

RESOLUTION NO. 2005- 75

**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 Commissioner 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, 2000-31, 2001-25, 2001-96; 2001-183, 2003-76A and 2004-32; and

**WHEREAS**, on November 8, 2004, the Developer of Summer Beach filed a request for a further amendment to said Planned Unit Development (PUD) and a Notification of a Proposed Change to the Development Order as amended on March 22, 2004 (Resolution 2004-32); and

**WHEREAS**, pursuant to Section 380.06(11), Florida Statutes, the Northeast Florida Regional Council (NEFRC), 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 January 4, 2005 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**, the Board of County Commissioners has reviewed the said amendment, conducted a public hearing on February 14, 2005 and has made a finding that the amendments do not constitute a substantial deviation pursuant to Section 380.06(19), Florida Statutes ; and

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

**WHEREAS**, the Board of County Commissioners and the Planning and Zoning Board considered the competent and substantial testimony, reports, and other 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 25<sup>th</sup> day of April, 2005, 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 the following:
  - a. Add Parcel N-2: Parcel N-2 contains 10 acres and will be developed in up to 100 multi-family residential units.
  - b. Reallocate Residential Units: To provide the 100 units to be developed on Parcel N-2, 50 units will be reallocated from existing approvals on Summer Beach Parcel A-1 and 50 units from Parcel A-2 through the amendment of Table 12A-1 and Map H-1R (6). This reallocation means that the addition of Parcels N-2 will not add any development capacity to the Summer Beach Development Order. Parcels N-1 and N-2 may be developed under a unified site plan.

- c. Revise Table 12A-2 as dated November 8, 2004.
- d. Revise Map H-1 R (6) as dated November 8, 2004.
- e. Provide a ten (10) foot vegetated buffer along the A1A/First Coast Highway frontage of Parcel N-2. This buffer shall include at least one canopy tree (as may be selected from the Suggested Plant List of the Site Plan Landscape Requirements of the Zoning Code) for every twenty-five (25) feet of frontage. In the event that stormwater facilities need to extend into this ten (10) foot buffer, the perimeter of such facilities shall be planted so as to meet the intent of this buffering requirement. Landscape plans for the buffer shall be included in the Final Development Plan submittal on Parcel N-2.
- f. The owner of Parcel N-2 and the Developer agree to assist the County in completing the segment of the Scott Road Drainage Improvement Plan ("Plan") that crosses Parcel N-2 through the following steps: 1) Provide to the County at no cost a drainage and maintenance easement (minimum of forty [40] feet, not to exceed sixty [60] feet wide) along the existing route of the ditch that traverses the property and that is included in the County's Plan; 2) When the Developer develops Parcel N-2, he shall have the option of installing a piped system at his cost to replace the ditch and to be designed to accommodate the design flow of the Plan along a route that, if different from the alignment of the ditch, is mutually agreeable to the Developer and the County. The routing and design of the piped system shall be included in the Final Development Plan for Parcel N-2. Upon completion of the piped system and acceptance by the County, the easement along the ditch, as described in 1) above, shall be vacated and a new easement that will provide the County with access to adequately maintain the piped system shall be provided by the Developer at no cost to the County; 3) In the event that the Developer undertakes development of Parcel N-1 prior the County completing the Plan, the Developer shall have the right to install a piped system and provide a maintenance easement as provided in clause 2) above. Throughout the development process, the Owner and Developer shall not disrupt the flow provided by the ditch in its current condition or after the improvements made under the Plan.

2. Map H 1 R (6) dated January 23, 2004 is hereby replaced with Map H 1 R (6) dated November 8, 2004, and Table 12A-2 dated January 23, 2004 is hereby replaced with Table 12A-2 dated November 8, 2004 attached hereto as Exhibit C.

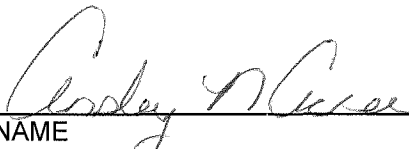
3. The changes proposed to the PUD and Development Order do not constitute a substantial deviation and full review has been provided in accordance with Florida Statutes Section 380.06(19).

5. Map H-1-R (6), revised November 8, 2004, attached hereto as Exhibit B and made a part hereof, and Table 12A-2, revised November 8, 2004, is attached hereto as Exhibit C and made a part hereof.

