

ATTACHMENT F  
**UPDATED ENTITLEMENTS REPORT**  
PREPARED FOR THE AIP COMMUNITY CENTER FDP APPLICATION  
May 18, 2018

The AIP Planned Unit Development approved by Ordinance 2007-02, as amended and in association with the Fourth Amendment to the AIP Planning & Regulatory Agreement dated December 13, 2007 continues to guide the development and /or redevelopment of Amelia Island Plantation. Specifically **Section 3(b) (5) of the PUD Conditions** requires as follows:

*"The Allocation of uses, along with any conversion of remaining and redeveloped uses, shall be defined by five PUD Parcel 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 each filing of each FDP or amendment to an FDP, the developer shall provided a separate status report with documents any redevelopment and conversion of uses, and the accumulative allocation of uses by PUD Parcel."*

In order to document and track development, redevelopment and/or the conversion of uses, this **UPDATED ENTITLEMENTS REPORT** summarizes the aggregate remaining units and/or square footage allowances pursuant to the Amelia Island Plantation PUD, Ordinance, as amended.

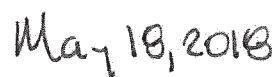
- A. The attached **UPDATED ENTITLEMENTS SUMMARY** table summarizes the aggregate development allowances for Phase I of Amelia Island Plantation and a smaller area within Phase I zoned as the Amelia Island Plantation Planned Unit Development (PUD). Phase I is regulated by Planning and Regulatory Agreement (P&RA) first executed among the Florida Department of Community Affairs, the Amelia Plantation Company, the Dunes Club Company and PLM Limited in 1983. The Amelia Island Plantation PUD was originally adopted in 1984. Both the P&RA and PUD have been amended over the years. The first column displays the land uses allowed by both the P&RA and PUD. Column 2 itemizes the units and square footages allowed by the Fourth Amendment to the P&RA adopted 2007 and the third column shows what had been developed as of the same date. Columns 4 and 5 provide the remaining entitlements within the P&RA and the PUD respectively as of August 22, 2011, the date the Omni Resort Binding Preliminary Site Plan/FDP were filed. Columns 6 and 7 display the units (rooms) and square footage used or credited back to the retaining entitlements when the Omni Resort and the Ocean Club were approved. The final column (Col. 8) displays the remaining entitlement as of May 18, 2018.
- B. In 2011, Nassau County approved a FDP for the expansion of the Omni Amelia Island Plantation Resort. The Omni expansion added 155 hotel rooms, 750 SF of commercial space and 41,300 SF of resort support SF. All of this construction was in **PUD Parcel-5**.

In **PUD Parcel-4**, the Reception Center was demolished except for a small portion of the original structure housing the property telephone switch. Subsequently, new restrooms and office space for the new miniature golf course were reconstructed incorporating the telephone switch gear. The net loss of square footage is shown as a credit to the total allocations. These numbers are shown in Column 6 as the net changes by land use. The total project was actually larger than represented by the numbers shown in the table but some existing building area was demolished and subsequently rebuilt. In other areas some of new building area is considered as ancillary to the principal use i.e. hotels rooms and was not subtracted from the entitlements. The added hotel rooms, commercial and resort support square footage are shown as deducts the new office space resulting from the demolition of the Reception Center is shown as credit or add.

- C. In 2018, the Amelia Island Equity Club, Inc. received approval from the Nassau County to expand and renovate the Ocean Club facility. The original facility contained 15,220 SF of conditional area. The expansion plan approved April 9, 2018 added a total of 10,548 SF. The additional conditioned square footage used in the **PUD Parcel-2** is shown as a deduct in the attached **Summary Table**.
- D. The remaining Entitlements as of May 18, 2018 are shown in the final column (Column 8) on the attached Summary Table. The Entitlements are in aggregate by land use the specific PUD Parcels are identified in the accompanying text descriptions.
- E. This application for construction of a new AIP Community Center in **PUD Parcel-1** proposes to demolish the existing community center and rebuilt a new AIP Community Center with a total conditioned area of 11,230 SF. The net increase in conditioned area will be 6,905 SF. On the **Tabulations of Land Uses Table** attached, an allowance of 9,000 in an unassigned format is shown for various Resort Uses. Therefore, 6,905 SF of the unassigned 9,000 square feet of un-built Entitlements will be utilized for this project. This will have the effect of deducting 6,905 SF of Unassigned Resort (Comm/Retail) to support the construction of the new AIP Community Center on Resort Parcel 1 within **PUD Parcel-1**. When this request is subsequently approved by Nassau County, the aggregate Commercial category will be decrease by 6,905 SF to 46,941 SF (Note: these latter calculations are not shown in the attached **UPDATED ENTITLEMENTS SUMMARY Table Entitlements**).
- F. Prepared William R. Moore AICP for the Amelia Island Plantation Community Association, Inc. in relationship to the Final Development Plan Application for the Amelia Island Plantation Community Center.



William R. Moore AICP



Date

# UPDATED ENTITLEMENTS SUMMARY

## OMNI AMELIA ISLAND PLANTATION

MAY 18, 2018 Rev.

