

RESOLUTION NO. 2017 - ____

A RESOLUTION CONSTITUTING THE NINETEENTH AMENDMENT TO THE DEVELOPMENT ORDER FOR THE SUMMER BEACH DEVELOPMENT OF REGIONAL IMPACT (DRI); SPECIFICALLY AMENDING THE DEVELOPMENT ORDER TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT PURSUANT TO THE NOTIFICATION OF A PROPOSED CHANGE (NOPC) FILED BY ARTISAN HOMES,LLC, AND DATED MARCH 3, 2017; PROVIDING FOR DEVELOPMENT OF SINGLE-FAMILY DETACHED RESIDENTIAL UNITS ON PARCEL N-1; FINDING THAT THIS CHANGE DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION FROM THE ORIGINALLY APPROVED DRI DEVELOPMENT ORDER, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Nassau County, Florida had previously approved the Development Order for the Summer Beach Development of Regional Impact (DRI) in Resolution 85-11, and amended in Resolutions 85-60, 86-8, 86-29, 86-62, 87-11, 89-30, 90-41, 2000-31, 2001-25, 2001-96, 2001-183, 2003-76A, 2004-32, 2005-75, and 2007-105; and 2013-91

WHEREAS, on March 3, 2017 Artisan Homes, LLC filed a request with Nassau County and the Northeast Florida Regional Council (NEFRC) to amend the Summer Beach DRI; and

WHEREAS, in accordance with Sec. 380.06(19)(e), F.S. the NEFRC indicated that the proposed changes were not a substantial deviation and furthermore did not require NOPC review; and

WHEREAS, at a public hearing on April 4, 2017 the Nassau County Planning and Zoning Board reviewed said amendment and determined that the proposed changes do not constitute a substantial deviation, nor do they conflict with the remaining terms and conditions of the DRI/PUD or the County's Comprehensive Plan; and

WHEREAS, the Board of County Commissioners has reviewed the said amendment, conducted a public hearing on May 8, 2017 at which all parties were afforded the opportunity to present evidence and testimony on this matter, and any member of the public requesting to do so was given an opportunity to present written or oral communication consistent with the adopted rules of procedure; and

WHEREAS, public notice of said hearing was provided in accordance with Chap. 380.06, F.S. and Chap. 125, F.S.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:

SECTION 1. FINDINGS

The Board of County Commissioners finds that the changes set forth in the NOPC dated March 29, 2013 do not constitute a substantial deviation; as such term is defined in Section 380.06(19), Florida Statutes and are generally consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan.

SECTION 2. AMENDMENT

The Summer Beach DRI Development Order is hereby amended as follows:

- A. Development permitted on Parcel N-1, as described in Paragraph 1.b. of Resolution 2004-32 (15th amendment to this DRI), is amended as follows:

Parcel N-1 contains 10.214 acres, as more particularly described in Exhibit "A", (attached) and will be developed in up to 100 multi-family (including townhomes) and single family detached residential units.

- B. A revised Map H for this parcel (N-1) is attached here in as Exhibit "B"

SECTION 3. EXISTING DEVELOPMENT ORDER

All terms and conditions of the existing Summer Beach DRI Development Order as amended remain in full force and effect except as specifically amended by Section 2 of this Resolution.

SECTION 4. RECORDATION AND RENDITION

A copy of this Resolution shall be recorded in the Public Records of Nassau County. Nassau County will render a recorded copy of this Nineteenth Amendment of the Development Order to the Florida Department of Economic Opportunity, the Northeast Florida Regional Council, and the Developer.

SECTION 5. EFFECTIVE DATE:

This Resolution shall become effective upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2017.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

DANIEL B. LEEPER,
Its: Chair

ATTEST as to Chairman's Signature:

JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form and legality by the
Nassau County Attorney:

MICHAEL S. MULLIN,
County Attorney

EXHIBIT A

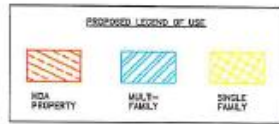
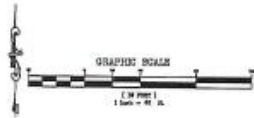
A PORTION OF LOT 2 "AMELIA", A SUBDIVISION OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AS RECORDED IN DEED BOOK "Y", PAGE 128 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 2 WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 105 (A-1-A); THENCE NORTH 85°07'00" EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 926.79 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 18°06'00" EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 494.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 AND A POINT ON THE SOUTH LINE OF SAID SECTION 15; THENCE SOUTH 84°55'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 843.25 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 404, PAGE 374, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 13°04'00" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 84°55'00" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 99.50 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 105 (ALSO KNOWN AS A-1-A) AND A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2964.79 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°05'47", AN ARC DISTANCE OF 263.63 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 15°31'47" WEST A DISTANCE OF 263.63 FEET; THENCE NORTH 18°04'40" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 181.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.214 ACRES MORE OR LESS.

EXHIBIT B

DEVELOPMENT ONLY - NOT FOR CONSTRUCTION



PROPOSED SITE PLAN CHANGES (TAB H)
SCALE: 1" = 40'

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

DATE	BY	REVISION
3-2-17	A. J. GILLETTE	PROPOSED SITE PLAN (TAB H)
3-2-17	B. J. GILLETTE	PROPOSED SITE PLAN (TAB H)

GILLETTE & ASSOCIATES, INC.
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PHONE: 954-251-8819 • www.gilletteassociates.com

**ENCLAVE AT SUMMER BEACH
PROPOSED RECONFIGURATION**
HIGHWAY A1A - STATE ROAD 200
AMELIA ISLAND, FLORIDA

DATE: 3-2-17
PROPOSED SITE PLAN (TAB H)
NCPD-1
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DEVELOPMENT ONLY - NOT FOR CONSTRUCTION