

STATE OF FLORIDA  
DEPARTMENT OF ECONOMIC OPPORTUNITY  
DIVISION OF COMMUNITY PLANNING & DEVELOPMENT  
The Caldwell Building, MSC 160  
107 East Madison Street  
Tallahassee, Florida 32399

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED  
DEVELOPMENT OF REGIONAL IMPACT (DRI)  
SUBSECTION 380.06(19), FLORIDA STATUTES**

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

1. I, Wyman Duggan, the undersigned owner/authorized  
representative of Artisan Homes, LLC, hereby give notice of a proposed change to a  
(developer)

previously approved Development of Regional Impact in accordance with Subsection

380.06(19), Florida Statutes. In support thereof, I submit the following information concerning

the Enclave at Summer Beach within the Summer Beach DRI development, which  
(original & current project names)

information is true and correct to the best of my knowledge. I have submitted today, under

separate cover, copies of this completed notification to Nassau County,  
(local government)

to the Northeast Florida Regional Council, and to the Bureau of Community

Planning, Department of Economic Opportunity.

3/3/17  
Date

W. Duggan  
Signature

2. Applicant (name, address, phone).

**Wyman R. Duggan, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, FL 32207**

**As counsel for**

**Artisan Homes, LLC  
9995 Gate Parkway N., Suite 400  
Jacksonville, FL 32246**

3. Authorized Agent (name, address, phone).

**Artisan Homes, LLC  
9995 Gate Parkway N., Suite 400  
Jacksonville, FL 32246**

4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.

**Nassau County, Township 2 North, Range 28 East, Section 15**

5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.

**This application concerns the Enclave at Summer Beach, Parcel N-1 of the Summer Beach DRI. The current approved plan of development for the Enclave at Summer Beach permits only multi-family residential development. The proposed change would permit a mix of detached single family and multi-family (including townhomes) residential uses on Parcel N-1, with a corresponding revision to Map H (as Parcel N-1 only) to reflect same. The maximum number of permitted residential dwelling units would not change. No additional lands are being added. No other development order conditions would be affected.**

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

**A revised Map H (as to Parcel N-1 only) is attached.**

6. Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.

**Attached.**

7. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?

Resolution No. 85-15	February 6, 1985	Implements county-wide proportionate share program for traffic costs associated with impacts not referenced in the Development Order
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Resolution No. 85-60	September 17, 1985	<p>Requires: (1) golf cart/pedestrian crossings across A.1.A.; (2) preservation of hammock parcels; (3) roadway vegetative buffers; (4) biologist input on golf course design; (5) grading submittal for final development plan; (6) consultation with Amelia Island Waterworks as to grey water use; (7) monitoring of golf course surface water bodies; (8) stormwater flow requirements for golf course; (9) design of manmade golf course ponds to support freshwater wetlands; (10) production of educational materials as to environmental aspects of golf course design; (11) compliance with water management district water supply well requirements; (12) amendment of water management district Conceptual Stormwater Management Permit to include additional acreage; (13) deed restrictions on golf course properties; (14) dedication of specific property to the City of Fernandina Beach; (15) deletion of references to land uses for certain parcels; and (16) provision of emergency exist, if required by the county.</p>
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Resolution No. 86-8	October 22, 1985	Identical to previous Resolution No. 85-60. It was determined following adoption of Resolution No. 85-60 that additional legislation was required to amend the comprehensive plan. Such legislation was adopted prior to adoption of Resolution No. 86-8.
Resolution No. 86-29	December 19, 1985	Establishes natural buffers along roadways of certain parcels and specific side slopes and planting requirements for lakes.
Resolution No. 86-62	August 26, 1986	Consolidated Development Order
Resolution No. 87-11	December 16, 1986	Provided access easement to adjacent property.
Resolution No. 88-71	August 23, 1988	Provided for correction of platted lots.
Resolution No. 89-30	February 21, 1989	Authorized 450-room hotel, approved preliminary site plan for Ritz-Carlton Hotel, required recommendation as to paving of adjacent roadway, and required construction of two dune walkovers.
Resolution No. 90-41	November 28, 1989	Consolidated Development Order
Ordinance No. 99-05	January 25, 1999	Rezoned certain property, known as Plummers Creek, within the DRI to PUD
Resolution No. 99-82	June 28, 1999	Consolidated Development Order
Ordinance No. 2000-32	August 28, 2000	Rezoned certain property to PUD
Resolution No. 2000-131	August 28, 2000	Incorporated property rezoned in Ordinance No. 2000-32 into DRI
Resolution No. 2001-25	January 22, 2001	Modification of certain land uses and vegetative buffer requirements.