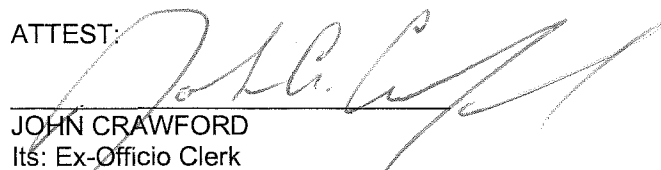
6. Notice of the adoption of this Resolution and a certified copy of this Resolution shall be recorded by the Applicant in accordance with Section 380.06(15)(f), Florida Statutes.

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

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

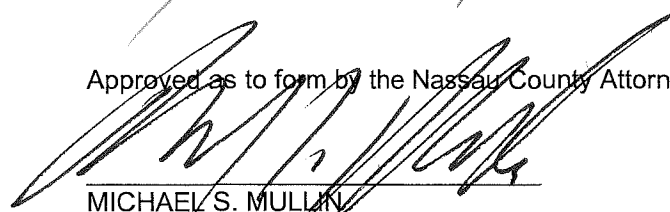
  
NAME  
Its: Chairman

ATTEST:

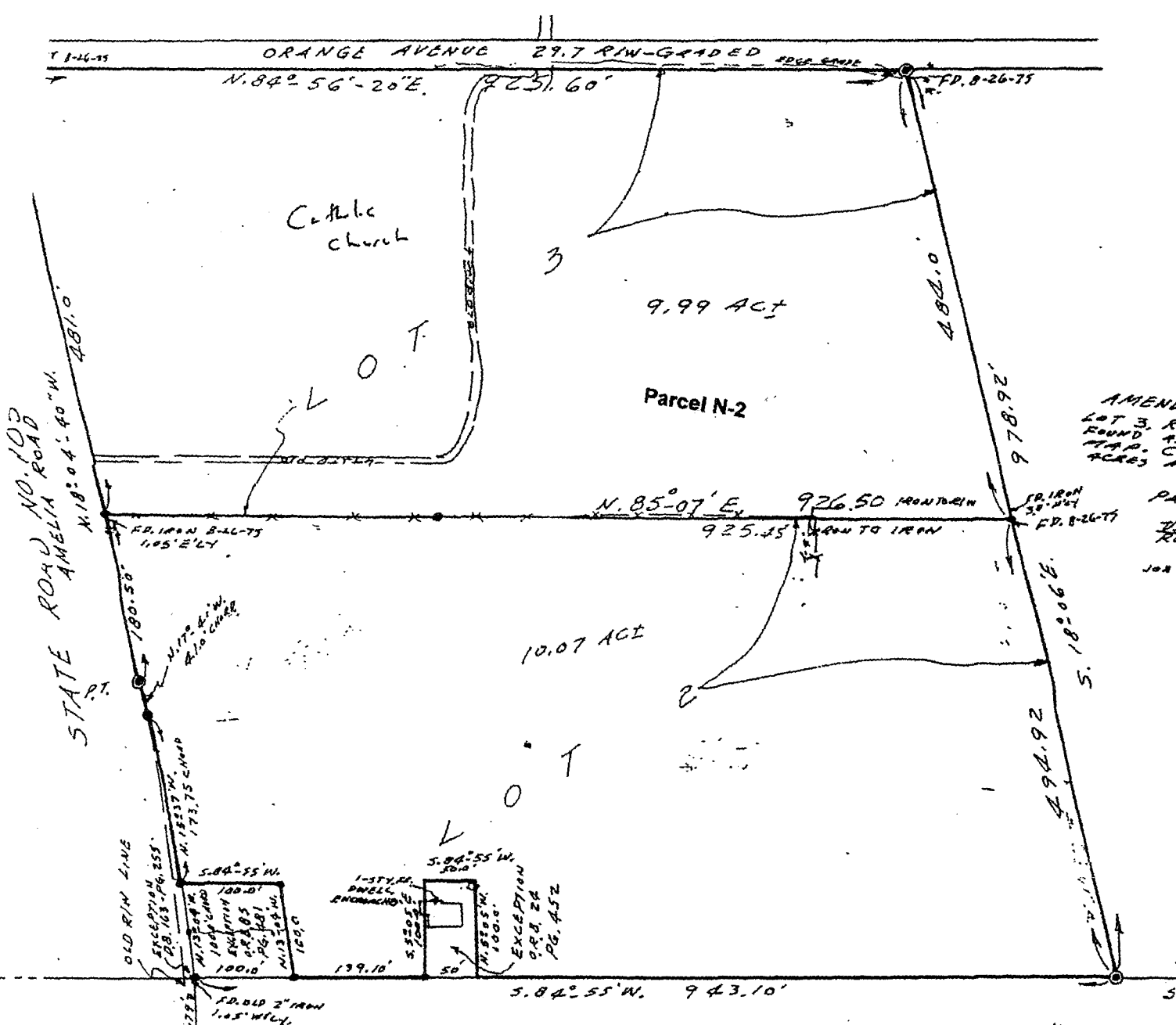


\_\_\_\_\_  
JOHN CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the Nassau County Attorney:



\_\_\_\_\_  
MICHAEL S. MULLIN



AMENDMENT  
 LOT 3, RESURVEYED  
 FOUND 45 5/8  
 TAP. CONTAINS  
 ACRES MORE  
 FOR PAUL  
 REG. 21  
 JOB NO. 21

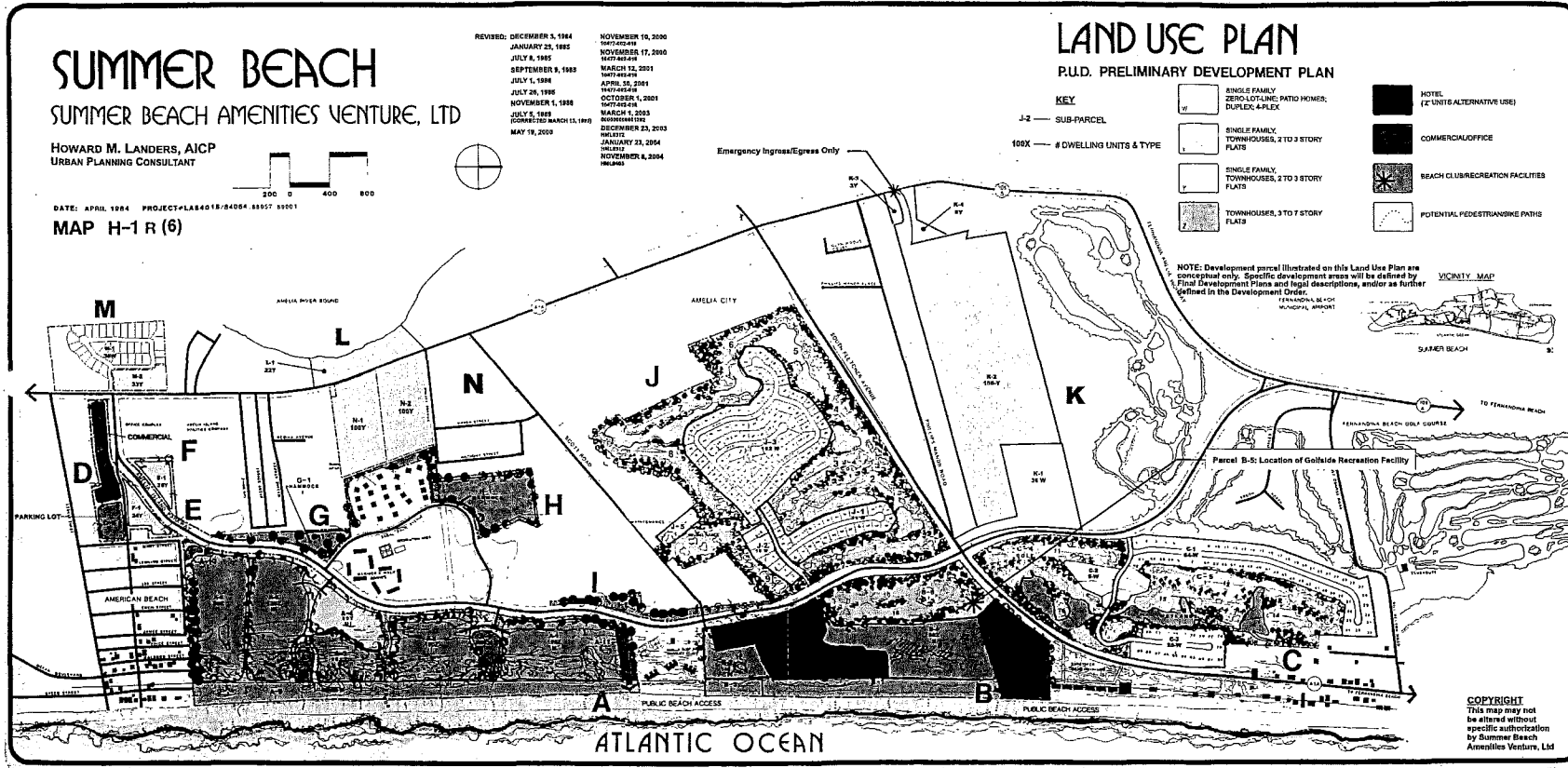
MAP TO SHOW SURVEY OF  
 ALL OF LOTS 2 AND 3 "AMELIA"

