



PLANNING
DEPARTMENT
NASSAU COUNTY, FL

96161 Nassau Place
Yulee, FL 32097
(904) 530-6300

MEMORANDUM

Date: January 25, 2022

To: Taco Pope, County Manager
Mike Mullin, County Attorney
Robert Companion, County Engineer
Keith Ellis, Building Official

From: Thad Crowe, Planning Director

Subject: Monitoring Report for Summer Beach Planned Unit Development Parcel D-1 (Interim)

The consolidated Summer Beach PUD/DRI, originally approved in 1984, is approved for up to 1,643 dwelling units, 450 hotel rooms, 25,000 square feet of commercial neighborhood uses, golf courses, associated recreational amenities, and conservation areas on approximately 571 acres. As of January 2022, 446 hotel rooms (i.e. the Ritz-Carlton) and approximately 1,178 residential units had been constructed.

Parcel D-1 is approximately 3.21 acres and was part of the original Summer Beach PUD/DRI adopted by Resolution 1985-11 in December 1984 and originally designated for an unspecified amount of neighborhood commercial uses (following the uses and development standards of the County's Commercial Neighborhood (CN) zoning district). Parcel "D" in the original development order was later divided into Parcel D-1 and D-2. Parcel D-2 was developed c. 1990 as a parking lot (for use by Ritz-Carlton hotel employees).

The Summer Beach sales office (appx. 3, 600 square feet) was constructed on the property c. 1993-1995. It is currently no longer used for this purpose and is vacant.

The Summer Beach development order was amended in May 2007 in Resolution 2007-105, to allow a mixed- use development program on Parcel D-1 of up to 16 residential units reallocated from Parcel A-6 and specified 25,000 square feet of neighborhood commercial uses on the site.

A final development plan for Parcel D-1 (15 residential units and 4,500 square feet of neighborhood commercial) is scheduled for hearing with the Planning & Zoning Board on February 1, 2022 and the Board of County Commissioners on February 28, 2022.

There are no specific commitments related to development of this parcel required by the development order at this time.

Please see the attached pages for more information on this parcel within the consolidated Summer Beach PUD/DRI.

Summer Beach Parcel D-1

Location Information

Location: Amelia Island
Commission District: 2
FLUM: HDR
Area (Ac): 3.21

Developer/Managing Entity

Name: Forum Capital Partners
Address: 9995 Gate Parkway N Ste 400
City ST Zip: Jacksonville, FL 32246
Contact Name: Tim Ritch
Contact Phone: (904)407-7676
Contact E-mail: Morgan@fcginc.net

Development Order

Adopted in Reso: 1985-11
Amended in Reso: 2007-105

Development Program

Type	Units/Sq.ft.
MF Residential	16 units
Commercial (CN)	25,000 sq. ft.

Phasing Schedule:

See Developer Commitments Table on following page.

FDPs Approved*

App#	Name/Phase	Units/Sq. ft	Date Approved
FD21-001	Summer Beach Parcel D-1	15 units/ 4500 sq. ft.	

SEPs Approved**

App#	Name/Phase	Units/Sq. ft	Date Approved
SP93-011**	Summer Beach Sales Office	3,600 (appx.)	c. 1993

Plats Approved

App#	Name/Phase	Units/Sq. ft	Date Recorded	Book/ Page

* Prior to 2010, final development plan was not a separate document, it consisted of the Site Engineering Plans and Preliminary Plat, as approved by the DRC.