OMNI AIP, PRELIMINARY BINDING SITE PLAN & P.U.D.-FINAL DEVELOPMENT PLAN		UPDATED ENTITLEMENTS USAGES					
Col. 1	Col. 2	Col. 3	Col. 4	Col. 5	Col. 6	Col. 7	Col. 8
Use	P&RA (1)	Developed	P&RA Entitlements 8/22/11	PUD (2) ENTITLEMENTS 8/22/11	SD11-007 OMNI Resort July 31, 2017 (Report date)	FD17-007 Ocean Club April 9, 2018	REMAINING ENTITLEMENTS May 18, 2018, Rev.
Single-family Units (In Units)	699	696	3	3	0	0	3
Multi-family Units (In Units)	1068	923	145	145	0	0	145
Hotel Rooms (In Rooms)	600	249	351	351	-155	0	196
Commercial (In GSF)	94,800	40,204	54,596	54,596	-750	0	53,846
Office (In GSF)	16,500	5,000	11,500	11,500	12,817	0	24,317
Resort Support/Commercial (In GSF)	25,895	0	25,895	25,895	0	0	25,895
Resort Support (In GSF)	225,711	138,887	86,824	86,824	-41,300	-10,548	34,976

### Notes:

1. Fourth Admentment to Planning and Regulatory Agreement (P&RA), December 13, 2007.
2. Ordinance 2007-02.



Amelia Island Plantation  
Tabulation of Land Uses  
Preliminary Planned Unit Development Plan

August 2, 2006

Uses	Name	PUD Parcel	Single Family		Multi-Family		Hotel Rooms		Resort Support (sf)	Resort Support/Comm (sf)	Comm/Retail (sf)	Office (sf)
Site ID#			Existing	Unbuilt	Existing	Unbuilt	Existing	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt
<b>Single-Family</b>												
S-1	Harrison Creek		8									
S-2	Sweetwater Oaks		32									
S-3	Cedar Point		22									
S-4	Sea Marsh Village		152									
S-5	Lakehouses		9									
S-6	Marsh Creek Village		198									
S-7	Beach Wood Village		145									
S-8	Heron Oaks	PUD-3	27									
S-9	Ocean Club Drive	PUD-2	33									
S-10	Beach Walker Village		60									
S-11	Dunes Court		10									
	Unassigned S-F			3								
<b>Multi-Family (Villa)</b>												
M-1	Fiddler's Bend				39							
M-2	Pool				21							
M-3	Fairway Oak				46							
M-4	Club				64							
M-5	Courtside	PUD-3			32							
M-6	Tennis	PUD-3			18							
M-7	Linkside	PUD-3			37							
M-8	Beach Wood				138							
M-9	Ocean Club	PUD-2			42							
M-10	Ocean Club South	PUD-2			21							
M-11	Spyglass	PUD-2			46							
M-12	Beachside	PUD-2			83							
M-13	Sandcastles				86							
M-14	Captain's Court				32							
M-15	Beach Walker				96							
M-16	Ship Watch				94							
M-17	Lagoon				17							
M-18	Windsong				33							
	Unassigned M-F					145						
<b>Resort (see below for uses)</b>												
R-1	Amelia Links	PUD-1										
R-2	Racquet Park	PUD-3							18,683			
R-3	Ocean Club	PUD-2							19,780			
R-4	Amelia Village	PUD-4							16,430		45,596	11,500
R-5	Executive Meeting Center	PUD-5							31,109			
R-6	Amelia Island Inn	PUD-5					249			25,895		
	Unassigned RESORT							1	822		9,000	
<b>Community and Conservation</b>												
C-1	Willow Conservancy											
C-2	Drummond Point Park											
C-3	Walker's Landing											
C-4	Chapel	PUD-4										
C-5	Amy Island											
C-6	Sunken Forest											
C-7	Palm Forest											
	Greenbelts											
	Beach and Dunes											
<b>Utilities</b>												
U-1		PUD-4										
<b>Golf</b>												
G	Golf Course											
G-1	Golf Maintenance											
<b>Public Park - Nassau County</b>												
D-1	Burney Road Park											
			Single Family		Multi-Family		Hotel Rooms		Resort Support (sf)	Resort Support/Comm (sf)	Comm/Retail (sf)	Office (sf)
			Existing	Unbuilt	Existing	Unbuilt	Existing	Unbuilt	Unbuilt	Unbuilt	Unbuilt	Unbuilt

**TOTALS**

**Residential:**

**Totals**

696 3 923 145

**Total Built:**

1,619

**Total Un-Built:**

148

**TOTAL Residential:**

1,767

Total Residential S-F = 699  
M-F = 1,068

Total Residential 1,767

249 1

**Total Hotel**

250

**Total Resort Support**

86,624

**Total Resort Support/Comm**

25,895

**Total Comm/Retail**

54,596

**Total Office**

11,500

**PUD Residential:**

Single Family		Multi-Family	
Existing	Unbuilt	Existing	Unbuilt
60	3	259	145
<b>Totals:</b>		<b>404</b>	
<b>Total:</b>		<b>467</b>	

**Resort Uses\***

R-1 Amelia Links Golf Pro Shop, Members Club, Hotel Rooms, Restaurant and Snack Bar, Driving Range, Putting Green, Cart Storage  
R-2 Racquet Park Center Court, Tennis Courts, Restaurant, Tennis Pro Shop, Health and Fitness Center, Courtside Club, Meeting Rooms  
R-3 Ocean Club Restaurant, Snack Bar, Pool, Game Room,  
R-4 Amelia Village Reception Center, Real Estate Sales, Hotel Rooms, Restaurants, Retail Shops, Spa, Administrative Offices  
R-5 Executive Meeting Center Conference Services, Meeting Spaces, Banquet Services  
R-6 Amelia Island Inn Hotel Rooms, Restaurants, Bars, Sundries Shop, Game Rooms, Beach Club, Pools, Meeting Rooms

\* For full details on permitted uses, see the PUD Development Conditions

HML