A SUBDIVISION IN SECTION 15 TOWNSHIP 2 NORTH,  
 RANGE 28 EAST, NASSAU COUNTY, FLORIDA  
 According to a plat recorded in the public records of  
 said county in Deed Book "Y", page 128.

- EXCEPT THE FOLLOWING DESCRIBED PORTIONS OF LOT TWO:
1. Lands described in deed recorded in Deed Book 163, page 255.
  2. Lands described in deed recorded in official Record Book 85 page 481.
  3. Lands described in deed recorded in official Record Book 28, page 452.

FOR  
 T. J. COURSON

VERNON  
 VERNON  
 VERNON



# SUMMER BEACH

SUMMER BEACH AMENITIES VENTURE, LTD

HOWARD M. LANDERS, AICP  
URBAN PLANNING CONSULTANT

DATE: APRIL 1984 PROJECT: LAS 8418/84004 81927 81901

MAP H-1 R (6)

REVISED: DECEMBER 5, 1984  
 JANUARY 23, 1985  
 JULY 8, 1985  
 SEPTEMBER 8, 1985  
 JULY 1, 1986  
 JULY 26, 1986  
 NOVEMBER 1, 1986  
 JUNE 5, 1989  
 FORWARDED MARCH 11, 1990  
 MAY 19, 2000  
 NOVEMBER 10, 2000  
 NOVEMBER 17, 2000  
 1/27/2001  
 MARCH 12, 2001  
 1/27/2001  
 APRIL 20, 2001  
 NOVEMBER 1, 2001  
 OCTOBER 1, 2001  
 1/27/2001  
 MARCH 1, 2003  
 NOVEMBER 23, 2003  
 DECEMBER 23, 2004  
 JANUARY 23, 2004  
 MARCH 11, 2004  
 NOVEMBER 8, 2004  
 1/27/2005

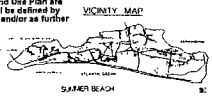
## LAND USE PLAN

P.U.D. PRELIMINARY DEVELOPMENT PLAN

KEY  
 J-2 — SUB-PARCEL  
 100X — # DWELLING UNITS & TYPE

- SINGLE FAMILY TOWNHOUSES, 2 TO 3 STORY FLATS
- SINGLE FAMILY TOWNHOUSES, 2 TO 3 STORY FLATS
- TOWNHOUSES, 3 TO 7 STORY FLATS
- HOTEL (2 UNITS ALTERNATIVE USE)
- COMMERCIAL OFFICE
- BEACH CLUB/RECREATION FACILITIES
- POTENTIAL PEDESTRIAN PATHS

NOTE: Development general illustrated on this Land Use Plan are conceptual only. Specific development areas will be defined by Final Development Plans and legal descriptions, and/or as further defined in the Development Order.



