



**APPLICATION FOR FINAL DEVELOPMENT PLAN (PUD)**

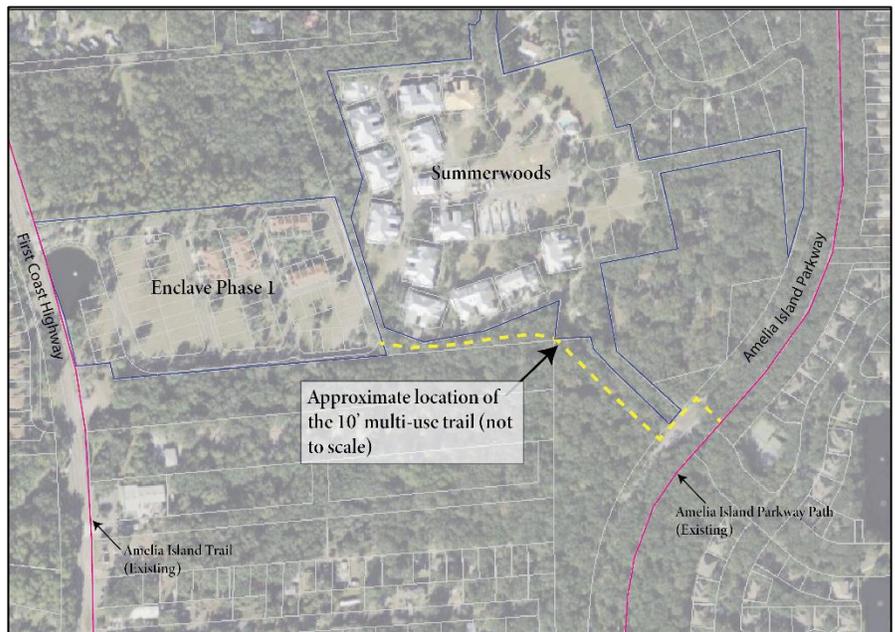
**APPLICATION & SURROUNDING AREA INFORMATION:**

<b>OWNER/APPLICANT:</b>	Nassau County BOCC, The Enclave at Summer Beach Homeowners Association Inc.			
<b>AGENT:</b>	Joseph Loretta, PLA, Genesis-Halff			
<b>REQUESTED ACTION:</b>	Approve the Final Development Plan for a 0.19 mile 10-foot wide Multi-use Trail within the Summer Beach Planned Unit Development (PUD)			
<b>LOCATION:</b>	Between Hanging Moss Drive and Amelia Island Parkway			
<b>PARCEL ID:</b>	00-30-0780-0004-0000, 14-2N-28-0000-0003-0020 and 00-SB-30-045E-00L3-0000			
<b>CURRENT LAND USE + ZONING:</b>	MDR/REC + PUD (Summer Beach)			
<b>EXISTING USES ON SITE:</b>	Vacant			
<b>AREA:</b>	Appx. 0.46 ac			
<b>ADJACENT PROPERTIES:</b>	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Residential	PUD	MDR
	South	Vacant	RG-1/PUD	MDR/REC
	East	Residential	PUD	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**

FD19-003 is the Final Development Plan for a 10-foot wide Multi-use Trail extending from Hanging Moss Drive in the Enclave at Summer Beach to the existing path along Amelia Island Parkway. from the Enclave at Summer Beach to Amelia Island Parkway at the location described above (approximately 0.19 mile). The site of the proposed trail is within the adopted Summer Beach Planned Unit Development (PUD). It was originally intended to connect to an east-west trail using Orange Avenue (which the BOCC closed to vehicular traffic on August 12,2019) through a north-south extension between The Enclave at Summer Beach and Sumerwoods.





However the County is now pursuing an alternative east-west trail alignment north of this project utilizing the ROW of Orange Avenue, Sabal Palm Road and an interceding property owned by the BOCC. The multi-use trail presented here is to be a privately-funded project, but will utilize an easement granted across County-owned property and will be open to the public.

#### **CONSISTENCY WITH THE LAND DEVELOPMENT CODE**

- The proposed Final Development Plan (FDP) for the multi-use path has been reviewed by County's Development Review Committee (DRC) and has been found consistent with the requirements for a Final Development Plan pursuant to Sec. 5.07(C)(2) and Sec. 25.05(F) of the County's Land Development Code (LDC).
- A tree preservation plan has been included with the Final Development Plan pursuant to Sec. 37.02 of the County's Land Development Code.

#### **CONSISTENCY WITH APPROVED PUD DEVELOPMENT ORDER**

- The proposed Final Development Plan (FDP) for the multi-use path has been reviewed by County staff and has been found consistent with the adopted Preliminary Development Plan (PDP); and the adopted PUD conditions for the Summer Beach Planned Unit Development (PUD) (Res. 85-11, as amended) pursuant to Article 25 of the County's Land Development Code (LDC).
- An environmental assessment of the property has been conducted pursuant to the adopted conditions of the PUD (see Attachment A)
- The proposed Final Development Plan was sent for review to the FWC and to the NEFRC, pursuant to the to the adopted conditions of the PUD, both agencies expressed no objections to the project (see Attachments B and C).

#### **CONCLUSION**

- Based on the findings described above, Staff recommends APPROVAL of application FD19-003, the Final Development Plan for a 10-foot wide Multi-use Trail extending from the Enclave at Summer Beach to Amelia Island Parkway within the Summer Beach Planned Unit Development (PUD).

Submitted by:

A handwritten signature in blue ink, appearing to read 'Doug McDowell'.

Doug McDowell, AICP  
Principal Planner

# ATTACHMENT A

ENVIRONMENTAL SERVICES, INC.

