

RESOLUTION NO. 2000-131

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
NASSAU COUNTY, FLORIDA, AMENDING RESOLUTION NO. 99-82

WHEREAS, the Board of County Commissioners of Nassau County, Florida, had previously approved Resolution Nos. 85-11, 85-15, 85-60, 86-29, 87-11, 89-30, 90-41 and 99-82; 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 Nassau County Planning and Zoning Board has reviewed the said amendments, conducted a public hearing on August 1, 2000 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 amendments; and

WHEREAS, due notice of public hearing of 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 28<sup>th</sup> day of August, 2000, 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 eleven (11) acres to the Summer Beach property, referred to on the Master Plan Map H-1R-(5) as Parcel K.
2. The parcel may be developed with thirty six (36) single family or patio units as transferred from Parcel B-4.
3. 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).
4. Map H-1R(5) is attached hereto and made a part hereof of this Resolution.
5. 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.
6. The requirement for the Annual Monitoring Report (Development Order Condition 6.(d)) which required the reporting of the school age children residing in the project is hereby terminated.

7. The Clerk shall transmit a certified copy of this 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



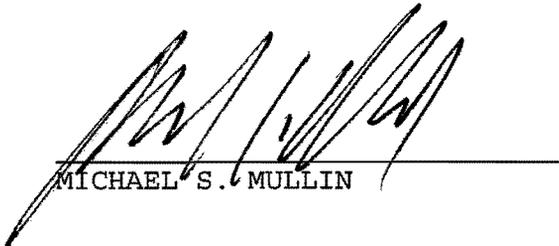
NICK D. DEONAS  
Its: Chairman

ATTEST:



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

Approved as to form by the  
Nassau County Attorney:



MICHAEL S. MULLIN

# SUMMER BEACH

SUMMER BEACH, LTD.



DATE: APRIL, 1984 PROJECT: LA84018/84084 (2007 82001)

## MAP H-1 R (5)

- REVISED: DECEMBER 3, 1984  
 JANUARY 25, 1986  
 JULY 6, 1983  
 SEPTEMBER 9, 1985  
 JULY 1, 1988  
 JULY 28, 1985  
 NOVEMBER 1, 1988  
 JULY 8, 1988  
 (CORRECTIVE NUMBER 12, 1988)  
 MAY 19, 2006

