



MEMORANDUM

Date: August 17, 2021

To: Taco Pope, County Manager
Mike Mullin, County Attorney
Robert Companion, County Engineer
Keith Ellis, Building Official

From: Thad Crowe, Planning Director

Subject: Monitoring Report for Summer Beach Planned Unit Development Parcel N-2 (Interim)

The consolidated Summer Beach PUD/DRI, originally approved in 1984, is approved for up to 1,643 dwelling units, 25,000 square feet of commercial neighborhood uses, golf courses, associated recreational amenities, and conservation areas on approximately 571 acres.

Parcel N-2 is approximately 10 acres and was added to the Summer Beach PUD/DRI in April 2005 in Resolution 2005-75 and allocated 100 multi-family (townhome) residential units previously approved within the Summer Beach DRI. Along with the adjoining Parcel N-1 (added in 2004 and also allocated 100 units), it forms The Enclave at Summer Beach development.

The Summer Beach development order was amended in September 2018 and August 2019 in Resolutions 2018-112 and 2019-32, to allow single-family units in The Enclave at Summer Beach.

As of August 17, 2021, 58 residential units had been completed in The Enclave at Summer Beach (Parcels N-1 and N-2). This is 29% of the maximum residential development program permitted (200 units).

The plat for The Enclave at Summer Beach Phase 2C (24 lots) is scheduled for approval with the Board of County Commissioners on August 23, 2021.

Present commitments to be completed by the development pursuant to the development order include:

1. Drainage improvements: 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. (Engineering Services confirms piped system complete as of August 2021. 40' easement to be dedicated with plat for Phase 2C).

All other requirements of the development order have been completed at this time.

Please see the attached pages for detailed information on approvals and developer commitments within this PUD.

Summer Beach Parcels N-1 & N-2 (Enclave at Summer Beach)

Location Information

Location: Amelia Island
Commission District: 2
FLUM: HDR
Area (Ac): 20.00

Developer/Managing Entity

Name: Artisan Homes LLC /Enclave Phase II Partners LLC
Address: 9995 Gate Parkway N Ste 400
City ST Zip: Jacksonville, FL 32246
Contact Name:
Contact Phone:
Contact E-mail:

Development Order

Adopted in Reso: 2005-75
Amended in Reso: 2018-112
2019-32

Development Program

Type	Units/Sq.ft.
SF/TH Residential	200 units

Phasing Schedule:

See Developer Commitments Table on following page.

FDPs Approved*

App#	Name/Phase	Units/Sq. ft	Date Approved
SP05-036*	The Enclave at Summer Beach	74 units	5/22/2006
SP07-036*	The Enclave at Summer Beach	78 units	2/28/2008
FD19-002	The Enclave at Summer Beach Phase 2	53 units	2/24/2020

SEPs Approved

App#	Name/Phase	Units/Sq. ft	Date Approved
SP05-036*	The Enclave at Summer Beach	74 units	5/22/2006
SP07-036*	The Enclave at Summer Beach	78 units	2/28/2008
SP20-005	The Enclave at Summer Beach Phase 2	53 units	5/5/2020

Plats Approved

App#	Name/Phase	Units/Sq. ft	Date Recorded	Book/ Page
N/A	The Enclave at Summer Beach	78 units	7/31/2007	7/318
PL17-007	The Enclave at Summer Beach Revision 1	69 units	12/21/2017	8/277
PL19-018	The Enclave at Summer Beach- Revision 2	n/a	6/25/2020	2370/1528
PL20-004	The Enclave at Summer Beach Phase 2A & 2B	29 units	2/17/2021	2434/722
PL21-009	The Enclave at Summer Beach Phase 2C	24 units		

* Prior to 2012, final development plan was not a separate document, it consisted of the Site Engineering Plans and Preliminary Plat, as approved by the DRC.

Summer Beach Parcels N-1 & N-2 (Enclave at Summer Beach)

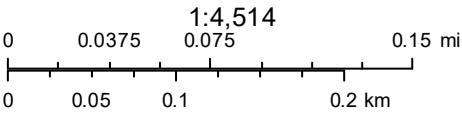
Developer Commitments

Commitments	Schedule		Status/Action	Notes
Drainage Improvements	Phase 2 construction		In Progress	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. Piped system confirmed complete as of Aug. 2021. 40' easement to be dedicated with plat for Phase 2C.

Summer Beach PUD Parcels N1/N2 (Enclave at Summer Beach)



August 17, 2021



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community