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Exhibit C  
SUMMER BEACH  
Planned Unit Development and Development of Regional Impact

Table 12A-2 Revised November 8, 2004  
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	105	19.75						19.75
A-2	Z	100	15.05						15.05
A-3	Z	132	7.10						7.10
A-4	Y	90	8.10						8.10
A-5	Z	120	17.31						17.31
A-6	Z	90	19.00						19.00
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
A-11						Beach Acc	1.63		1.63
Roads								1.32	1.32
Sub-Totals		637	86.31		0.0		35	1.32	122.63
PARCEL B									
B-1						CCCL***	12.73		12.73
B-2	Z	145	5.00						5.00
B-3						CCCL***	2.81		2.81
B-4	Z	98	11.73						11.73
B-5						Golfside Rec	1.00		1.00
B-6						Golf	18.65		18.65
B-8		**		Hotel**	15.88				15.88
B-10						Park	12.3		12.30
Sub-Totals		243	16.73		15.88		47.49		80.10
PARCEL C									
C-1	W	64	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		90	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
F-1	Y	24	3.35						3.35

Continued...

....Continued

**Exhibit C  
SUMMER BEACH**

**Planned Unit Development and Development of Regional Impact**

**Table 12A-2** Revised November 8, 2004  
**LAND USE SUMMARY**

Sub-Parcel	Class	Residential		Commercial		Recreation/Open Space*		Roadways	Totals
		Units	Acres	Types	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
<b>PARCEL J</b>									
J-1	W	31	9.5						9.50
J-2	W	10	3.7						3.70
J-3	W	102	31.92						31.92
J-4						Golf	82.58		82.58
J-5				Maintenance	1.35				1.35
Sub-Totals		143	45.12		1.35		82.58		129.05
<b>PARCEL K</b>									
K-1	W	36	11.00						11.00
K-2	Y	150	59.03						59.03
K-3	Y	3	1.00						1.00
K-4	Y	6	2.10						2.10
Sub-Totals		195	73.13						73.13
<b>PARCEL L</b>									
L-1	Z	22	4.40						4.40
<b>PARCEL M</b>									
M-1	W	36	16.28						16.28
M-2	Z	33	3.10						3.10
Sub-Totals		69	19.38						19.38
<b>PARCEL N</b>									
N-1	Z	100	10.21						10.00
N-2	Z	100	10.00						10.00
Sub-Totals		200	20.21						20
<b>TOTALS</b>		<b>1643</b>	<b>305.91</b>		<b>17.23</b>		<b>240.95</b>	<b>1.32</b>	<b>570.77</b> ****

\* Residential includes land area for buffers, open space, and recreational uses associated with each parcel.

\*\* Hotel of 500 units. If the hotel option is not achieved, add 314 residential units.

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

\*\*\*\* Total land area may exceed 560.77 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; Revised October 1, 2001; Revised March 3, 2003; Revised March 24, 2003.

Howard M. Landers, AICP. Revised December 23, 2003; Revised January 23, 2004.

Howard M. Landers, AICP. Revised November 8, 2004.



NASSAU COUNTY  
BOARD OF COUNTY COMMISSIONERS  
P.O. Box 1010  
Fernandina Beach, Florida 32035-1010

Jim B. Higginbotham    Dist. No. 1 Fernandina Beach  
Ansley Acree            Dist. No. 2 Fernandina Beach  
Tom Branan             Dist. No. 3 Yulee  
Floyd L. Vanzant       Dist. No. 4 Hilliard  
Marianne Marshall      Dist. No. 5 Callahan

JOHN A. CRAWFORD  
Ex-Officio Clerk

MICHAEL S. MULLIN  
County Attorney

MIKE MAHANEY  
County Administrator

VIA CERTIFIED MAIL

May 3, 2005

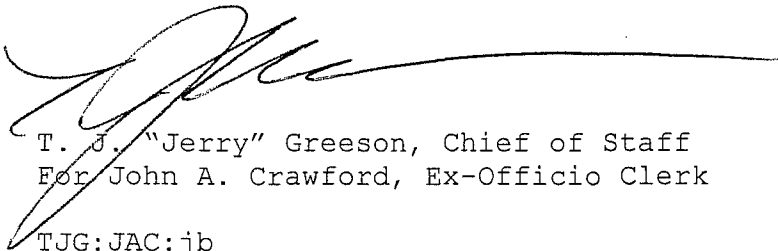
Mr. Jim Sands  
5456 First Coast Highway  
Amelia Island, FL 32034

Dear Mr. Sands:

Enclosed please find a certified copy of Resolution No. 2005-75, as adopted by the Board of County Commissioners in Regular Session of April 25, 2005, along with a Notice of the Adoption of Resolution No. 2005-75, which must be recorded by you, as applicant, into the public records of Nassau County, Florida, in accordance with Paragraph 6 of the Resolution.

