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March 21, 2017

Mr. Taco Pope
Nassau County Planning and Zoning
96161 Nassau Place
Yulee, Florida 32097

Re: Enclave at Summer Beach NOPC

Dear Mr. Pope:

Staff of the Northeast Florida Regional Council has reviewed the Notice of Proposed Change (NOPC) for the Enclave at Summer Beach DRI which we received on March 20, 2017. The following recommendation is based on our review of the proposed changes and should aid the parties in determining whether they constitute a substantial deviation.

The NOPC proposes to change the mix of dwelling units and types on the 10.214 acres named Parcel N-1 of the Enclave at Summer Beach DRI. Our review of that change is shown (*in italics*):

- The application proposes a mix of 100 detached single family and multifamily dwelling units on a parcel where 100 multifamily residential dwelling units is now permitted. *The applicant has submitted information that the proposed number of units, number of lots, number of acres, number of trips, the development order conditions, and the current residential land use designation will not change. Based on this information there will be no increase in external trips and accordingly does not exceed the criteria in Section 380.06(19)(b)10., Florida Statutes.*
- The application submits that there is no change to the development order which includes changes approved by Nassau County Resolution 2004-32. Nassau County Resolution 2004-32 added land and relocated allowable dwelling units to this parcel. *This proposed change must also be consistent with Nassau County Resolution 2005-75. Nassau County Resolution 2005-75 added land, relocated allowable dwelling units established vegetative buffers, revised Map H-1 and Table 12-A-2 and required road drainage improvements to this parcel. The NEFRC has no objections to this proposed change.*

Accordingly, this NOPC does not appear to create a reasonable likelihood of additional regional impacts and in our opinion does not constitute a substantial deviation.

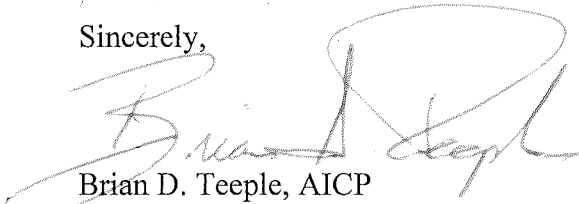
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If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Brian D. Teeple". The signature is fluid and cursive, with a large loop at the end.

Brian D. Teeple, AICP
Chief Executive Officer

cc: Mr. Wyman Duggan, Esq.
Mr. Ray Eubanks, DEO

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