7220 Financial Way, Suite 100  
Jacksonville, FL 32256

Phone 904-470-2200 \* Fax 904-470-2112

[www.environmentalservicesinc.com](http://www.environmentalservicesinc.com)

14 August 2018

Mr. Morgan Brown  
Artisan Homes  
10365 Hood Road S., Suite 208  
Jacksonville, Florida 32257

**RE: The Enclave Proposed Beach Access  
Nassau County, Florida**

Dear Mr. Brown:

Environmental Services Inc. (ESI) has completed a wetlands assessment on the above-referenced proposed access easement. The purpose of our investigation was to determine the presence and extent of jurisdictional wetlands pursuant to the current rules and regulations of the U.S. Army Corps of Engineers (ACOE) and the State unified methodology for delineating wetlands endorsed by the Florida Department of Environmental Protection (FDEP) and St. Johns River Water Management District (SJRWMD). The proposed easement was also assessed for the presence of threatened and endangered species. The results of the assessments are summarized below.

The proposed beach access easement is approximately 0.86 acres in size and is located on Amelia Island in Nassau County, Florida. The easement is further located at the approximate center coordinates of 30.580974, -81.450049 in Section 14, Township 2 North, Range 28 East.

Land use and vegetative communities within the proposed easement have been classified according to *Florida Land Use, Cover and Forms Classification System (FLUCFCS) Handbook* (Florida Department of Transportation, Surveying and Mapping Office, Thematic Mapping Section January 1999). The proposed easement is predominately covered by the land cover classified as Temperate Hardwood (FLUCFCS 425).

The vegetative community within a majority of the easement contains a canopy of laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), loblolly pine (*Pinus taeda*), and southern magnolia (*Magnolia grandiflora*). The easement has an understory of saw palmetto (*Serenoa repens*), live oaks, and southern magnolia. These species are most commonly seen in uplands. The proposed access easement contained no indicators of hydrology (e.g. water stained leaves, muck, water marks on trees) and non-hydric soils.

An ESI biologist also reviewed the proposed easement for threatened or endangered species as listed by the Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (FWS). Based upon a literature review and a species-specific survey, no listed species or evidence of their occurrence on-site were observed. The nearest bald eagle nest is

# ATTACHMENT A

ENVIRONMENTAL SERVICES, INC.

approximately 0.56 miles or 2,956 feet to the southwest. No eagle nests or gopher tortoise burrows were found on or within the immediate vicinity of the proposed easement.

Should you have any questions or require additional information, please call me.

Sincerely yours,

ENVIRONMENTAL SERVICES, INC.



Craig Jacobs  
Project Manager

## ATTACHMENT B

**Loretta, Joseph P.**

---

**From:** Hight, Jason <jason.hight@myfwc.com>  
**Sent:** Thursday, April 18, 2019 10:19 AM  
**To:** Loretta, Joseph P.  
**Cc:** dmcdowell@nassaucountyfl.com; Llewellyn, Jr., Mark; josh.cucinella@myfwc.com  
**Subject:** FWC Review of Orange Avenue Trail Project, Nassau County

Dear Mr. Loretta:

At your request as technical assistance, Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the Orange Avenue Phase 1 multiple-use paved trail project, connecting The Enclave residential development to Amelia Island Parkway in Nassau County, for potential impacts to fish and wildlife. We have no comments or recommendations related to fish and wildlife or listed species and their habitat.

If you need any further assistance, please do not hesitate to contact our office by email at [FWCConservationPlanningServices@MyFWC.com](mailto:FWCConservationPlanningServices@MyFWC.com). If you have specific technical questions, please contact Josh Cucinella at (352) 620-7330 or [Josh.Cucinella@MyFWC.com](mailto:Josh.Cucinella@MyFWC.com).

Sincerely,

Jason Hight  
Biological Administrator II  
Office of Conservation Planning Services  
Division of Habitat and Species Conservation  
620 S. Meridian Street, MS 5B5  
Tallahassee, FL 32399-1600  
(850) 228-2055

# ATTACHMENT C



100 Festival Park Avenue  
Jacksonville, FL 32202

 (904) 279-0880

 (904) 279-0881

 [www.nefrc.org](http://www.nefrc.org)

 [info@nefrc.org](mailto:info@nefrc.org)

Serving the communities of Baker, Clay, Duval, Flagler, Nassau, Putnam and St. Johns Counties

***Bringing Communities Together***

April 26, 2019

Mr. Doug McDowell, AICP  
Principal Planner  
Nassau County Department of Planning & Economic Opportunity  
96161 Nassau Place  
Yulee, FL 32097

RE: **NASSAU COUNTY - The Enclave at Summer Beach Orange Ave. Trail Plans**

Dear Mr. McDowell:

The Northeast Florida Regional Council has reviewed the plans provided. The Council conducts reviews that focus on consistency with our Strategic Regional Policy Plan, and the potential for adverse impacts to resources of regional significance. The policy areas we reviewed were regional health and natural resources. Based on our review of the submitted documents, there would be no adverse impacts to resources of regional significance from this project. This project is consistent with the Northeast Florida Regional Council's Strategic Regional Policy Plan (SRPP), in particular the following objective and policy:

- 3F Regional Health Objective: Improve the health of our residents, including reducing rates of chronic diseases by providing more public places to exercise.
  - Policy 17: Support and enhance Northeast Florida's extensive, connected system of publicly accessible natural lands that includes greenways and trails and other recreational opportunities that promote physical activity.

Thank you for the opportunity to review this project.

Elizabeth Payne, Chief Executive Officer

cc: Joseph P. Loretta, PLA, LEED®AP-BD+C

**Follow Us.**



EQUAL OPPORTUNITY EMPLOYER