Thank you for your attention in this matter.

Sincerely yours,



T. J. "Jerry" Greeson, Chief of Staff  
For John A. Crawford, Ex-Officio Clerk

TJG:JAC:jb

Enclosure

CC: Howard M. Landers, agent for Applicant

(904) 548- 4660, 879-1029, (800) 958- 3496

*An Affirmative Action / Equal Opportunity Employer*





**NASSAU COUNTY**  
BOARD OF COUNTY COMMISSIONERS  
P.O. Box 1010  
Fernandina Beach, Florida 32035-1010

Jim B. Higginbotham · Dist. No. 1 Fernandina Beach  
Ansley Acree Dist. No. 2 Fernandina Beach  
Tom Branan Dist. No. 3 Yulee  
Floyd L. Vanzant Dist. No. 4 Hilliard  
Marianne Marshall Dist. No. 5 Callahan

JOHN A. CRAWFORD  
Ex-Officio Clerk

MICHAEL S. MULLIN  
County Attorney

MIKE MAHANEY  
County Administrator

May 3, 2005

VIA CERTIFIED MAIL

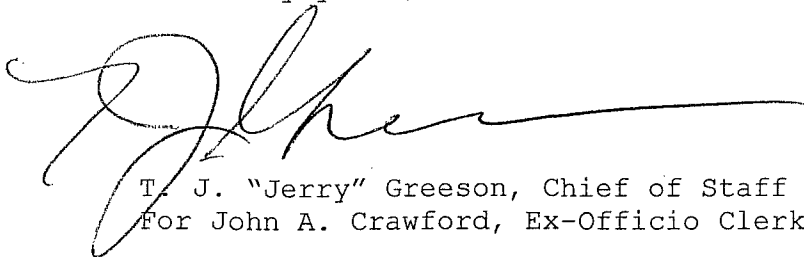
Mr. D. Ray Eubanks  
Community Program Administrator  
Florida Department of Community Affairs  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100

Dear Mr. Eubanks:

Enclosed please find a certified copy Resolution No. 2005-75, and attachments thereto, which amends Resolution No. 90-41, as amended, known as the Summer Beach Consolidated Development Order, as adopted by the Board of County Commissioners in Regular Session of April 25, 2005.

If I may be of any further assistance, please do not hesitate to contact me.

Sincerely yours,



T. J. "Jerry" Greeson, Chief of Staff  
For John A. Crawford, Ex-Officio Clerk

TJG:JAC:jb

Enclosure

CC: Brian Teeple, Northeast Florida Regional Council  
Howard Landers, Agent for Applicant  
Jim Sands, Applicant

(904) 548- 4660, 879-1029, (800) 958- 3496

*An Affirmative Action / Equal Opportunity Employer*



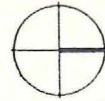
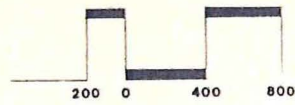
# SUMMER BEACH

SUMMER BEACH AMENITIES VENTURE, LTD

HOWARD M. LANDERS, AICP  
URBAN PLANNING CONSULTANT

REVISED: DECEMBER 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  
10477-002-018  
NOVEMBER 17, 2000  
10477-002-018  
MARCH 12, 2001  
10477-002-018  
APRIL 30, 2001  
10477-002-018  
OCTOBER 1, 2001  
10477-002-018  
MARCH 1, 2003  
00000000001282  
DECEMBER 23, 2003  
HML0312  
JANUARY 23, 2004  
HML0312  
NOVEMBER 8, 2004  
HML0403



DATE: APRIL 1984 PROJECT: LA84015/B4064/88057/89001

MAP H-1 R (6)

