



**APPLICATION FOR FINAL DEVELOPMENT PLAN**

**APPLICATION & SURROUNDING AREA INFORMATION**

<b>OWNER/APPLICANT:</b>	Intact Construction Management Group LLC			
<b>AGENT:</b>	Gillette & Associates, Inc.			
<b>REQUESTED ACTION:</b>	Approval of Final Development Plan for Travel Trailer Park and Campground			
<b>LOCATION:</b>	On the southwest corner of Sadler Road and Ryan Road/Drury Road			
<b>PARCEL ID:</b>	00-00-30-0600-0002-0200			
<b>CURRENT LAND USE AND ZONING:</b>	COM + CG			
<b>EXISTING USES ON SITE:</b>	SF Residential			
<b>AREA:</b>	1.41 acres			
<b>ADJACENT PROPERTIES:</b>	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SF Residential	CG/RS-2	COM
	South	Water Plant	PI-1 (CoFB)	P&I (CoFB)
	East	Vacant Commercial	CG	COM
	West	Stores/Office	C-2(CoFB)/CG	GC (CoFB)/COM
<b>COMMISSION DISTRICT:</b>	1			

\*\*\* All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning Department Office. \*\*\*

**SUMMARY OF REQUEST AND BACKGROUND INFORMATION**

FD22-006 is the proposed Final Development Plan (FDP) for the Breakers RV Resort. The property was rezoned from Residential Single Family 2 (RS-2) to Commercial General (CG) on February 28, 2022, through Ordinance No. 2022-005 for the development of a RV Park. The proposed site plan includes 19 RV spaces, bathhouse and on-site management space with associated infrastructure on approximately 1.41 acres.

**CONSISTENCY WITH THE LAND DEVELOPMENT CODE**

The proposed FDP has been reviewed by County staff and has been found consistent with the requirements for Commercial General (CG) zoning pursuant to Land Development Code Article 16, Travel Trailer Parks and Campgrounds; Article 28, Sec. 28.09, Supplementary Regulations; and Article 5, Section 5.07, Class III Site Development Plan Review.

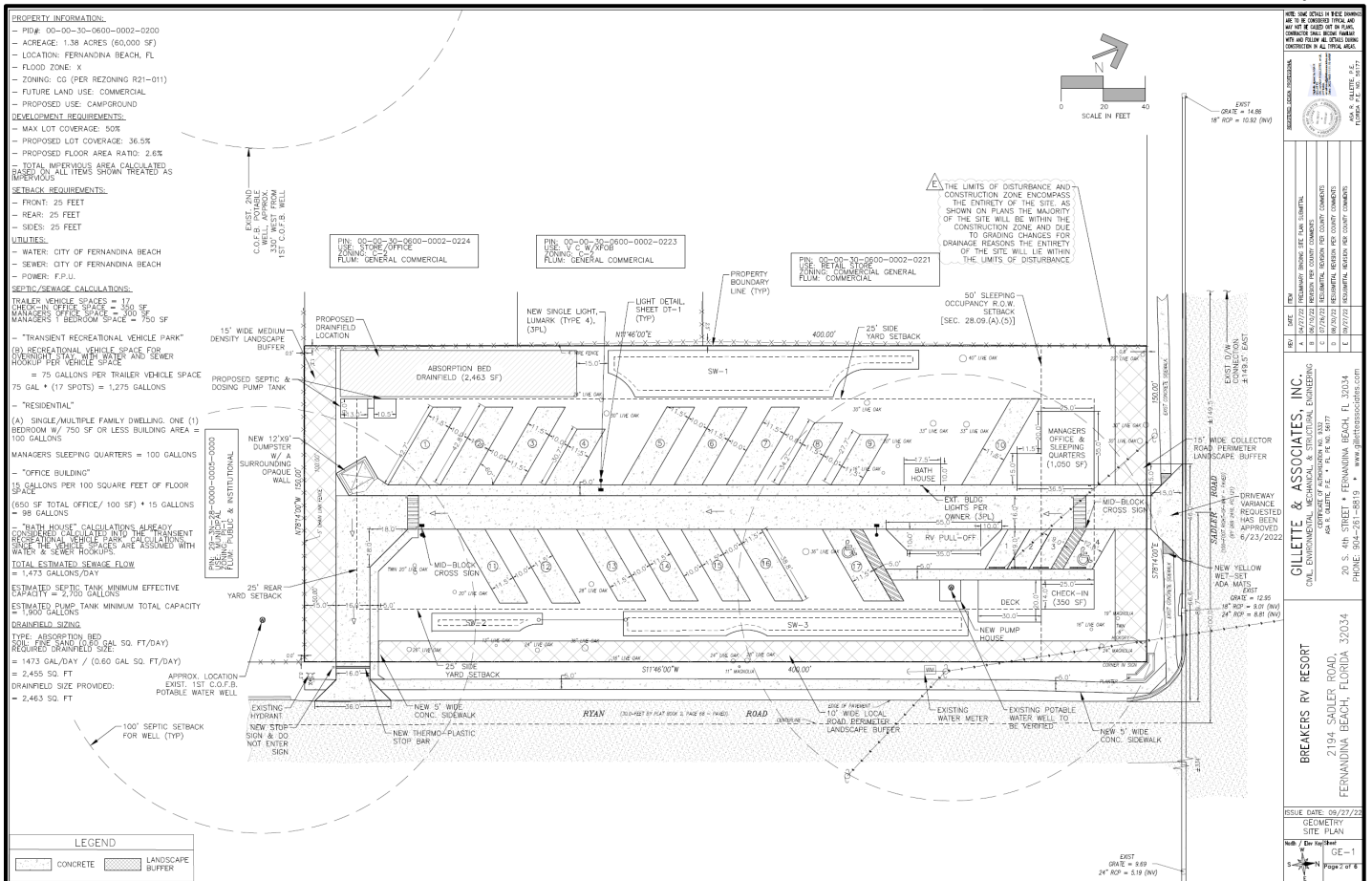


Figure 1: Aerial Map



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**Planning + Zoning Board**  
**FD22-006**  
**December 20, 2022**



*Note: Ordinance 2022-020, which removed travel trailer parks and campgrounds as a permitted use in CG zoning was approved after the submittal of this application. Planning staff considers this application vested for development as a travel trailer park and campground based on the previous LDC language.*

## CONCLUSION AND STAFF RECOMMENDATION

Based on the findings described above, Staff recommends APPROVAL of application FD22-006, the Final Development Plan for the Breakers RV Resort.

## PZB RECOMMENDATION

At their meeting on December 20, 2022, the Planning and Zoning Board recommended denial of the final development plan. The motion to recommend denial passed with a vote of 8-0.