

Nassau County
Planning and Economic Opportunity
Department
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BOARD MEMBERS
Daniel B. Leeper (Chairman)
Stephen W. Kelley
Pat Edwards
George V. Spicer
Justin M. Taylor

Date of Hearing: December 11, 2017

Public Hearing Number: PL17-007 Enclave at Summer Beach Revision One

A. General Information

Applicant: Churchill Indigo, LLC (Owner), Blenheim-Blue (Owner); Gillette & Associates, Inc. (Agent)

Request: Approval of Final Plat of Enclave at Summer Beach Revision One (Res. 2004-32)

Applicable Regulations: Article 25 of the *Land Development Code (LDC)* and Chapter 29 of the *Nassau County Code of Laws and Ordinances*

Related Applications: Request for Partial Vacation of the Enclave at Summer Beach Plat as recorded by Plat Book 7 Pages 318-321.

B. Site Information

Area: 51 lots on approximately 10.214 acres

Location: On Amelia Island, on the east side of the First (1st) Coast Highway, between Orange Avenue and Stewart Avenue in The Enclave at Summer Beach development.

Directions: On Amelia Island, head south on the First Coast Highway, turn left onto Enclave Manor into the Enclave at Summer Beach between Orange Avenue and Stewart Avenue.

C. Background

The Summer Beach DRI was established via Ordinance 1985-11. The DRI has been amended over the years, with the most recent being Resolution 2017-94. The Enclave at Summer Beach was incorporated into the Summer Beach DRI via Resolution 2004-32, which allotted 100 multifamily units on 10.214 acres, denoted as Parcel N-1. The engineering plans for the Enclave at Summer Beach were approved in 2005 and the infrastructure has since been completed. Three multifamily units were built in 2008 and one in 2009. The 2017-94, which passed and adopted on May 8th, 2017, permitted Parcel N-1 to be developed in up to 100 multi-family (including townhomes) and single family detached residential units.

The Enclave at Summer Beach Revision One replat is being submitted in conjunction with a partial vacation of the Enclave at Summer Beach plat as recorded by Plat Book 7 Pages 318-321. The proposed changes will modify 51 lots from being exclusively multifamily to a mixture of single family and multifamily, as approved by Resolution 2017-94. The Engineer of Record stated the changes to the infrastructure were minor and in accordance with Nassau County Standards and as such engineering plans were not required for this submittal. A comparative analysis for protected trees on the property was conducted by the applicant and approved by the Director of Planning and Economic Opportunity. The preliminary plat was approved by the Development Review Committee on October 17, 2017.

D. Staff Findings

1. The staff recommends Board approval for the Enclave at Summer Beach Revision One for Recordation in conjunction with a partial vacation of the Enclave at Summer Beach plat as recorded by Plat Book 7 Pages 318-321.