## LAND USE PLAN

P.U.D. PRELIMINARY DEVELOPMENT PLAN

**KEY**

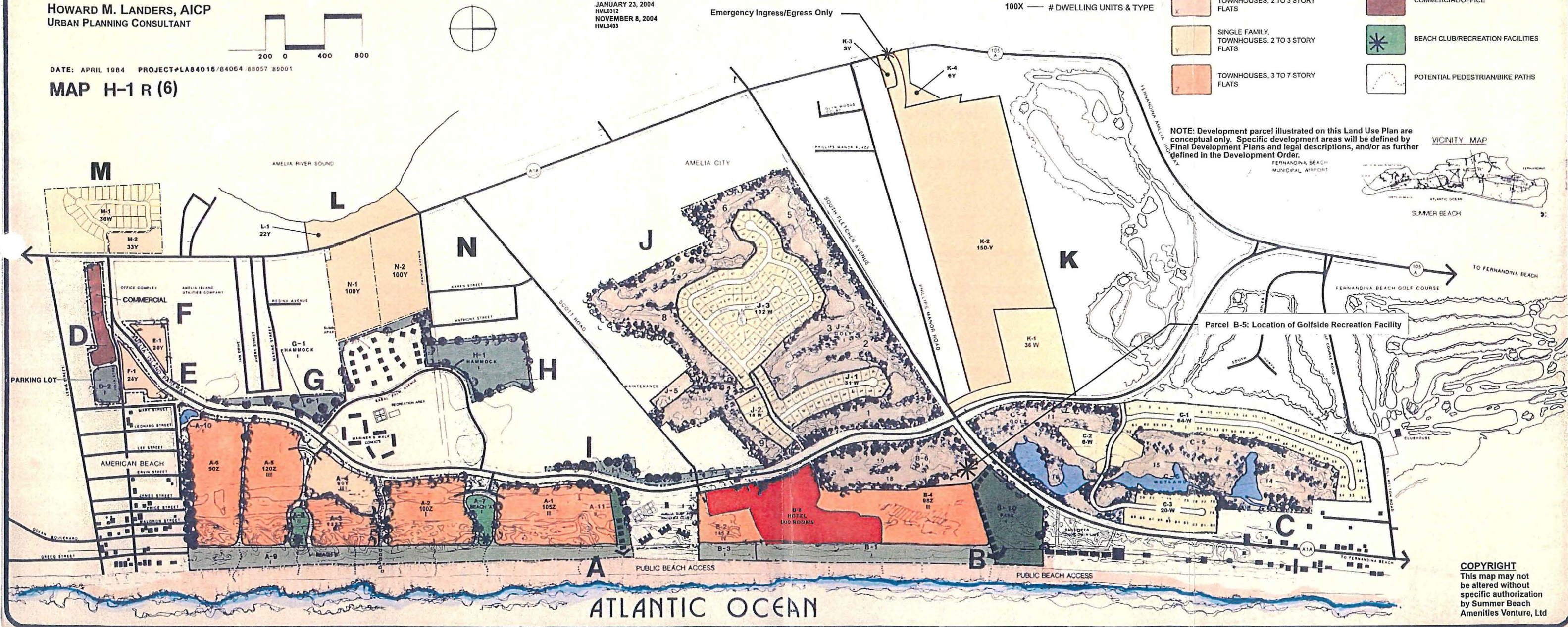
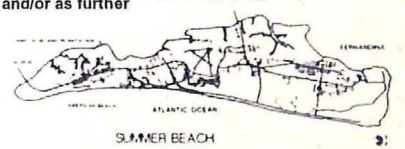
J-2 — SUB-PARCEL

100X — # DWELLING UNITS & TYPE

- SINGLE FAMILY ZERO-LOT-LINE; PATIO HOMES; DUPLEX; 4-PLEX
- SINGLE FAMILY, TOWNHOUSES, 2 TO 3 STORY FLATS
- SINGLE FAMILY, TOWNHOUSES, 2 TO 3 STORY FLATS
- TOWNHOUSES, 3 TO 7 STORY FLATS
- HOTEL (Z UNITS ALTERNATIVE USE)
- COMMERCIAL/OFFICE
- BEACH CLUB/RECREATION FACILITIES
- POTENTIAL PEDESTRIAN/BIKE PATHS

NOTE: Development parcel illustrated on this Land Use Plan are conceptual only. Specific development areas will be defined by Final Development Plans and legal descriptions, and/or as further defined in the Development Order.

VICINITY MAP



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