

## **BDR POA EXTERNAL DEVELOPMENT COMMITTEE REPORT - January 3, 2023**

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### **AMBER RIDGE AT BLACK DIAMOND**

On December 15<sup>th</sup>, 2022, two planned unit developments (PUD) were approved by the Citrus County Planning Commission.

### **Overview of Approved PUDS**

#### **Amber Ridge At Black Diamond Residential Single-Family Home & Townhome Community**

- New residential community to the south and east of Black Diamond Ranch. The community development will consist of 250 single-family homes and 155 townhomes.
- Amber Ridge encompasses 136 acres currently zoned as medium density residential that allows up to four dwelling units per acre. But this project will actually have three units per acre, less than what is allowed under the current zoning.
- A community clubhouse and pool will be built, and 20 percent of the development will remain open space.
- There are 3 phases planned over 3-5 years, depending on the market could take as long as 10 years.
- Phase 1 will include 80 single-family homes and 60 townhomes with construction starting in the summer of 2023.
- Single -family homes:
  - a. Located to the south across from Shadow Creek Loop.
  - b. Density will be 2.7 units per acre which is comparable to Bermuda Dunes & Plantation Pines.
  - c. Home sizes will be 2000 sq ft. and up. Prices are expected to start at \$350,000 per home.
  - d. Lot widths will be 50ft –70ft
- Townhomes
  - e. The townhome buildings are planned as 2-story homes and are designed as four to eight-unit buildings
  - f. Phase 1 townhomes will be located a separately gated community on the east side along the fairway of Highlands #3 and will be higher end units.
  - g. Townhome sizes will be 2000 sq ft. and up. Prices are expected to start at \$400,000 per unit. They could have secure golf cart access to BDR.
  - h. Another set of townhomes are planned later (phase 3) and will be located between the single-family homes and the Shoppes at Black Diamond overlooking the new Shoppes at Black Diamond
- Amber Ridge at Black Diamond will be landscaped buffer type B-3 modified which includes oak and/or magnolia trees in between hedges with no openings. The total distance from the edge of Shadow Creek Loop and the Amber Ridge back property line of single-family homes is no less than 70 ft. and as much as 200 ft.
- Traffic from Amber Ridge will have 4 access points, 2 on 486 and 2 on 491.
- There will be an Amber Ridge Master POA to uphold community standards.

## **Amber Ridge Apartments & Town Center**

- Amber Ridge Apartments (Phase 1) will be located directly behind new retail parcels along SR486 next to the new rehab facility near the YMCA. In all, 300 apartments are planned, at 20 units per acre. These will be market-rate pricing (not state-subsidized) for workforce housing.
- The apartment buildings will be three stories and will not abut Black Diamond and will have access to the YMCA. Rents \$1300 - \$2000. The apartments will be 3 story buildings totaling 300 units with mix of 1,2- & 3-bedroom units

Follow this link to view and download 5 pictures and documents of the proposed projects:

<https://www.dropbox.com/scl/fo/g907bcktacyx7j1sjovx5/h?dl=0&rlkey=mvw0kyiv0pex4liasu9ajzak0>

1. Agenda Packet December 15<sup>th</sup> PDC Meeting
2. Amber Ridge PUD Application Narrative
3. Conceptual Master Plan Map
4. Aerial View Photo
5. Buffer Sketch Color

*NOTE: There is a separate Pine Ridge project proposed for behind and west of the YMCA that is not approved at this time.*

**The final plan will be presented for approval on Tuesday January 24<sup>th</sup> at 1:00pm at the County Commissioner's meeting. Meetings are held at:**

**Citrus County Courthouse**

**110 N. Apopka Avenue, Room 100**

**Inverness**

County Commissioners Web site <https://www.citrusbocc.com/departments/commissioners/index.php>

## **RETAIL NEWS**

### **Shoppes at Black Diamond**

- The shoppes at Black Diamond will be anchored by a large Target and include Starbucks, Panera, Aldi, Tropical Smoothies, Texas Roadhouse, and 7-Eleven.
- This is expected to open in late 2024 into 2025

### **Corta Commons**

- Ross Dress for Less will anchor the new Corta Commons at Central Ridge Plaza, to be built in the open grass area fronting County Road 491 in front of Walmart. Other tenants will include Ulta Beauty, Five Below, and Petsmart. Another fast-food restaurant has signed on to be located near the County Road 491-486 intersection: Arby's.