

ORDINANCE 94 - 29

AN ORDINANCE AMENDING ORDINANCE 83-19, AS AMENDED BY ORDINANCE NO. 92-3, WHICH REZONED AND RECLASSIFIED THE PROPERTY HEREINAFTER DESCRIBED TO A ZONING CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS "BAXTERS RESTAURANT"; SPECIFICALLY AMENDING EXHIBIT "B"; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the PUD known as "Baxters Restaurant" has requested an amendment to Ordinance 92-3; and

WHEREAS, the Planning Board has approved said amendment with stipulations.

NOW, THEREFORE, BE IT ORDAINED this 9th day of May, 1994, by the Board of County Commissioners of Nassau County, Florida, that Ordinance 83-19, as amended by Ordinance 92-3, be further amended as follows:

1. Exhibit "B", Stipulations to Development
  - Public water and sewer are to be provided by Southern State Utilities. The hydrants and water and sewer line location shall be approved during Final Development Review.
  - Any "wet" retention areas shall be designed with the side slope not to exceed a slope of 4:1, and the design be irregular in shape in order to provide the appearance of a lake or pond. Final drainage design to be approved during Final Development Review.
  - A landscape buffer shall be provided between the commercial property and surrounding residential property. In order to meet the 20% gross site acreage requirements for open space, the landscape buffers and retention lake shall be designated

as "Reserved for Open Space" per Section 24.04(F). An opaque buffer shall be required between any commercial and residential land uses.


- Maintenance of the open space would be the responsibility of the owner.
- The entire project will be constructed in one phase. Construction will commence within one (1) year from the date of Final Development Plan approval.
- A 6' wide sidewalk will be required along A-1-A the width of the property. the location and design of the sidewalk will be reviewed during Final Development Plan Review.
- Right-of-way dedication will be required along Manucy Road the length of the property. The right-of-way to be dedicated shall be 30' to the centerline of the existing right-of-way.
- The existing "Cock of the Walk" building shall be incorporated into the Final Development Plan Review.
- The following shall be completed by July 1, 1994:
  - (1) Privacy fencing shall be erected along Manucy Road to provide a buffer between the commercial and residential areas. The privacy fencing shall be in lieu of the opaque buffer.
  - (2) The lighting that has been installed on the property shall be rearranged so as not to shine into the residential areas.
  - (3) Owner shall replace the large live oak trees which were killed during construction with large specimen live oak trees. The trees to be inspected by a representative of the Building and

Zoning Department.


- The "Cock of the Walk" building shall be incorporated into the PUD as a retail sales shop.

2. Effective Date: This Ordinance shall become effective upon its being filed in the office of the Secretary of State.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
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JOHN A. CRAWFORD  
Its: Chairman

ATTEST:

  
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T. J. GREESON  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney

  
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MICHAEL S. MULLIN

6/b:baxters.amd