



## APPLICATION FOR FINAL DEVELOPMENT PLAN (PUD)

### APPLICATION & SURROUNDING AREA INFORMATION:

<b>OWNER/APPLICANT:</b>	Enclave Phase II Partners, LLC			
<b>AGENT:</b>	Dunn & Associates, Inc.			
<b>REQUESTED ACTION:</b>	Approve the Final Development Plan for the Enclave @ Summer Beach Phase 2			
<b>LOCATION:</b>	On the First Coast Hwy between Orange Avenue and Enclave Manor			
<b>PARCEL ID:</b>	00-00-30-0780-0003-0000			
<b>CURRENT LAND USE + ZONING:</b>	HDR, COM/PUD			
<b>EXISTING USES ON SITE:</b>	Vacant			
<b>AREA:</b>	10.21 ac			
<b>ADJACENT PROPERTIES:</b>	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Residential	RS1	MDR
	South	Residential	PUD	HDR/COM
	East	Vacant/Residential	PUD/RG-1	HDR
	West	Residential	PUD	MDR

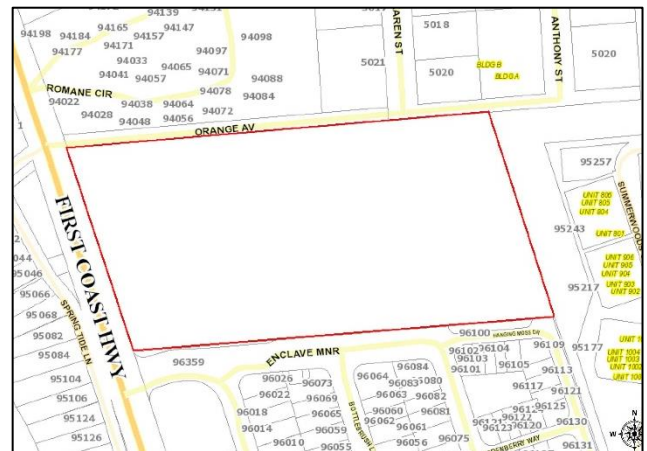
\*\*\* All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office. \*\*\*

### SUMMARY OF REQUEST AND BACKGROUND INFORMATION

FD19-002 is the Final Development Plan (FDP) for The Enclave @ Summer Beach Phase 2 of the Summer Beach Development of Regional Impact (DRI), which includes 53 single family residential units and associated infrastructure at the location described above.

The Enclave @ Summer Beach Phase 2 is parcel N-2 of the Summer Beach DRI. The development of single family units on the property was approved by Resolution 2018-112. This Resolution allowed for the development of up to 110 multi-family (including townhomes) and single family detached residential units.

The following exactions, requirements and conditions are required for construction of the Enclave @ Summer Beach Phase 2 by the adopted Development Order for Parcel N-2 (See Attachment A):



- Provide the County at no cost a drainage and maintenance easement minimum of forty [40] feet, not to exceed sixty [60] feet wide along the existing route of the ditch that traverses the property. The developer has the option to install a piped system at his cost to replace the ditch, and to be designed to



accommodate the design flow of the plan along a route that, if different from the alignment of the ditch, is mutually agreeable to the Developer and the County. The routing and design of the ditch shall be included in the Final Development Plan for Parcel N-2. The Enclave @ Summer Beach Phase 2 FDP includes a 40' drainage easement, which will be constructed with the Engineering Plans.

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

- The proposed Final Development Plan (FDP) for the Enclave Phase II has been reviewed by County staff 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).

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

- The proposed Final Development Plan (FDP) for the Enclave @ Summer Beach Phase 2 is consistent with the adopted Preliminary Development Plan (PDP); and the adopted DRI conditions for Parcel N-2 in the Summer Beach DRI (Res.2018-112) pursuant to Article 25 of the County's Land Development Code (LDC).

#### **CONCLUSION**

- Based on the findings described above, Staff recommends APPROVAL of application FD19-002, the Final Development Plan for the Enclave @ Summer Beach Phase 2.

A handwritten signature in blue ink that reads "Kailey Saver".

Kailey Saver, AICP  
Senior Planner

## Attachment A

The Enclave at Summer Beach						
Implementing Legislation	Effective Date	Entitlements/Uses	Exactions/Requirements/Conditions	Trigger	Action	Note
Reso. 2018-112 (Most recent Development Agreement & PUD Modification)	9/24/2018	100 dwelling units, including multi-family, townhome or single family detached	Drainage Improvements	Phase 2 construction	<b>To be dedicated and constructed in Phase 2</b>	Provide the County at no cost a drainage and maintenance easement minimum of forty [40] feet, not to exceed sixty [60] feet wide along the existing route of the ditch that traverses the property. The developer has the option to install a piped system at his cost to replace the ditch, and to be designed to accommodate the design flow of the plan along a route that, if different from the alignment of the ditch, is mutually agreeable to the Developer and the County. The routing and design of the ditch shall be included in the Final Development Plan for Parcel N-2. The Enclave @ Summer Beach Phase 2 FDP includes a 40' drainage easement, which will be constructed with the Engineering Plans.