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Return to: \*  
Joyce Bradley

ORDINANCE NO. 2000- 32

AN ORDINANCE AMENDING ORDINANCE 83-19, AS AMENDED. THIS ORDINANCE REZONES AND RECLASSIFIES THE PROPERTY HEREIN AFTER DESCRIBED IN NASSAU COUNTY, FLORIDA, FROM A PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, SINGLE FAMILY (RS-1) TO THAT OF A PLANNED UNIT DEVELOPMENT (PUD); PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 28<sup>th</sup> day of September, 1983, the Board of County Commissioners did adopt Ordinance No. 83-19, an Ordinance Enacting and Establishing a Comprehensive Zoning Code for the unincorporated portion of Nassau County, Florida, and which Ordinance has been subsequently amended including Ordinance No. 97-19, adopted on the 28<sup>th</sup> day of July, 1997; and

WHEREAS, the "Owners" of that certain property in the attached Exhibit "A" intend to develop the described property in accordance with a master plan; and

WHEREAS, the "Owners" of that certain property described in the attached Exhibit "A" have applied for a re-zoning and re-classification of that property from Residential, Single Family (RS-1) to that of a Planned Unit Development (PUD); and

WHEREAS, the Planning and Zoning Board of Nassau County has considered said application and held public hearings on the same after due notice, and made its findings and recommendations thereon; and

WHEREAS, the PUD will be part of the Summer Beach Development Order as set forth in Resolution 90-41 and 99-82 and subject to conditions of that Development Order; and

FILE 200512048 OR BOOK 01307 PGS 0443-0447 RECORDED 04/08/2005 09:25:28 NASSAU COUNTY, JOHN A. CRAWFORD, CLERK

Rec 44.00

**WHEREAS**, the Board of County Commissioners has approved Resolution No. 2000-131 which amended the Summer Beach Development Order and found it not to be a substantial deviation; and

**WHEREAS**, the County Commission of Nassau County has considered the findings and recommendations of the Planning and Zoning Board and held its own public hearings on the application after due notice and also considered the Comprehensive Land Use Plan, and finds that the property described in the attached Exhibit "A" is suitable in location and character for the uses proposed in said application according to the criterion as set forth in Article 25 of Ordinance No. 97-19 of the County of Nassau.

**NOW, THEREFORE BE IT ORDAINED** this 28th day of August, 2000, by the Board of County Commissioners of Nassau County that the application for the Planned Unit Development is hereby approved and the land shall be re-zoned as a Planned Unit Development (PUD) in accordance with and subject to the provisions of Article 25 of Ordinance No. 97-19, of the County of Nassau and further subject to the additional conditions, requirements, and findings described below:

**SECTION 1.** The Planned Unit Development concept shall be as indicated on the Preliminary Development Plan attached hereto as Exhibit "B". The Planned Unit Development is further subject to the requirements of Ordinance No. 97-19.

**SECTION 2.** Owner and Description. The land rezoned by this Ordinance is owned by Summer Beach, Ltd., owner.

**SECTION 3.** Conditions. The conditions set forth in Resolution No. 90-41, 99-82, and 2000-131 shall be made a part of this PUD, and the property shall be subject to said conditions. Further, the conditions set forth for site plan review are applicable as are Goals and Objectives of the Comprehensive Plan.

**SECTION 4.** This Ordinance shall take effect upon adoption by the Board of County Commissioners, approved by the Florida Department of Community Affairs and filed in the Secretary of State's Office.

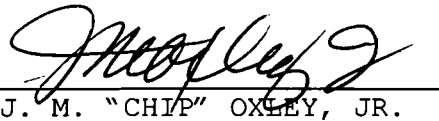
**ADOPTED** this 28th day of August, 2000.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



NICK D. DEONAS  
Its: Chairman

ATTEST:

  
J. M. "CHIP" OXLEY, JR.

Approved as to form by the  
Nassau County Attorney:


  
MICHAEL S. MULLIN

EXHIBIT "A"LOWE TRACT

A parcel of land, being a portion of the *Antonio Suarez Grant*, Section 12, and a portion of Section 13, Township 2 North, Range 28 East, Nassau County, Florida, (the Westerly line being as intended to be described as in that instrument recorded in Deed Book 408, page 785, of the Public Records of said Nassau County, Florida), said parcel being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at a 6 inch by 6 inch Concrete Monument, (with no Identification) found on the Southerly line of Section 11, at the Northeast corner of said Section 12, (also being the Northwest corner of Section 13), and run thence North 80°09'16" East, along the Southerly line of said Section 11, (also being the Northerly line of said Section 13), a distance of 83.31 feet, to a point on the Westerly Right of Way line of *AMELLA ISLAND PARKWAY*, (a 113.5 foot Public Road Right of Way, as presently established); run thence, along the Westerly Right of Way line of said *AMELLA ISLAND PARKWAY*, the following two (2) Courses and Distances: Course No. 1: South 08°18'36" West, a distance of 285.42 feet, to the Point of Curvature, of a curve leading Southerly; thence Southerly, along and around the arc of a curve, concave Easterly, having a radius of 1,256.72 feet, through a central angle of 12°53'00" to the left, an arc distance of 282.58 feet, to a point, on an Easterly prolongation of the Southerly line of lands now or formerly owned by Louis D. Lowe and Virginia B. Lowe, as recorded in Official Records Book 408, page 785 of the Public Records of said Nassau County, Florida; run thence South 79°00'00" West, along said Easterly prolongation, a distance of 12.59 feet, to a found ½" Iron Pipe (LB 166) at the Southeast corner of said lands owned by Louis D. Lowe and Virginia B. Lowe, as recorded in Official Records Book 408, page 785, and also being the Southerly line of that certain Boundary Line Agreement recorded in Official Records Book 932, page 922 of the Public Records of said Nassau County, Florida; run thence, along the aforesaid boundary of the Lowe Tract, and also being the line of the aforesaid Boundary Line Agreement, the following two (2) Courses and Distances: Course No. 1: South 79°00'00" West, a distance of 747.57 feet, to a 4 inch by 4 inch Concrete Monument (RLS 2841) found at the Southwest corner of the lands thereof; Course No. 2: North 09°50'44" West, a distance of 562.64 feet, to a 4 inch by 4 inch Concrete Monument (RLS 2841) found at the Northwest corner thereof, said point also being on the North line of said Section 12, (also being the South line of said Section 11); run thence North 80°09'16" East, along last said line, a distance of 822.87 feet, to the POINT OF BEGINNING.

The lands thus described, contains 455,787 square feet, or 10.46 Acres, more or less, in Area.

# EXHIBIT "B"

Attachment E

## SUMMER BEACH

SUMMER BEACH, LTD.

**HDR** HDR Engineering, Inc.

DATE: APRIL 1984 PROJECT# LAB4018/BA084 88017 88001

### MAP H-1 R (5)

REVISED: DECEMBER 3, 1984

JANUARY 25, 1985

JULY 8, 1985

SEPTEMBER 9, 1985

JULY 1, 1988

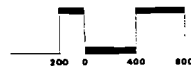
JULY 28, 1988

NOVEMBER 1, 1988

JULY 8, 1988

(COMMUNITY) MARCH 13, 1990

MAY 18, 2000



## LAND USE PLAN

P.U.D. PRELIMINARY DEVELOPMENT PLAN

### KEY

1-2

100'

11



SINGLE FAMILY ZERO/LOT-LINE PSEUDO-HOMES DUPLEX 4-PLEX 2-3 UNITS



TOWNHOUSES 2 TO 3 STORY FLATS 0 UNITS



TOWNHOUSES 1 TO 2 STORY FLATS 90 UNITS



TOWNHOUSES 3 TO 4 STORY FLATS 111 UNITS



HOTEL, 2 UNITS ALTERNATIVE USES 10 UNITS



COMMERCIAL/OFFICE



BEACH CLUB/RECREATION FACILITIES



POTENTIAL PEDESTRIAN/BIKE PATH

TOTAL RESIDENTIAL 1139 DU  
GROSS DENSITY 31 DU/ACRE

### VICINITY MAP