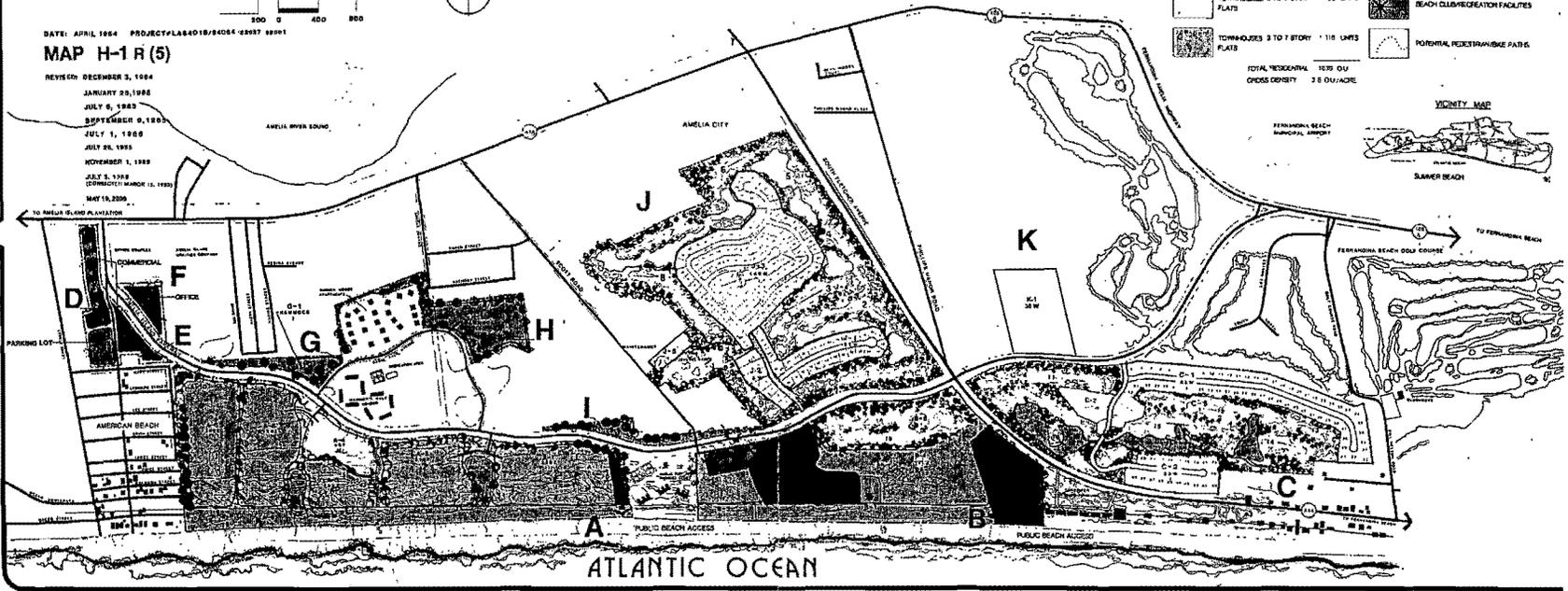


# LAND USE PLAN

## P.U.D. PRELIMINARY DEVELOPMENT PLAN

KEY	
	SINGLE FAMILY DETACHED HOMES - 233 UNITS
	TOWNHOUSES 2 TO 3 STORY - 6 UNITS
	TOWNHOUSES 2 TO 3 STORY - 90 UNITS
	TOWNHOUSES 3 TO 4 STORY - 118 UNITS
	HOTEL (21 UNITS ALTERNATIVE USE) - 21 UNITS
	COMMERCIAL/OFFICE
	BEACH CLUB/CREATION FACILITIES
	POTENTIAL PEDESTRIAN PATHS

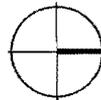
TOTAL RESIDENTIAL: 1030 DU  
 GROSS DENSITY: 2.8 DU/ACRE



# SUMMER BEACH

SUMMER BEACH, LTD.