Resolution No. 2001-96	June 25, 2001	Addition of 4.4 acres to DRI
Resolution No. 2001-183	December 17, 2001	Addition of 59.03 acres to DRI
Resolution No. 2003-76A	June 9, 2003	Consolidated Development Order
Resolution No. 2004-32	March 22, 2004	Provided: (1) Addition of approximately 13.3 acres to DRI; (2) relocation of residential units; (3) changed name of developer to Summer Beach Amenities Venture, Ltd.; (4) extend the buildout date to November 30, 2009; and (5) other minor modifications.
Resolution No. 2005-75	April 25, 2005	Provided: (1) addition of 10 acres to DRI; (2) reallocation of residential units; (3) establishment of certain vegetative buffers; and (4) required road drainage improvements.
Resolution No. 2007-105	May 14, 2007	Revised certain permitted uses and site-development standards
Resolution No. 2013-91	July 24, 2013	Provided for elimination of the Beach Club Expansion and ability of Golfside residents to join at a reduced rate.

8. Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map.

**None by this applicant, and none included in this application.**

9. Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.

**It is.**

Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.

YES \_\_\_\_\_ NO   X  

10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.

**No change is proposed.**

11. Will the proposed change require an amendment to the local government comprehensive plan?

**It will not.**

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 73-40.025, Florida Administrative Code:

12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.

**A revised Map H (as to Parcel N-1 only) dated 3/2/17 is attached.**

13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:
- a. All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;

**Paragraph 1.b. of Resolution 2004-32 is amended as follows:**

***b. Add Parcel N-1: Parcel N-1 contains 10.214 acres, as more particularly described on Exhibit A, attached, and will be developed in up to 100 multi-family (including townhomes) and single family detached residential units. A revised Map H dated 3/2/17 (as to Parcel N-1 only) is attached.***

- b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;

**Not applicable.**

- c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;

**Not applicable, physical development of Parcel N-1 has already begun.**

- d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;

**September 24, 2019.**

- e. A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and

**September 24, 2019.**

- f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 73C-40.025 (7), F.A.C.

**Following approval of this NOPC, the applicant or its successors or assigns shall submit a report as to Parcel N-1 only by June 30, 2019, and every two (2) years thereafter until development of Parcel N-1 is complete. If development of Parcel N-1 is complete by June 30, 2019, no report shall be required.**



# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Attraction/Recreation	# Parking Spaces			
	# Spectators			
	# Seats			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. Conditions			
	ADA Representations			
	Runway (length)			
	Runway (strength)			
Airports	Terminal (gross square feet)			
	# Parking Spaces			
	# Gates			
	Apron Area (gross square feet)			
	Site locational changes			
	Airport Acreage, including drainage, ROW, easements, etc.			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

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# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

Airports (cont.)	# External Vehicle Trips			
	D.O. Conditions			
	ADA representations			
Hospitals	# Beds			
	# Parking Spaces			
	Building (gross square feet)			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. conditions			
Industrial	ADA representations			
	Acreage, including drainage, ROW, easements, etc.			
	# Parking spaces			
	Building (gross square feet)			
	# Employees			
	chemical storage (barrels and pounds)			
	Site locational changes			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

Industrial (cont.)	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
Mining Operations	Acreage mined (year)			
	Water withdrawal (gal/day)			
	Size of mine (acres), including drainage, ROW, easements, etc.			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
	Acreage, including drainage, ROW, easements, etc.			
	Building (gross square feet)			
	# Parking Spaces			
Office	# Employees			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

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# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

Office (cont.)	ADA representations			
Petroleum/Chemical Storage	Storage Capacity (barrels and/or pounds)			
	Distance to Navigable Waters (feet)			
	Site locations changes			
	Facility Acreage, including drainage, ROW, easements, ect.			
	# External vehicle trips			
	D.O. Conditions			
Ports (Marinas)	ADA representations			
	# Boats, wet storage			
	# Boats, dry storage			
	Dredge and fill (cu. yds.)			
	Petroleum storage (gals.)			
	Site locational changes			
	Port Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

Residential	# Dwelling units			
	Type of dwelling units <b>PARCEL N-1 ONLY</b>	Detached single family and multi-family (including townhomes)	Multi-family	Res. 2004-32 / 2004
	# of lots			
	Acreage, including drainage, ROW, easements, etc.			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
	Acreage, including drainage, ROW, easements, etc.			
	Floor Space (gross square feet)			
	# Parking Spaces			
	# Employees			
	Site locational changes			
Wholesale, Retail, Service	# External vehicle trips			
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

