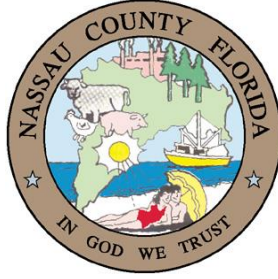


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Date of Hearing: April 4, 2017 (Revised May 8, 2017)

Public Hearing Number: NOPC17-001
(19th Amendment to Summer Beach DRI)

A. General Information

Applicant: Artisan Homes, LLC

Request: 19th amendment to the Summer Beach Development of Regional Impact (DRI) to permit a mix of detached single-family and multi-family (incl. townhomes) residential uses on Parcel N-1(aka The Enclave at Summer Beach).

Related Application: None

Applicable Regulations: Sec. 380.06(19)(f), F.S.

B. Site Information

Lot Size: +- 10 acres

Location: East side of First Coast Hwy (A1A), south of Orange Avenue.

Directions: Head south on First Coast Hwy (A1A), past Orange Avenue, property is to the left on the east side of A1A at Enclave Manor.

C. Existing Use

Subject Site: Residential (Townhouses)

Surrounding: North: Vacant
South: Vacant
East: Residential (Townhouses)
West: Residential (Duplexes)

D. Existing Zoning

Subject Site: DRI/Planned Unit Development (PUD)¹

Surrounding: North: DRI/Planned Unit Development (PUD)¹
South: Residential General 1 (RG-1)
Commercial General (CG)
East: Residential General 1 (RG-1)
West: Planned Unit Development (PUD)²

¹*Summer Beach DRI/PUD (Reso. 85-11, as amended)*

²*Amelia River Villas (Ord. 2000-53)*

E. FLUM Designation

Subject Site: Medium-Density Residential (MDR)
Commercial (COM)

Surrounding: North: Medium-Density Residential (MDR)
Commercial (COM)
South: Medium-Density Residential (MDR)
Commercial (COM)
East: Medium-Density Residential (MDR)
West: Medium-Density Residential (MDR)

F. Background

The Summer Beach Development of Regional Impact (DRI) was approved in 1985. In March 2004, Parcel N-1 was added to the DRI by the 15th amendment to the Development Order (Resolution 2004-32), which also allocated 100 previously approved multi-family residential units to it.

Site development and engineering plans were approved in April 2006 for The Enclave at Summer Beach, for 15 buildings containing 4-6 townhome units for a total of 78 units (refer to SP05-036). A plat was recorded for The Enclave at Summer Beach in July 2007 (refer to Plat Book 7 p. 318-321).

Horizontal infrastructure has been completed. To date, four (4) buildings and 18 units have been constructed.

This proposed change to the Summer Beach DRI Development Order and revision to the corresponding Map H would allow a mix of mix of detached single-family and multi-family (incl. townhomes) residential uses to be constructed on Parcel N-1. No additional units would be added to the DRI, nor would any existing approved units within the DRI be re-allocated to Parcel N-1. The proposed amendment would expand

the uses permitted to allow a single-family detached residential product to be constructed in this area.

If this proposed change in the Development Order is approved, A plat annulment and partial re-plat of The Enclave at Summer Beach must be approved and recorded pursuant to the County's subdivision regulations (Chapter 29, County Ordinance Code) Prior to the approval of any re-plat, the County require verification of the status of the approved site engineering plans and whether modifications are required. .

G. Staff Findings

1. Staff concurs with the assessment of the NEFRC that this is not a substantial deviation as per section 380.19(e)(6) of the Florida Statutes(see NEFRC Comments, dated March 21, 2017, attached);
2. Staff concurs with the assessment of the NEFRC that a comprehensive plan amendment is not necessary to accommodate the changes proposed in the NOPC.
3. It is Staff's assessment that the proposed changes do not conflict with the remaining terms and conditions of the DRI/PUD, nor with any other provisions of the County's Land Development Code.
4. It is Staff's assessment that the proposed changes do not conflict with the Goals, Objectives and Policies of the County's adopted Comprehensive Plan.