**HDR** HDR Engineering, Inc.



DATE: APRIL 1984 PROJECT: LA84015/84064/88057 89001

## MAP H-1 R (5)

REVISED: DECEMBER 3, 1984

JANUARY 25, 1985

JULY 8, 1985

SEPTEMBER 9, 1985

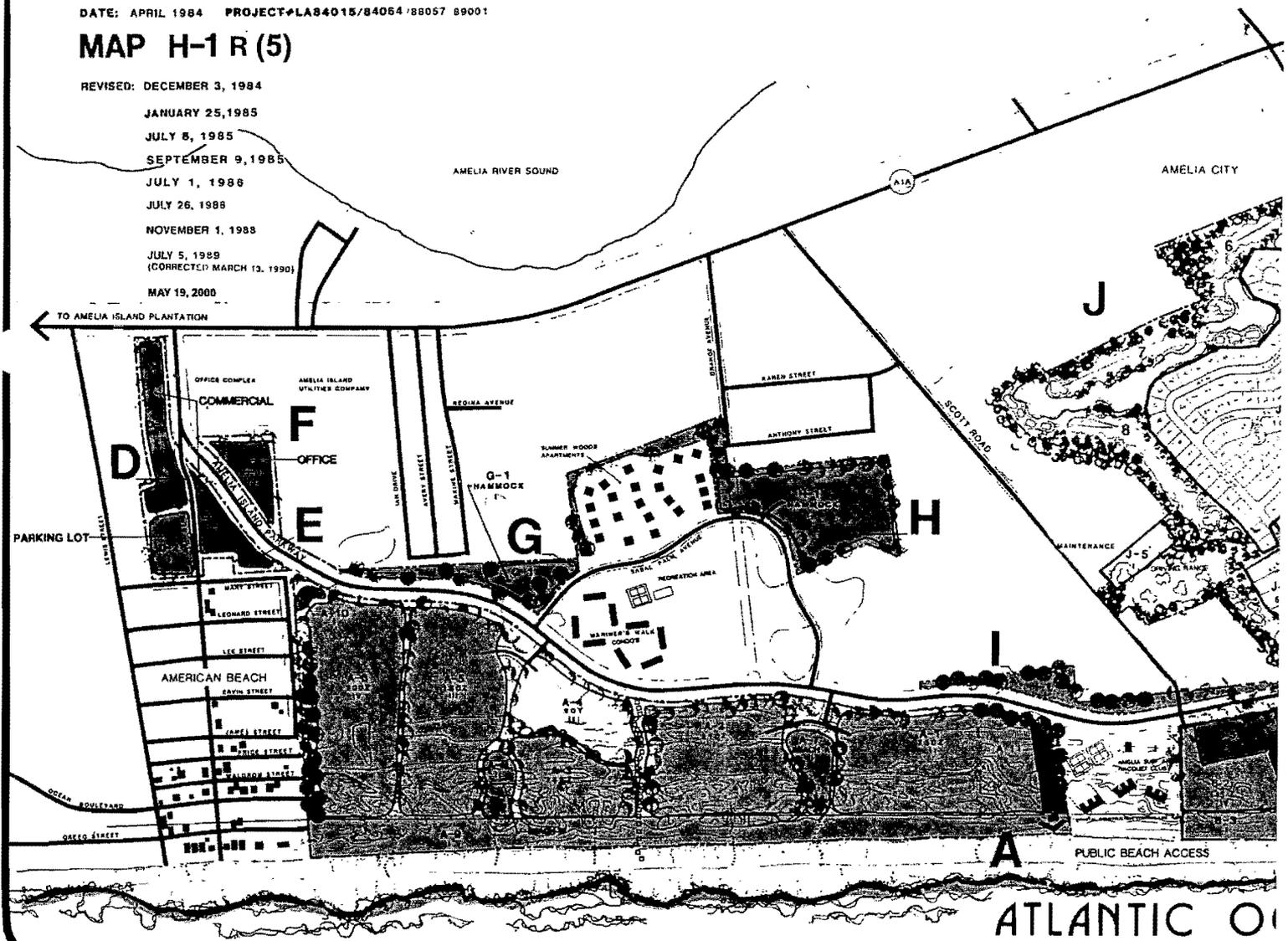
JULY 1, 1986

JULY 26, 1986

NOVEMBER 1, 1988

JULY 5, 1989  
(CORRECTED MARCH 13, 1990)

MAY 19, 2000



# LAND USE PLAN

## P.U.D. PRELIMINARY DEVELOPMENT PLAN

### KEY

J-2 = 100X PARCEL

100X = 100' PARCELS, 1 YP

11' TRAIL

W SINGLE FAMILY ZERO-LOT-LINE, PATIO HOMES, DUPLEX, 4-PLEX 233 UNITS

X TOWNHOUSES, 2 TO 3 STORY FLATS 0 UNITS

Y TOWNHOUSES, 2 TO 3 STORY FLATS 90 UNITS

Z TOWNHOUSES, 3 TO 7 STORY FLATS 1316 UNITS

HOTEL 450 UNITS (12' UNITS ALTERNATIVE USE)

