



APPLICATION FOR FINAL PLAT

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT: ARTISAN HOMES, LLC

AGENT: A & J LAND SURVEYORS, INC

REQUESTED ACTION: APPROVAL OF THE FINAL PLAT FOR ENCLAVE @ SUMMER BEACH PHASE 1 REVISION 2

APPLICABLE REGULATIONS: ARTICLE 25 AND ARTICLE 37 OF THE NASSAU COUNTY LAND DEVELOPMENT CODE OF THE LAND DEVELOPMENT CODE AND CHAPTER 29 OF THE NASSAU COUNTY CODE OF LAWS AND ORDINANCES

RELATED APPLICATIONS: REQUEST FOR PARTIAL VACATION OF THE ENCLAVE AT SUMMER BEACH PLAT AS RECORDED BY PLAT BOOK 8 PAGES 277 - 279 ON DECEMBER 21, 2017.

LOCATION: THE EAST SIDE OF FIRST COAST HIGHWAY, THREE QUARTERS OF A MILE SOUTH OF THE INTERSECTION WITH S. FLETCHER AVENUE

DIRECTIONS: FROM THE INTERSECTION OF AMELIA ISLAND PKWY AND SOUTH EIGHTH STREET TURN RIGHT ON AMELIA ISLAND PARKWAY FOR 2.5 MILES, HEADING SOUTH THROUGH 2 TRAFFIC CIRCLES. TURN RIGHT AT THE FORK ONTO BUCCANEER TRAIL FOR ONE THIRD MILE TO THE THIRD TRAFFIC CIRCLE. CONTINUE SOUTH FOR THREE QUARTERS OF A MILE. ENCLAVE MANOR WILL BE ON THE RIGHT.

PARCEL ID: 00-SB-30-046E-0006-0000, 00-SB-046E-0021-0000, 00-SB-30-046E-0007-0000, 00-SB-30-046E-0008-0000, 00-SB-046E-0022-0000, 00-SB-046E-0023-0000

AREA: .50

*** 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. ***

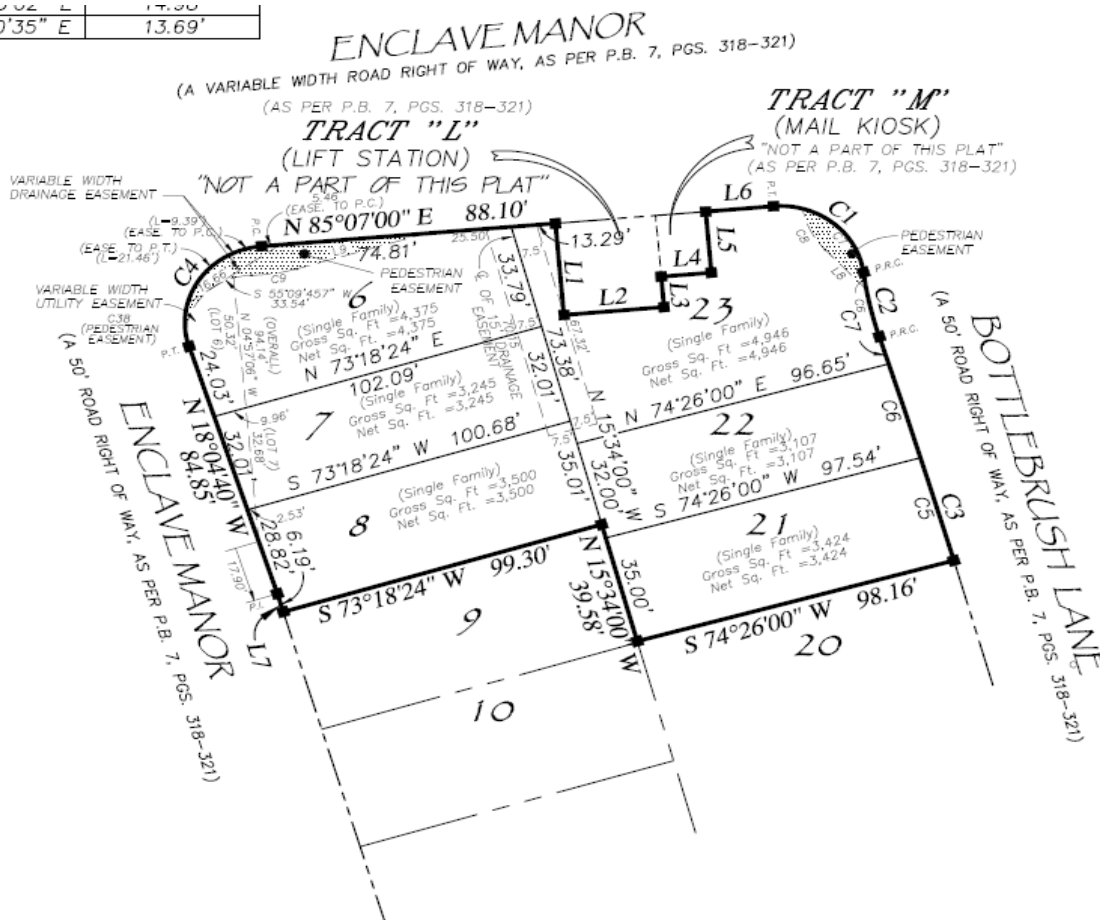
SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The Summer Beach DRI was established via Ordinance 1985-11, as amended. The Enclave at Summer Beach was incorporated into the Summer Beach DRI via Resolution 2004-32, which allotted 100 multifamily units on 10.214 acres. The original engineering plans for the Enclave at Summer Beach were approved on August 22, 2006. Ordinance 2017-94, which was adopted on May 8th, 2017, permitted Parcel N-1 to be developed for up to 100 multi-family and single family detached residential units.

The Enclave at Summer Beach Phase One Revision Two replat, PL19-018, was submitted in conjunction with a partial vacation of the Enclave at Summer Beach Phase One Revision One replat as recorded by Plat Book 8 Pages 277-279. The proposed changes will modify six remaining lots from being multifamily triplex to single family lots. Staff tied the replat to the revised Tree Preservation Plan so that the two would be approved by the Development Review Committee at the same time. The Tree Preservation Plan and the plat were approved by the committee on January 28, 2020.



20 TO 02 E	17.00
81°10'35" E	13.69'



CONSISTENCY WITH THE LAND DEVELOPMENT CODE

Article 25 and article 37 of the Nassau County Land Development Code and Chapter 29 of the Nassau County Code of Laws and Ordinances

CONCLUSION

Staff recommends Board approval for the Enclave at Summer Beach Phase 1, Revision 2 for Recordation in conjunction with a partial vacation of the Enclave at Summer Beach plat as recorded by Plat Book, Pages 277-279.

Submitted by: Naomi Braff, Planner I