 2007 and 2010. The amendment approved in 2010 addressed only specific transportation improvements. The last amendment to iterate the PUD conditions and development rights in full was in 2007, in Ordinance 2007-02.

The site of the new Community Center is located on a parcel designated "R-1" in the Planning and Regulatory Agreement (P&RA) as amended (2006). The amended agreement allocates 9,000 square feet of resort (commercial/retail) uses" that are unassigned to any specific parcel (see the attached letter and Entitlements Report dated May 18). According to the applicant, 6,905 sq. ft. of this shall be allocated to address the balance of the increased square footage of the the new community center (i.e. proposed 11,230 sq. ft. – existing 4,325 sq. ft.)

The site is located within the parcel designated "PUD-1" in the adopted Amelia Island PUD as amended (see Ordinance 2007-02). The PUD conditions state that permitted uses in this parcel include " Hotel units; restaurant and other food service; bars; members' clubs.; multi-family housing; golf facilities including fairways driving range, putting green, pro shop, cart storage, and other uses; swimming pools and other supportive game and recreational uses; parking, including parking within the building envelope; and related supportive uses".

Section 3(b)(5) of the PUD conditions reads: "The allocation of uses, along with any conversion of remaining and redevelopment uses, shall be defined by five PUD Parcels as to the specific uses and amount of each use with the filing of each FDP. Such allocation of uses shall not require further amendment to this PUD ordinance providing that additional land is not incorporated into the respective parcels. At the filing of each FDP or amendment to an FDP, the developer shall provide a separate status report which documents any redevelopment and conversion of uses, and the cumulative allocation of uses by PUD Parcel". Please see the attached letter and Entitlements Report provided by the applicant dated May 18, 2018.

D. Staff Findings

1. The proposed Final Development Plan (FDP) for demolition and replacement of the existing Community Center within the Amelia Island Plantation Planned Unit Development (PUD) have been reviewed by County staff and has been found consistent with the requirements for a Final Development Plan pursuant to Sec. 5.07(C) and Sec. 25.05(F) of the County's Land Development Code(LDC).
2. The proposed Final Development Plan (FDP) demolition and replacement of the existing Community Center within the Amelia Island Plantation Planned Unit Development (PUD) is consistent with the Planning and Regulatory Agreement (P&RA) as amended (2006); the adopted Preliminary Development Plan (PDP), as amended; and the adopted PUD conditions for the Amelia Island Plantation, as amended.

E. Recommendation

Based on the findings described above, Staff recommends APPROVAL of application FD18-004, the Final Development Plan (FDP) for for demolition and replacement of the existing Community Center within the Amelia Island Plantation Planned Unit Development (PUD).