



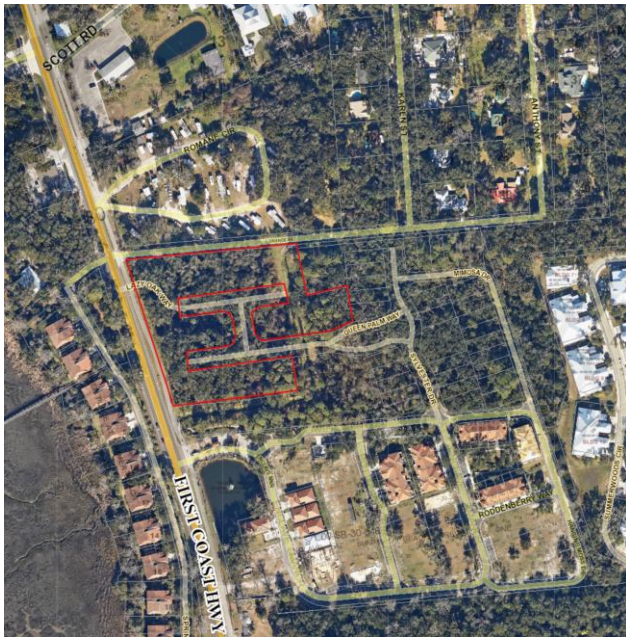
APPLICATION FOR FINAL PLAT

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	ENCLAVE PHASE II PARTNERS LLC
AGENT:	A & J LAND SURVEYORS, INC.
REQUESTED ACTION:	APPROVAL OF THE FINAL PLAT FOR ENCLAVE AT SUMMER BEACH PHASE TWO-C
APPLICABLE REGULATIONS:	CHAPTER 29 OF THE NASSAU COUNTY CODE OF LAWS AND ORDINANCES, THE SUMMER BEACH DRI, AND ARTICLE 37, SECTION 37.02- NATIVE CANOPY TREE PROTECTION OF THE NASSAU COUNTY LAND DEVELOPMENT CODE
RELATED APPLICATIONS:	N/A
LOCATION:	THE EAST SIDE OF FIRST COAST HIGHWAY, THREE QUARTERS OF A MILE SOUTH OF THE INTERSECTION WITH S. FLETCHER AVENUE
FLUM/ZONING:	HIGH DENSITY/PUD
PARCEL ID:	00-00-30-0780-0003-0000
AREA:	3.8 ACRES