Hotel/Motel	# Rental Units			
	Floor space (gross square feet)			
	# Parking Places			
	# Employees			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
	Acreage, including drainage, ROW, easements, etc.			
R.V. Park	# Parking Spaces			
	Buildings (gross square feet)			
	# Employees			
	Site locational changes			
	# External vehicle trips			
	D.O. conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

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# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

Open Space (All natural and vegetated non-impervious surfaces)	Acreage				
	Site locational changes				
	Type of open space				
	D.O. Conditions				
	ADA representations				
Preservation, Buffer or Special Protection Areas Preservation (cont.)	Acreage				
	Site locational changes				
	Development of site proposed				
	D.O. Conditions				
	ADA representations				

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

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Date: March 1, 2017

Re: **Amendment to Summer Beach Development of Regional Impact (Parcel N-2)**

Dear Sir or Madam:

This letter confirms that Churchill Indigo, LLC and Blenheim-Blue, LLC as the owners of property within Parcel N-2 (the "Enclave at Summer Beach") of the Summer Beach Development of Regional Impact ("DRI"), authorize Artisan Homes, LLC and its authorized agents, including without limitation Rogers Towers, P.A. and Gillette and Associates, Inc. (collectively "Artisan") to file a Notice of Proposed Change or application for other non-substantial change to the Summer Beach DRI Development Order pursuant to Section 380.06(19)(e)(2), Florida Statutes, and to file such other applications for development permitting as are necessary for approval of Artisan's proposed plan of development.

Sincerely yours,

**CHURCHILL INDIGO, LLC**, a Florida limited liability company

By: *[Signature]*

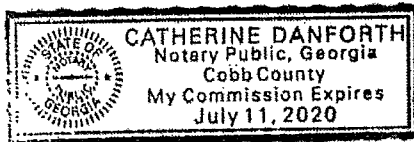
Print Name: Russell D. Walden

Its: Partner

STATE OF Cobb

COUNTY OF Georgia

Sworn to and subscribed and acknowledged before me this 1st day of March, 2017, by Russell D. Walden, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.



*Catherine Danforth*  
(Signature of NOTARY PUBLIC)

Catherine Danforth  
(Printed name of NOTARY PUBLIC)

Georgia Cobb County  
State of ~~Florida~~ at Large.

My commission expires: 7/11/2020



BLLENHEIM-BLUE, LLC, a Florida limited liability company

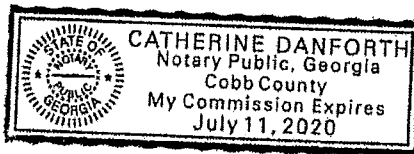
By: *[Signature]*

Print Name: Russell D. Walden

Its: Partner

STATE OF Georgia  
COUNTY OF Cobb

Sworn to and subscribed and acknowledged before me this 1st day of March, 2017, by Russell D. Walden, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.



*Catherine Danforth*  
(Signature of NOTARY PUBLIC)

Catherine Danforth  
(Printed name of NOTARY PUBLIC)

Georgia Cobb County  
State of ~~Florida~~ at Large.  
My commission expires: 7/11/2020

# MANZIE & DRAKE LAND SURVEYING

Michael A. Manzie, P.L.S. • Vernon N. Drake, P.S.M. • Frank L. Bowen, P.S.M.



## LEGAL DESCRIPTION

PREPARED FOR: JOHN LASSERRE  
JANUARY 8, 2004

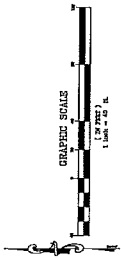
A PORTION OF LOT 2 "AMELIA", A SUBDIVISION OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AS RECORDED IN DEED BOOK "Y", PAGE 128 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 30.00 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.

