

RESOLUTION NO. 2001- 96

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AMENDING RESOLUTION NO. 90-41, AS AMENDED, KNOWN AS THE SUMMER BEACH CONSOLIDATED DEVELOPMENT ORDER

WHEREAS, the Board of County Commissioners of Nassau County, Florida, had previously approved Resolution Nos. 85-11, 85-15, 85-60, 86-8, 86-29, 86-62, 87-11 89-30, 90-41, 99-82, 2000-131 and 2001-25; and

WHEREAS, the developer of Summer Beach has filed the requirement for a further amendment to said Planned Unit Development (PUD) and Development Order; and

WHEREAS, pursuant to Section 380.06(11), Florida Statutes, the Northeast Florida Regional Planning Council (NEFRPC), the appropriate regional planning agency, has prepared and submitted to Nassau County its report and recommendation on the amendment; and

WHEREAS, the Florida Department of Community Affairs finds that the proposed change to the Development Order does not constitute a substantial deviation; and

WHEREAS, the Nassau County Planning and Zoning Board has reviewed the said amendment, conducted a public hearing on May 1, 2001 and has made a finding that the amendments do not constitute a substantial deviation pursuant to Section 380.06(19), Florida Statutes; and

WHEREAS the Nassau County Planning and Zoning Board has recommended approval of the requested amendment; and

WHEREAS, due notice of public hearing on the application and amendment procedures was duly published; and

WHEREAS, the Board of County Commissioners and the Planning and Zoning Board considered the testimony, reports, and other documentary evidence submitted at the public hearings by Summer Beach, NEFRPC, as well as county staff and the public in attendance at said public hearing.

NOW, THEREFORE, BE IT RESOLVED this 25th day of June, 2001, by the Board of County Commissioners of Nassau County, Florida, that:

1. The Planned Unit Development (PUD) and Development Order shall be amended to include an addition of 4.4 acres to the Summer Beach property, referred to on the Master Plan Map H-1-R(6), revised March 12, 2001, and in Table 12A-2 Revised March 12, 2001, as Parcel L-1.
2. Twenty-two (22) of the approved residential units in Parcel A-6 are hereby eliminated.
3. The Parcel L-1 is subject to the conditions set forth in the prior PUD approved as provided in Ordinance No. 2000-53.
4. The parcel L-1 is further subject to the following conditions:
 - a. The applicant shall meet the State and Federal Regulations for the protection or mitigation of archeological resources and shall satisfy the recommendations of the State Historic Preservation

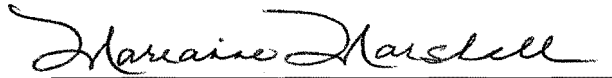
Office which are as follows: 1. Archival research and possibly additional archaeological research to determine if sites 8NA910 and 8NA912 are possibly associated with the nearby historic plantation occupations, and submission of a written addendum to the May 2001 report; 2. Submission of site plans showing the location of all ground disturbing improvements on site, and written clarification of the reason avoidance or minimization of impacts to the significant archaeological resources is not feasible or prudent, for review and comment by the State Historic Preservation Office; 3. Submission of a minimization plan and/or a final data recovery plan for review and comment; and 4. As appropriate, the completion of data recovery investigations and submission of the written report of investigations.

5. The change proposed to the PUD and Development Order does not constitute a substantial deviation and full review has been provided in accordance with Florida Statutes Section 380.06(19).
6. Map H-1-R (6), revised March 12, 2001 and Table 12A-2, revised March 12, 2001, are attached hereto and made a part hereof of this Resolution.
7. Notice of the adoption of this Resolution and a certified copy of this Resolution shall be recorded by the

applicant in accordance with Section 380.06(15)(f),
Florida Statutes.

8. The Clerk shall transmit a certified copy of the Development Order amendment by certified mail to the Department of Community Affairs, the Northeast Florida Regional Planning Council, and the applicant.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



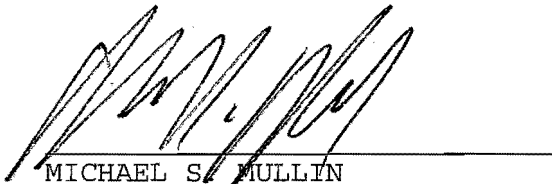
MARIANNE MARSHALL
Its: Chairman

ATTEST:



J. M. "CHIP" OXLEY, JR.
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:


MICHAEL S. MULLIN

Attachment G
SUMMER BEACH
Planned Unit Development and Development of Regional Impact

Table 12A-2 Revised March 12, 2001
LAND USE SUMMARY

Sub-Parcel	Residential			Commercial		Recreation/Open Space*		Roadways	Totals
	Class	Units	Acres	Types	Acres	Type	Acres	Acres	Acres
PARCEL A									
A-1	Z	250	19.75						19.75
A-2	Z	210	15.05						15.05
A-3	Z	132	7.10						7.1
A-4	Y	90	8.10						8.1
A-5	Z	180	17.31						17.31
A-6	Z	134	19.00						19
A-7						Beach Club	2.75		2.75
A-8						Beach Club	2.02		2.02
A-9						CCCL***	27.88		27.88
A-10						Pond	0.72		0.72
Roads								1.32	1.32
Sub-Totals		996	86.31		0.0		33.37	1.32	121.0