*** 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 office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

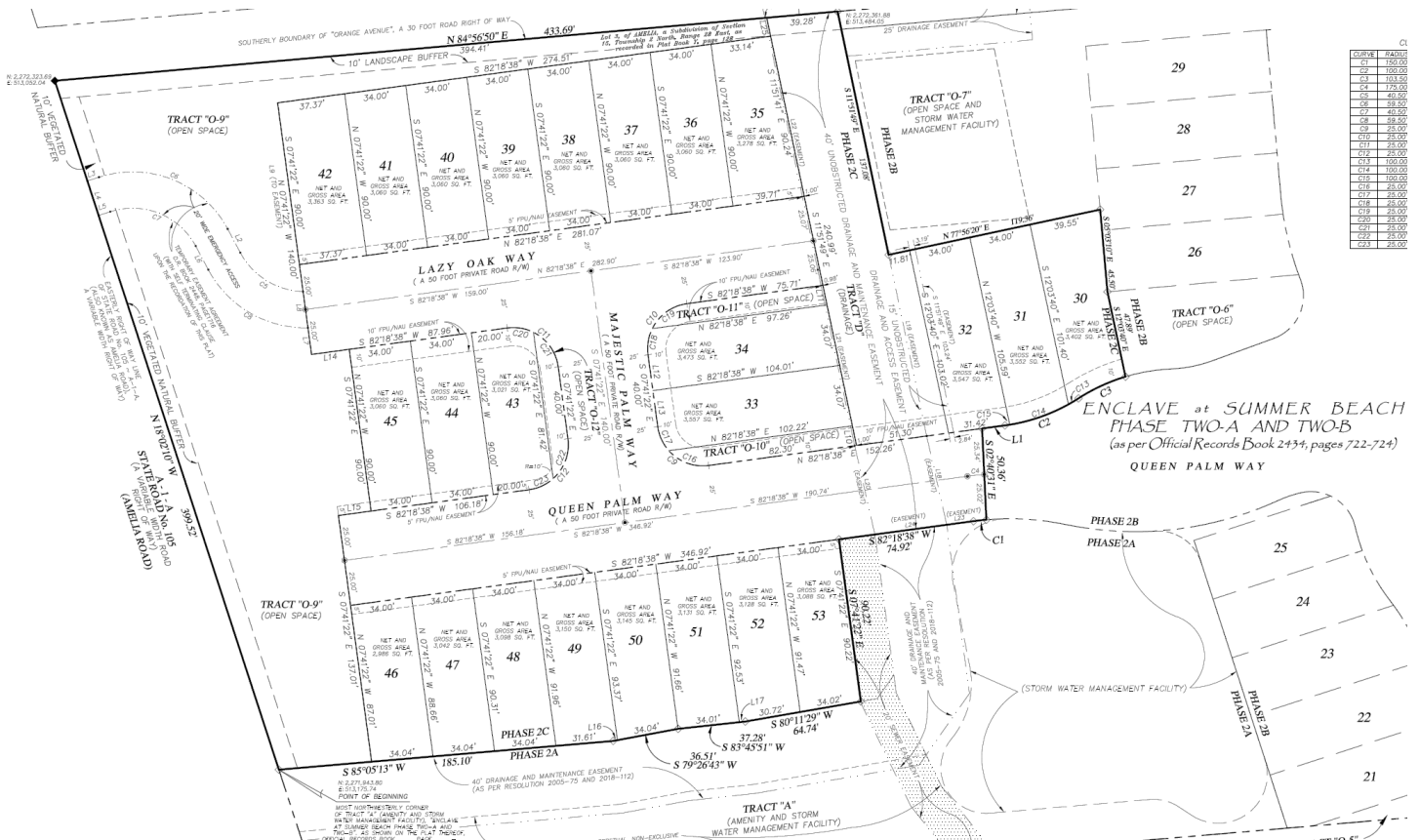


The Summer Beach DRI was established by Ordinance 1985-11, as amended. The Enclave at Summer Beach was incorporated into the Summer Beach DRI via Resolution 2004-32.

Enclave at Summer Beach Phase Two-C is zoned PUD with a future land use of High-Density Residential. It is located on the east side of First Coast Highway, three quarters of a mile south of the intersection of First Coast Highway and South Fletcher Avenue.

The Final Development Plan for the Enclave at Summer Beach was approved on January 14, 2020 by department/agency heads upon review and recommendation by the Development Review Committee. The Site Engineering Plan for Phase Two-C, SP20-005, was approved on May 5, 2020 and was later amended to revise the road names, the phase lines, and finally the drainage ditch piping. The final revision was approved on November 3, 2020. The plat for Phase Two-C was approved on May 18, 2021.

This phase consists of 22 single-family lots and four tracts for stormwater management, open space and tree preservation.



CONSISTENCY WITH THE NASSAU COUNTY CODE OF LAWS AND ORDINANCES

Staff finds the requested action to be consistent with the Comprehensive Plan, Article 25 of the Nassau County Land Development Code, Article 37, Section 37.02 - Native Canopy Tree Protection, Chapter 29, Sec. 29-15 - Final Plats of the Nassau County Code of Laws and Ordinances and the Summer Beach DRI. It is consistent with the preliminary plat as approved by the Planning Director.

CONCLUSION

Staff recommends Board approval of the Enclave at Summer Beach Phase Two-C final plat for recordation.