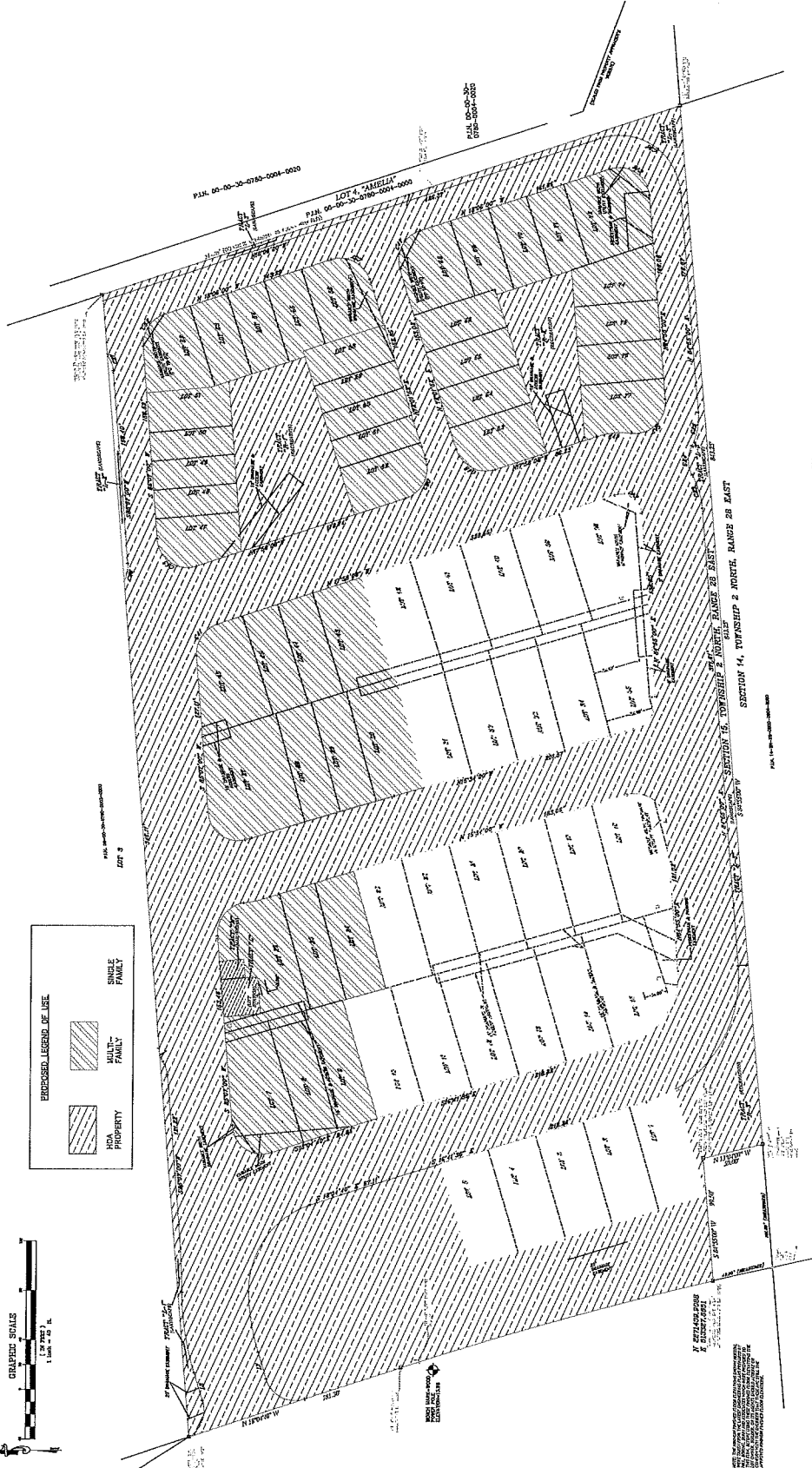
MICHAEL A. MANZIE, P.L.S.  
FLORIDA REGISTRATION NO. 4069  
JOB NO. 14360

DEVELOPMENT ONLY - NOT FOR CONSTRUCTION



PROPOSED LEGEND OF USE	
	HOA PROPERTY
	MULTI-FAMILY
	SINGLE FAMILY

POINT OF BEGINNING  
FOR THE PROPOSED  
ENCLAVE AT SUMMER BEACH  
SECTION 14, TOWNSHIP 2 NORTH, RANGE 28 EAST



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

DEVELOPMENT ONLY - NOT FOR CONSTRUCTION

DATE: 3-2-17
PROPOSED SITE PLAN (TAB H)
NO. 17
NO. 17
NO. 17

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

GILLETTE & ASSOCIATES, INC.  
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING  
20 S. 4TH STREET • FERNANDINA BEACH, FL 32034  
PHONE: 904-261-9919 • WWW.GILLETTEASSOCIATES.COM  
ASA R. GILLETTE, P.E. • FL REG. NO. 5517  
CONSULTING ENGINEER

REV	DATE	DESCRIPTION
A	3/2/17	DEVELOPMENT
B	3/2/17	NOTES ON PROPOSED CHANGES (TAB H) - TAB H

THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREON.