

**ORDINANCE NO. 99-12**  
**AMENDMENT TO ORDINANCE NO. 91-04**  
**NASSAU COUNTY, FLORIDA**

**WHEREAS**, on the 28<sup>th</sup> day of January, 1991, the Board of County Commissioners, Nassau County, Florida, did adopt Ordinance No. 91-04, an Ordinance enacting and establishing the Comprehensive Land Use Plan and the Future Land Use Map for the unincorporated portion of Nassau County, Florida; and

**WHEREAS**, **Jewell H. Thomas**, the owner of the real property described in this Ordinance has applied to the Board of County Commissioners to reclassify a site from Residential, Medium Density to Commercial on the Future Land Use Map of Nassau County; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice and public hearing, had considered the application and recommended approval of the proposed amendment to the Board of County Commissioners; and

**WHEREAS**, the Board of County Commissioners held a public hearing on March 22, 1999; and

**WHEREAS**, the Board of County Commissioners finds that there is a need and justification for the amendment; and

**WHEREAS**, the Board of County Commissioners finds that the amendment to the Future Land Use Map and reclassification is consistent with the overall Comprehensive Land Use Plan and orderly development of the County of Nassau County, Florida, and the specific area.

**NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Nassau County, Florida, this 22nd day of March, 1999:

SECTION 1. PROPERTY RECLASSIFIED. The real property described in Section 2 is reclassified from Residential, Medium Density to Commercial on the Future Land Use Map of Nassau County.

SECTION 2. OWNER AND DESCRIPTION. The land reclassified by this Ordinance is owned by Jewell H. Thomas, and is described as follows:

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

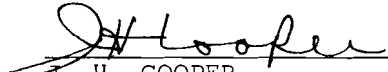
SECTION 3. The amendment is a small scale amendment pursuant to Florida Statutes 163.3187.

SECTION 4. EFFECTIVE DATE. The effective date of this small scale development plan amendment shall be thirty one (31) days after adoption, unless the amendment is challenged pursuant to Section 163.3187(3), Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Community Affairs, or the Administration Commission, finding the amendment in compliance with Section 163.3184, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of non-compliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

ADOPTED this 22nd day of March, 1999.

CERTIFICATE OF AUTHENTICATION  
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
J. H. COOPER  
Its: Chairman

ATTEST:

  
J. M. "CHIP" OXLEY, JR.  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney:

  
MICHAEL S. MULLIN

EXHIBIT "A"

DESCRIPTION OF PROPERTY: "A PART OF GOVERNMENT LOT 1, SECTIONS 21 AND 47, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21, THENCE SOUTH 87 DEGREES 50' 40" WEST, ALONG THE NORTHERLY LINE OF SECTION 21, A DISTANCE OF 523.85 FEET; THENCE DEPARTING FROM SAID NORTHERLY LINE SOUTH 21 DEGREES 52' 33" EAST, A DISTANCE OF 273.76 FEET TO A POINT OF BEGINNING. THENCE SOUTH 30 DEGREES 58' 24" EAST, A DISTANCE OF 522.99 FEET; THENCE SOUTH 26 DEGREES 03' 22" EAST, A DISTANCE OF 301.62 FEET; THENCE SOUTH 60 DEGREES 58' 30" WEST, A DISTANCE OF 421.56 FEET; THENCE SOUTH 41 DEGREES 06' 34" WEST, A DISTANCE OF 139.00 FEET; THENCE SOUTH 47 DEGREES 08' 03" WEST, A DISTANCE OF 91.74 FEET; THENCE SOUTH 62 DEGREES 39' 58" WEST, A DISTANCE OF 151.55 FEET; THENCE NORTH 62 DEGREES 08' 12" WEST A DISTANCE OF 68.13 FEET; THENCE SOUTH 88 DEGREES 43' 43" WEST, A DISTANCE OF 159.47 FEET; THENCE SOUTH 00 DEGREES 00' 02" WEST, A DISTANCE OF 38.92 FEET; THENCE SOUTH 89 DEGREES 56' 56" WEST A DISTANCE OF 144.54 FEET; THENCE NORTH 21 DEGREES 44' 36" WEST A DISTANCE OF 231.47 FEET; THENCE NORTH 65 DEGREES 52' 15" EAST, A DISTANCE OF 45.57 FEET; THENCE NORTH 89 DEGREES 59' 20" EAST A DISTANCE OF 244.20 FEET; THENCE NORTH 74 DEGREES 29' 38" EAST, A DISTANCE OF 220.61 FEET; THENCE SOUTH 45 DEGREES 40' 09" EAST, A DISTANCE OF 153.64 FEET; THENCE NORTH 41 DEGREES 46' 23" EAST A DISTANCE OF 137.91 FEET; THENCE NORTH 46 DEGREES 38' 38" WEST, A DISTANCE OF 314.91 FEET; THENCE NORTH 19 DEGREES 42' 45" EAST, A DISTANCE OF 108.58 FEET TO THE POINT OF BEGINNING.  
CONTAINING 434,924 SQUARE FEET AND/OR 9.98 ACRES MORE OR LESS."