PARCEL B

B-1						CCCL***	12.73		12.73
B-2	Z	145	4.24						4.24
B-3						CCCL***	2.81		2.81
B-4	Z	171	16.46						16.46
B-5						Scott Road	1.41		1.41
B-6						Golf	14.63		14.63
B-7						Beach Club	1.32		1.32
B-8		**		Hotel**	10.87				10.87
B-9						Open Space	2.55		2.55
B-10						Park	12.3		12.30
B-11						Open Space	0.78		0.78
Sub-Totals		316	20.70		10.87		48.53		80.10

PARCEL C

C-1	W	58	21.55						21.55
C-2	W	6	3.80						3.80
C-3	W	20	8.36						8.36
C-4						Golf	16.35		16.35
C-5						Golf	25.16		25.16
C-6						Wetlands	12.00		12.00
Sub-Totals		84	33.71				53.51		87.22

PARCEL D

D-1				Conv Comm	3.57				3.57
D-2						Beach Pkng	2.00		2.00
Sub-Totals					3.57		2.00		5.57

E-1	Y	20	3.57	*****					3.57
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F-1	Y	24	3.35						3.35
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Attachment G
SUMMER BEACH

Planned Unit Development and Development of Regional Impact

Table 12A-2 Revised March 12, 2001
LAND USE SUMMARY

Sub-Parcel	Class	Residential		Types	Commercial		Recreation/Open Space*		Roadways	Totals
		Units	Acres		Acres		Type	Acres	Acres	Acres
G-1							Hammock	4.26		4.26
H-1							Hammock	13.31		13.31
I-1							Hammock	4.80		4.80

PARCEL J

J-1	W	31	9.5							9.50
J-2	W	7	3.7							3.70
J-3	W	103	31.92							31.92
J-4							Golf	82.58		82.58
J-5				Maintenance	1.35					1.35
Sub-Totals		141.00	45.12		1.35			82.58		129.05

PARCEL K

K-1	W	36	11.00							11.00
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PARCEL L

L-1	Z	22	4.40							4.40
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TOTALS		1639	208.16		12.22			240.36		462.06****
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* Residential includes land area for buffers, open space, and recreational uses associated with each parcel.

** Hotel or 450 units. If the hotel option is not achieved, add 282 residential units.

*** CCCL indicates open space area located seaward of the Coastal Construction Control Line.

**** Total land area may exceed 462.06 as a result of transfers of existing rights-of-way in Parcel B.

***** Residential or Commercial. If the residential is not developed, commercial use may be exchanged with the filing of a site plan.

Source: Landers-Atkins Planners, Inc., 1984. Revised December 1984; July 1985; September 1985; July 1986; November 1988.

HDR Engineering, Inc. of the Carolinas. Revised June 12, 2000; Revised November 10, 2000; Revised December 8, 2000;

Revised March 12, 2001.

SUMMER BEACH

SUMMER BEACH, LTD.

HDR HDR Engineering, Inc.

DATE: APRIL 1984 PROJECT: LA84016/84004/89057 89001

MAP H-1 R (6)

REVISED: OCTOBER 3, 1984

JANUARY 25, 1985

JULY 8, 1985

SEPTEMBER 9, 1985

JULY 1, 1986

JULY 26, 1988

NOVEMBER 1, 1988

JULY 5, 1989

(CORRECTED MARCH 13, 1990)

MAY 19, 2000

NOVEMBER 10, 2000

10447-002-018

NOVEMBER 17, 2000

10447-002-019

MARCH 12, 2001

10447-002-018

AMELIA RIVER SOUND

AMELIA CITY

AMELIA ISLAND PLANTATION

AMERICAN BEACH

AMERICAN BEACH

AMERICAN BEACH

AMERICAN BEACH

AMERICAN BEACH

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LAND USE PLAN

P.L.D. PRELIMINARY DEVELOPMENT PLAN

KEY

1-2 SINGLE-FAMILY

100X 1-2 SINGLE-FAMILY

1-2 SINGLE-FAMILY

W SINGLE-FAMILY
ZERO LOT LINE, PATIO HOMES, 2-3 UNITS
DUPLEX, PLEX

X TOWN-HOUSES, 2 TO 3 STORY
FLATS

Y TOWN-HOUSES, 2 TO 3 STORY
FLATS

Z TOWN-HOUSES, 3 TO 4 STORY
FLATS

HOTEL
(27 UNITS ALTERNATIVE USE) 450 UNITS

COMMERCIAL/OFFICE

BEACH CLUB/RECREATION FACILITIES

POTENTIAL PEDESTRIAN/BIKE PATHS

TOTAL RESIDENTIAL: 1620 DU
GROSS DENSITY: 3.6 DU/ACRE

VICINITY MAP

