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ORDINANCE NO. 88-18  
AMENDMENT TO ORDINANCE NO. 83-19  
NASSAU COUNTY, FLORIDA

WHEREAS, on the 28th day of September, 1983, the Board of County Commissioners, Nassau County, Florida, did adopt Ordinance No. 83-19, an Ordinance enacting and establishing a comprehensive zoning code for the unincorporated portion of Nassau County, Florida, and

WHEREAS, STOKES-NASSAU, INC., owners of the real property described in this Ordinance, have applied to the Board of County Commissioners for a rezoning and reclassification of the property from OPEN RURAL (OR) to COMMERCIAL GENERAL (CG); and

WHEREAS, the Nassau County Zoning Board, after due notice and public hearing has made its recommendations to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the overall comprehensive zoning ordinance and orderly development of the County of Nassau, Florida, and the specific area;

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Nassau County, Florida:

SECTION 1: PROPERTY REZONED: The real property described in Section 2 is rezoned and reclassified from OPEN RURAL (OR) to COMMERCIAL GENERAL (CG) as defined and classified under the zoning Ordinance, Nassau County, Florida.

SECTION 2: OWNER AND DESCRIPTION: The land rezoned by this ordinance is owned by STOKES-NASSAU, INC., and is described as follows:

See Exhibit "B" attached hereto and made a part hereof by specific reference.

SECTION 3: EFFECTIVE DATE: This ordinance shall become effective upon being signed by the Chairman of the Board of County Commissioners of Nassau County, Florida.

ADOPTED this 22nd day of March, 1988.

AMENDMENT NO. \_\_\_\_\_  
TO  
ORDINANCE NO. 83-19

CERTIFICATE OF AUTHENTICATION  
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF  
NASSAU COUNTY, FLORIDA

ATTEST: T.J. Greeson BY: Charles A. Pickett  
T.J. GREESON CHARLES A. PICKETT  
Its: Ex-Officio Clerk Its: Chairman

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## MAP SHOWING

R-88-03

EXHIBIT "B"  
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### COMMERCIAL TRACT "A"

A portion of Section 17, Township 1 South, Range 23 East, Nassau County, Florida, being more particularly described as follows: COMMENCE at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 8, Township 1 South, Range 23 East of said county; thence South  $89^{\circ}12'06''$  West along the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 8, "a distance of 290.90 feet to the Southeasterly right of way line of County Road No. 121, ( a 100 foot right of way as now established, formerly State Road No. 121 ); thence Southwesterly along last said line, run the following five courses and distances: Course No. 1: South  $36^{\circ}32'43''$  West, 2358.94 feet to the point of curvature of a curve to the left; Course No. 2: Thence southwesterly along and around the arc of a curve concave Southeasterly having a radius of 2814.79 feet, an arc distance of 768.09 feet, said arc being subtended by a chord bearing and distance of South  $28^{\circ}43'40''$  West, 765.71 feet to the point of tangency of said curve; Course No. 3: Thence South  $20^{\circ}54'38''$  West, 4226.75 feet to the POINT OF BEGINNING; Course No. 4: Thence continue South  $20^{\circ}54'38''$  West, 140.0 feet to the point of curvature of a curve to the left; Course No. 5: Thence Southeasterly, along and around the arc of a curve, concave Northeasterly, having a radius of 50.0 feet, an arc distance of 61.04 feet, said arc being subtended by a chord bearing and distance of South  $14^{\circ}03'36''$  East, 57.32 feet to the point of tangency of said curve, and the Northeasterly right of way line of County Road No. 119 (a 100 foot right of way as now established, formerly State Road No. 119); thence South  $49^{\circ}01'50''$  East, along last said line, 350.0 feet; thence North  $43^{\circ}08'40''$  East, 335.0 feet; thence North  $69^{\circ}27'03''$  West, 488.39 feet to the POINT OF BEGINNING.

Containing 2.45 acres, more or less.

## MAP SHOWING

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EXHIBIT "B"  
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### COMMERCIAL TRACT "B"

A portion of Section 17, Township 1 South, Range 23 East, Nassau County, Florida, being more particularly described as follows: COMMENCE at the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 21, Township 1 South, Range 23 East of said county; thence North  $00^{\circ}26'16''$  West along the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 21, a distance of 298.72 feet to the Southwesterly right of way line of County Road No. 119, ( a 100 foot right of way as now established, formerly State Road No. 119 ); thence North  $64^{\circ}20'28''$  West, along last said line, 2337.16 feet to the North line of the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 1 South, Range 23 East of said county; thence South  $89^{\circ}58'01''$  West, along last said line, 594.70 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 20; thence North  $00^{\circ}16'57''$  East along the West line of the East 1/2 of the Southeast 1/4 of said Section 17, a distance of 362.44 feet, to the arc of a curve and the Southwest right of way line of aforesaid County Road No. 119; thence Northwesterly along last said line run the following four courses and distances: Course No. 1: Thence Northwesterly along and around the arc of a curve concave Northeasterly, having a radius of 2914.79 feet, an arc distance of 147.59 feet said arc being subtended by a chord bearing and distance of North  $50^{\circ}28'52''$  West, 147.58 feet to the point of tangency of said curve; Course No. 2: Thence North  $49^{\circ}01'50''$  West, 2578.67 feet to the POINT OF BEGINNING; Course No. 3: Thence continue North  $49^{\circ}01'50''$  West, 354.63 feet to the point of curvature of a curve to the left; Course No. 4: Thence Westerly and Southwesterly, along and around the arc of said curve being concaving Southerly, having a radius of 50.0 feet, an arc distance of 96.04 feet, said arc being subtended by a chord bearing and distance of South  $75^{\circ}56'24''$  West, 81.94 feet to the point of tangency of said curve and the Southeasterly right of way line of County Road No. 121 (a 100 foot right of way as now established, formerly State Road No. 121); thence South  $20^{\circ}54'38''$  West along last said line, 305.11 feet; thence South  $69^{\circ}05'22''$  East, 212.0 feet; thence South  $79^{\circ}31'22''$  East, 133.65 feet; thence North  $36^{\circ}18'55''$  East, 213.92 feet to the POINT OF BEGINNING.

Containing 2.56 acres, more or less.