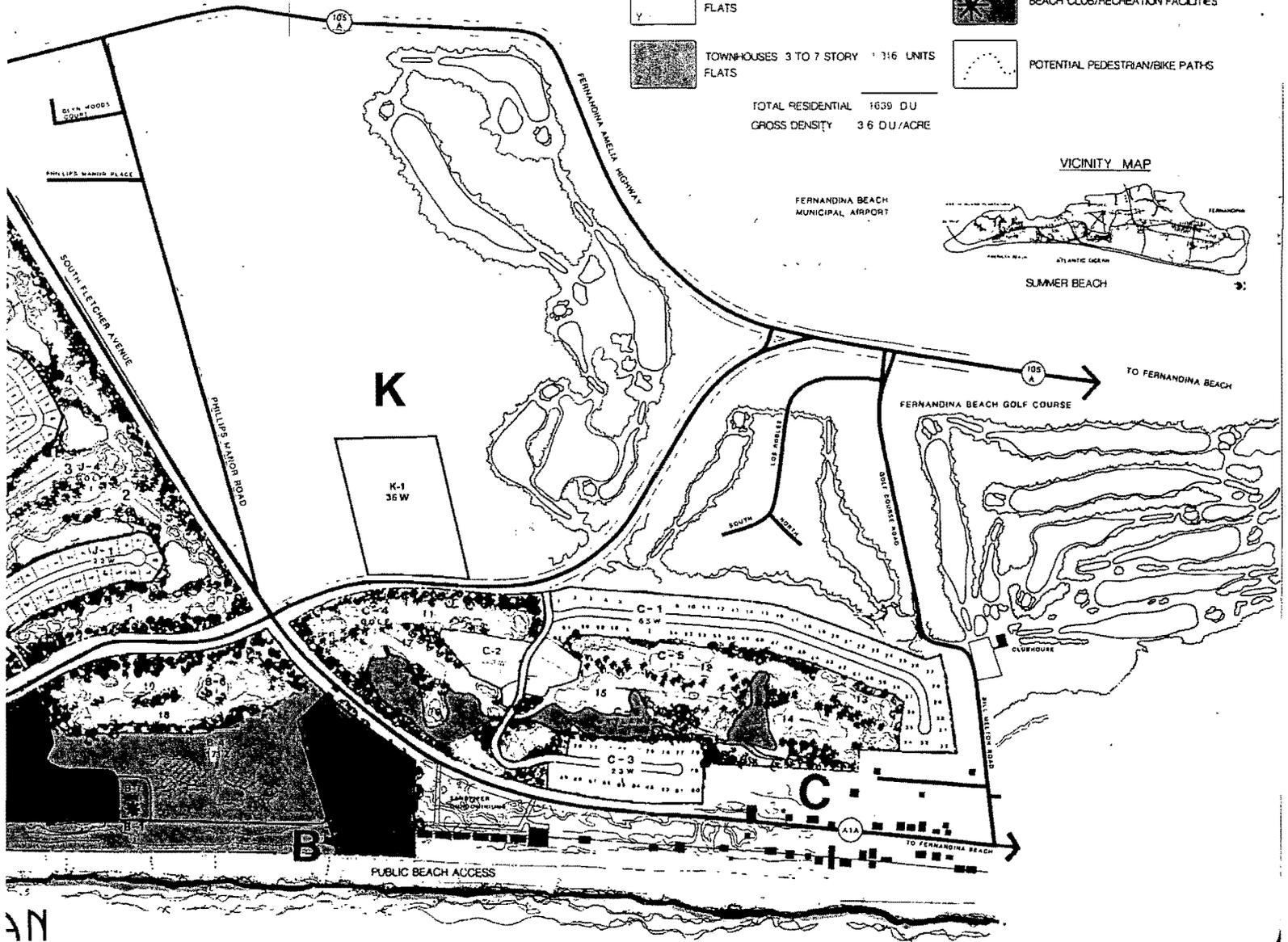
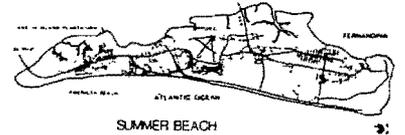
COMMERCIAL/OFFICE

BEACH CLUB/RECREATION FACILITIES

POTENTIAL PEDESTRIAN/BIKE PATHS

TOTAL RESIDENTIAL 1639 DU  
GROSS DENSITY 3.6 DU/ACRE

### VICINITY MAP



AN

# SUMMER BEACH

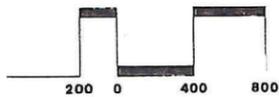
SUMMER BEACH, LTD.



DATE: APRIL 1984 PROJECT#LA04015/84064 88057 89001

## MAP H-1 R (5)

- REVISED: DECEMBER 3, 1984
- JANUARY 25, 1985
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- JULY 5, 1989 (CORRECTED MARCH 13, 1990)
- MAY 19, 2000



# LAND USE PLAN

P.U.D. PRELIMINARY DEVELOPMENT PLAN

**KEY**

- |              |      |  |            |               |                                  |           |
|--------------|------|--|------------|---------------|----------------------------------|-----------|
| J-2          | 100X | SINGLE FAMILY ZERO-LOT-LINE PATIO HOMES, DUPLEX 4-PLEX | 2,33 UNITS | [Red Box]     | HOTEL (77 UNITS ALTERNATIVE USE) | 450 UNITS |
| [White Box]  |      | TOWNHOUSES 2 TO 3 STORY FLATS                          | 0 UNITS    | [Brown Box]   | COMMERCIAL/OFFICE                |           |
| [Yellow Box] |      | TOWNHOUSES 2 TO 3 STORY FLATS                          | 90 UNITS   | [Green Star]  | BEACH CLUB/RECREATION FACILITIES |           |
| [Orange Box] |      | TOWNHOUSES 3 TO 7 STORY FLATS                          | 116 UNITS  | [Dashed Line] | POTENTIAL PEDESTRIAN/BIKE PATHS  |           |
- TOTAL RESIDENTIAL 1639 DU  
GROSS DENSITY 3.6 DU/ACRE