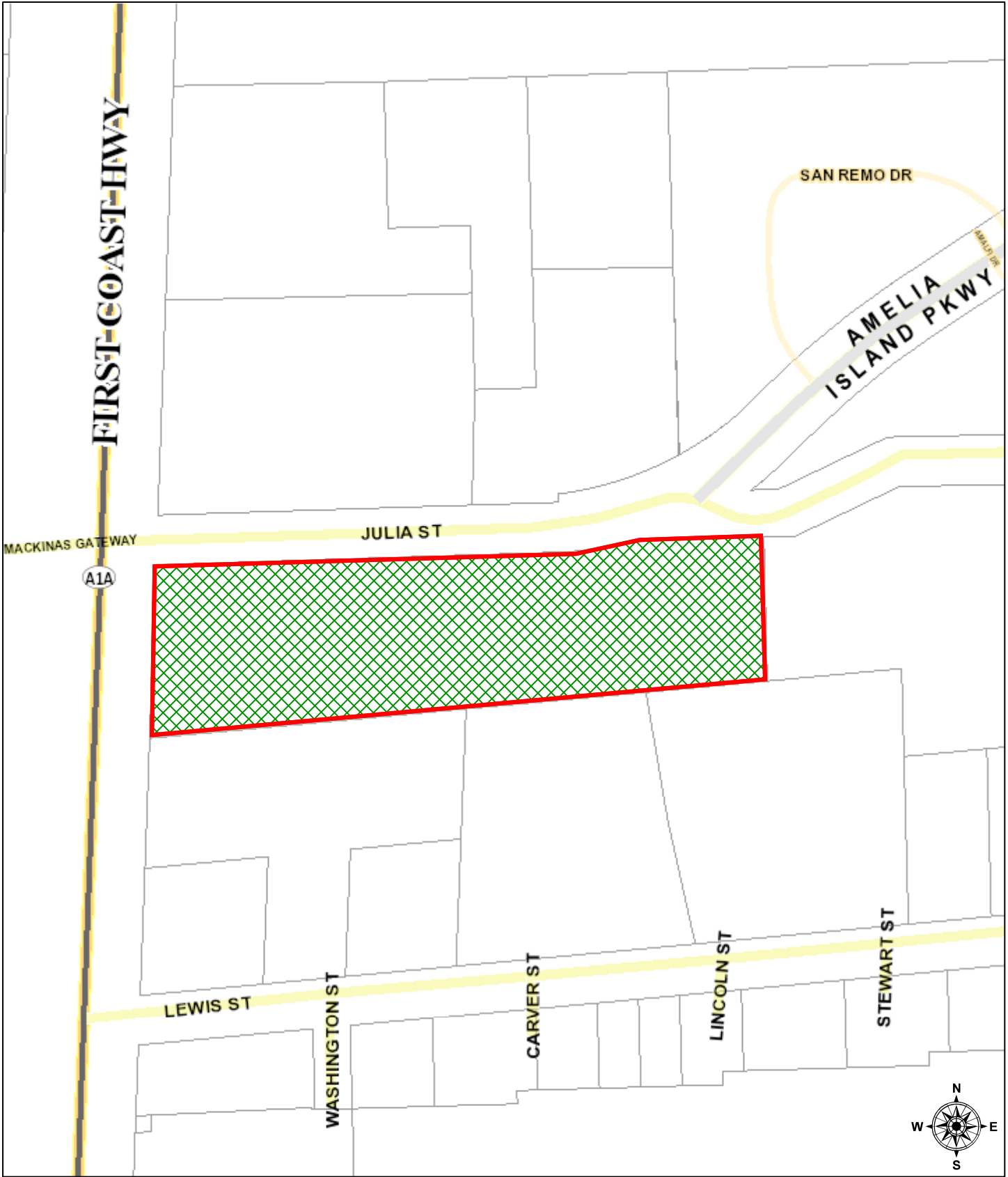
** Digital records are incomplete; will be updated when available.

Summer Beach Parcel D-1

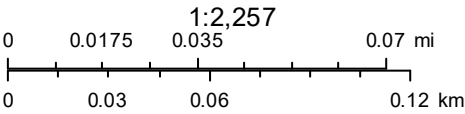
Developer Commitments

Commitments	Schedule		Status/Action	Notes
There are no commitments specific to the development of this parcel due at this time.	N/A		N/A	

Summer Beach PUD/DRI (Parcel D-1)



January 26, 2022

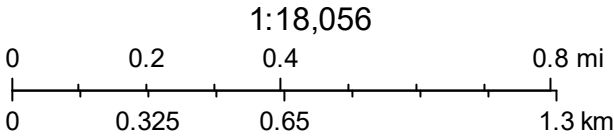


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Consolidated Summer Beach PUD/DRI



January 26, 2022



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