

AN ORDINANCE AMENDING ORDINANCE NO. 83-19. THIS ORDINANCE RE-ZONES AND RE-CLASSIFIES THE PROPERTY HEREIN AFTER DESCRIBED, IN NASSAU COUNTY, FLORIDA FROM A PRESENT ZONING CLASSIFICATION OF RESIDENTIAL (RS-1) TO THAT OF A PLANNED UNIT DEVELOPMENT (PUD) TO BE CALLED SANDBAR.

WHEREAS, on the 28th day of September, 1983, the Board of County Commissioners did adopt Ordinance 83-19, an Ordinance enacting and establishing a comprehensive zoning code for the unincorporated portion of Nassau County, Florida; and

WHEREAS, the "Owners" of that certain property described in the attached Exhibit "A" have applied for a re-zoning and re-classification of that property from Residential (RS-1) to a Planned Unit Development (PUD).

WHEREAS the property described on the attached Exhibit "A" is a unique property by virtue of the fact that it has been in existence for 50 years on Amelia Island and has been considered a "Landmark" in Nassau County; and.

WHEREAS, the Planning Board of Nassau County has considered said application and held public hearings on the same after due notice, and made its findings and recommendations thereon; and

WHEREAS, the County Commission of Nassau County has considered the findings and recommendations of the Planning Board and held its own public hearings on the application after due notice and also considered the Comprehensive Land Use Plan, and finds that the property described in the attached Exhibit "A" is of an historic nature and is a "Landmark" site in Nassau County and is suitable in location and character for the uses proposed in said application according to the criterion as set forth in Article 24 of Ordinance 83-19 of the County of Nassau;

NOW THEREFORE BE IT ORDAINED by the Board of County Commissioners of Nassau County that the application for the Planned Unit Development to be known as "SANDBAR RESTAURANT" is hereby approved and the land shall be re-zoned as a Planned Unit

Development (PUD) in accordance with and subject to the provisions of Article 24 of Ordinance 83-19 of the County of Nassau and further subject to the Additional conditions and requirements:

Section I The Planned Unit Development concept shall be as indicated on the land use plan which is attached hereto as Exhibit "B" and made a part hereof.

Section II The Concept as indicated on the attached exhibit "B" shall be the preliminary and final plan subject to the stipulations enumerated below and the Plan Unit Development is to be known as "SANDBAR PUD":

1. An opaque buffer be established along the property line separating the business use from neighboring residential use as specified in Ordinance 83-19, Article 25, Section 25.09.

2. The PUD shall include the areas designated Restaurant and Parking on exhibit "B" and shall exclude the shaded area designated as RS1.

3. The current restaurant use, as indicated on the attached Exhibit "B" as existing restaurant shall continue in its present size and, seating capacity of 150 and structure as indicated on the attached Exhibit "B".

4. The Buildings indicated on the attached Exhibit "B" that adjoin the existing restaurant shall continue to be used in their current use and size as support buildings for the restaurant.

5. The area on Exhibit "B" designated as existing parking shall continue to be utilized in its present size and its current use.

6. The buildings shall not be expanded without the approval of the Planning Board and the Bord of County Commissioners.

7. If the building indicated as "Existing Restaurant" on the attached Exhibit "B" as support buildings are destroyed by fire or other natural causes, the plans for rebuilding the

existing restaurant and the support buildings shall be submitted to the Planning Commission for their approval and after the Planning Commission's review it shall be submitted to the Board of County Commissioners for their review and final approval.

7. The restaurant shall be allowed to sell, for on premises consumption, alcoholic beverages with an alcoholic content of not more than 14%.

Section III This Ordinance shall take effect upon adoption by the Board of County Commissioners and filing in the Secretary of State's office.

ADOPTED this 17th day of May , 1984 by the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

By: John F. Claxton
John F. Claxton
Its: Chairman

ATTEST:
T. J. Greeson
T. J. Greeson
Its: Ex-Officio Clerk

TELEPHONE 261-5976

301
P. O. BOX 782

VERNON N. DRAKE & ASSOCIATES

103 SOUTH 10TH STREET
FERNANDINA BEACH, FLORIDA

REGISTERED
LAND SURVEYORS

September 27, 1983

DESCRIPTION FOR JANINE CARLEY

A PORTION OF LOT 9 AND BLUFF ROAD (NOW CLOSED), A SUBDIVISION OF OF THE SOUTHERLY TWO-THIRDS OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

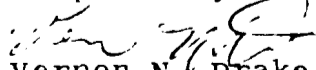
According to plat recorded in the public records of said County, in Deed Book 39, Page 292 and Deed Book "R", Page 394.

Said portion being more particularly described as follows: For a point of reference commence at the Southwesterly corner of Lot 2, Hildreths-Brier-Leaf-Park, according to plat recorded in said public records, in Plat Book 4, Page 7; and run South 38°-09' East, a distance of 20.0' Feet to a concrete monument on the Northwesterly line of Lot 9 aforementioned for the POINT OF BEGINNING.

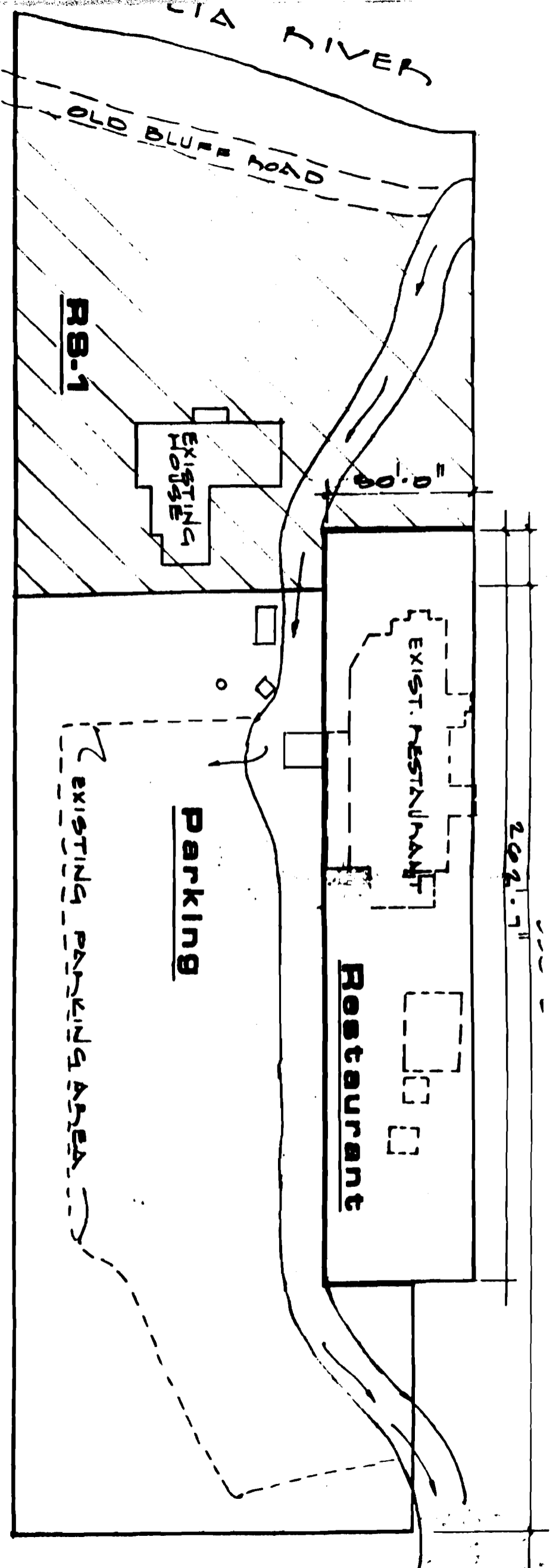
From the Point of Beginning thus described run thence North 51°-51' East along said line, a distance of 109.63' Feet to the center of the Westerly end of Forest Drive (a 40.0' Foot R/W): run thence South 38°-09' East, a distance of 20.0' Feet to the Southeasterly right-of-way line of said Drive; run thence North 51°-51' East along said right-of-way, a distance of 87.0' Feet to a point where said right-of-way intersects with the Westerly right-of-way line of Suarez Road (a 60.0' Foot R/W): run thence South 38°-09' East along said Westerly right-of-way, a distance of 136.0' Feet to the Southeasterly line of Lot 9 aforementioned; run thence South 51°-54'-10" West along said line, a distance of 520.62' Feet to an iron pipe; continue South 51°-54'-10" West, a distance of 10.0' Feet more or less to a point on the waters of Amelia River, said point being designated as point "A" in this description. Return to the Point of Beginning and run South 51°-51" West along the Northwesterly line of Lot 9 aforementioned, a distance of 247.15' Feet to an iron pipe; continue South 51°-51' West along said line, a distance of 44.0' Feet more or less to the waters of Amelia River aforementioned; run thence Southerly along said waters, a distance of 162.0' Feet more or less to point "A" aforementioned for the closing point.

The portion of land thus described contains 1.782 acres more or less.

Prepared by


Vernon N. Drake

PLS NO. 1558-Fla.



SITE PLAN 0 510 40 35
Sandbar Planned Unit Development

TOTAL SITE AREA 1.122 AC 48,874 Sq. Ft.

LEGAL DESCRIPTION. A PORTION OF LOT 9 AND BLUFF ROAD (NOW CLOSED) A SUBDIVISION OF THE SOUTHERLY TWO THIRDS OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA. ACCORDING TO PLAT RECORDED IN DEED BOOK 39, PAGE 292, AND DEED BOOK "A" PAGE 394, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA

OWNER
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