

RESOLUTION NO. 2019- 132

**A RESOLUTION CONSTITUTING THE TWENTY-FIRST 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 A NOTIFICATION FILED BY ARTISAN HOMES, LLC; PROVIDING FOR AN AMENDMENT TO MAP H ADOPTED FOR PARCEL N-1; ALLOWING DETACHED SINGLE-FAMILY RESIDENTIAL USES; 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, 2007-105; 2013-91, 2017-94; and 2018-112; and

**WHEREAS**, on June 14, 2019 Artisan Homes, LLC filed a request with Nassau County to amend the Summer Beach DRI; and

**WHEREAS**, The County indicated that the proposed changes were not a substantial deviation and furthermore did not require NOPC review; and

**WHEREAS**, at a public hearing on July 16, 2019 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 August 12, 2019 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 Notice of Proposed Change (NOPC) dated June 14, 2019 do not constitute a substantial deviation; as such term is defined in Section 380.06, 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. A revised Map H for this parcel (N-1), as more particularly described in Exhibit "A", 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 Twenty-First Amendment of the Development Order to the Florida Department of Economic Opportunity, the Northeast Florida Regional Council, and the Developer.

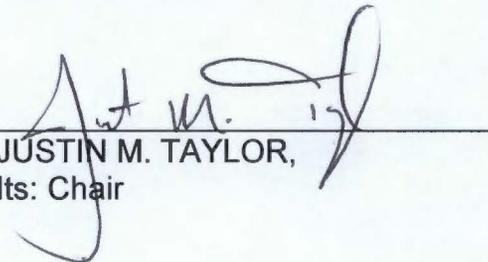
**SECTION 5. EFFECTIVE DATE:**

This Resolution shall become effective upon adoption.

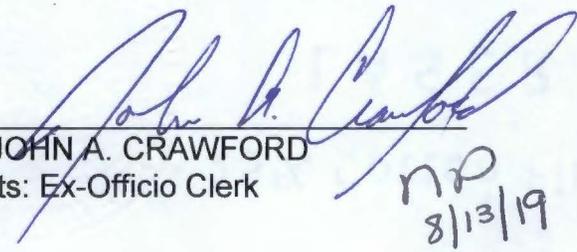
**PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2019.**

**BOARD OF COUNTY COMMISSIONERS**

**NASSAU COUNTY, FLORIDA**

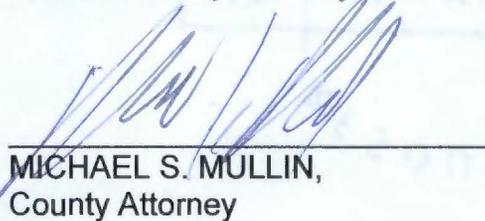
  
\_\_\_\_\_  
JUSTIN M. TAYLOR,  
Its: Chair

ATTEST as to Chairman's Signature:

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

no  
8/13/19

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

  
\_\_\_\_\_  
MICHAEL S. MULLIN,  
County Attorney

## EXHIBIT A

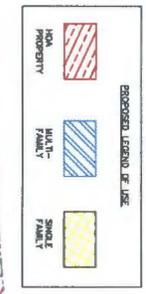
A PORTION OF LOT 2 "AMELIA", A SUBDIVISION OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AS RECORDED IN DEED BOOK "Y", PAGE 128 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.



POINT OF BEGINNING  
 1/2 SECTION 16, TOWNSHIP 36 NORTH, RANGE 30 EAST  
 1/2 SECTION 14, TOWNSHIP 36 NORTH, RANGE 30 EAST



**EXHIBIT B**

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

DATE: 6-13-18  
 PROPOSED SITE PLAN (TAB H)  
 NOPC-1

**ENCLAVE AT SUMMER BEACH  
 PROPOSED RECONFIGURATION**

STATE ROAD 200 - HWY A1A  
 AMELIA ISLAND, FLORIDA

**GILLETTE & ASSOCIATES, INC.**  
 CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING

CERTIFICATE OF AUTHORIZATION NO. 6338  
 ABA R. GILLETTE, P.E. \* FL. PE. NO. 58177

20 S. 4th STREET \* FERNANDINA BEACH, FL 32034  
 PHONE: 904-261-8819 \* www.gilletteassociates.com

REV	DATE	DESCRIPTION
A	3-29-17	DEVELOPMENT
B	3-2-17	NOTICE OF PROPOSED CHANGE (NOPC) - TAB H
C	6-13-18	REVISION TO NOPC LOTS 7, 8, 9, 24, 25 & 26

ABA R. GILLETTE, P.E.  
 FLORIDA P.E. NO. 58177