

**ORDINANCE 2025-034**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) OF THE 2030 COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 2.48 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF US17, SOUTH OF SR200, FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO COMMERCIAL (COM); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Nassau County Board of County Commissioners is empowered to adopt Ordinances pursuant to Chapter 125.66, Florida Statutes; and

**WHEREAS**, Chapter 163, Part II, Florida Statutes, the Community Planning Act (the “Act”), empowers and requires the Nassau County Board of County Commissioners to: (a) plan for the County’s future development and growth; (b) adopt and amend comprehensive plans or elements or portions thereof, to guide the future growth and development of the County; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations or elements thereof; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and

**WHEREAS**, the Nassau County Planning and Zoning Board has been established and designated as the Local Planning Agency (“LPA”) for unincorporated Nassau County, Florida, pursuant to section 163.3174, Florida Statutes; and

**WHEREAS**, the LPA and the Board have in the preparation of the amendments to the Nassau County Comprehensive Plan 2030 performed or caused to be performed the necessary studies and surveys, the collection of appropriate data, the holding of such public hearings, workshops and meetings as necessary, and have effectively provided for public participation, notice, broad dissemination of proposals and alternatives, opportunity for written comments, open discussion, communication programs, information services, considerations of, and response to, public and official comments; and

**WHEREAS**, public notice of all hearings required by law has been provided in accordance with Chapters 125 and 163, Florida Statutes and the Nassau County Land Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:**

## **SECTION 1. FINDINGS.**

The FLUM amendment is based upon the following Findings of Fact:

- a) The FLUM amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.
- b) Real Capital Ventures LLC is the owner of one parcel comprising 2.48 acres identified as Tax Parcel No. 42-2N-27-4607-0001-0000 by virtue of Deed recorded in O.R. Book 1898, Page 486 of the Public Records of Nassau County, Florida.
- c) Nassau County is authorized to file Application CPA25-012 to change the Future Land Use Map classification of the land described herein.
- d) Real Capital Ventures LLC has not been granted a change of Future Land Use Map designation on the subject property within the previous twelve (12) months.
- e) The FLUM amendment is consistent with the applicable sections of the Nassau County Land Development Code and Comprehensive Plan.
- f) The FLUM complies with the Goals, Objectives and Policies of the 2030 Comprehensive Plan, in particular Policy FL.01.04.

Upon consideration of the application, supporting documents, staff analysis, the recommendation of the Planning and Zoning Board, and public comments received at the public hearing for application CPA25-012, the Commission finds that the reclassification is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County.

## **SECTION 2. PROPERTY RECLASSIFIED.**

The real property described in Section 3 is reclassified from Medium Density Residential (MDR) to Commercial (COM) on the Future Land Use Map of Nassau County. The Planning Department is hereby authorized to amend the Future Land Use Map to reflect this reclassification upon the effective date of this Ordinance.

## **SECTION 3. OWNER AND DESCRIPTION.**

The land reclassified by this Ordinance is owned by Real Capital Ventures LLC and is identified by the following tax identification number(s), graphic illustration, and legal description:

Parcel #s 42-2N-27-4607-0001-0000



LEGAL DESCRIPTION:

EXHIBIT A

PARCEL 1

A part of Lot 7, LONE STAR SHOPPING CENTER, according to the plat thereof, as recorded in Plat Book 26, page 61, of the Public Records of Duval County, Florida and being more particularly described as follows:

COMMENCE at the northwest corner of Lot 7, also being the intersection at the easterly right of way line of BERT ROAD, with the Southerly right of way line of LONE STAR ROAD, (a 70 foot Right of Way as now established); thence run North 89 degrees 56 minutes 20 seconds East, along last said line, a distance of 163.97 feet to the POINT OF BEGINNING; thence South 23 degrees 52 minutes 50 seconds East, parallel with the Easterly right of way line of BERT ROAD, a distance of 428.58 feet to a point situate in the Northerly right of way line of LILLIAN ROAD, (a 60 foot Right of Way as now established); thence run North 55 degrees 14 minutes 50 seconds East along last said line, a distance of 200.00 feet to the westerly line of those lands described and recorded in Official Records Book 3225, page 214, of said Public Records; thence run North 23 degrees 52 minutes 50 seconds West, along last said line 152.10 feet to the southerly line of those lands described and recorded in Official Records Book 4298, page 769, of said Public Records; run thence South 73 degrees 13 minutes 53 seconds West, along last said line, a distance of 98.97 feet to the Westerly line thereof; thence run North 23 degrees 52 minutes 50 seconds West, along said Westerly line of Official Records Book 4298, page 769, a distance of 183.35 feet to the aforementioned Southerly right of way line of LONE STAR ROAD; thence run South 89 degrees 56 minutes 20 seconds West along last said line 107.35 feet to the POINT OF BEGINNING.

PARCEL 2

LOTS 115, 125, AND 133 ROLLING HILLS, UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGES 36 THROUGH 48, INCLUSIVE OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

PARCEL 3

BUILDING 100, DUNN AVENUE WEST OFFICE PARK

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF DUNN AVENUE (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF WINGATE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), AND RUN SOUTH 89° 11' 30" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF DUNN AVENUE, A DISTANCE OF 165.54 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN SOUTH 00° 45' 00" EAST, A DISTANCE OF 13.24 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THE DESCRIBED CONTINUE SOUTH 00° 45' 00" EAST, A DISTANCE OF 55.00 FEET; THENCE SOUTH 89° 15' 00" WEST, A DISTANCE OF 113.00 FEET; THENCE NORTH 00° 45' 00" WEST, A DISTANCE OF 55.00 FEET; THENCE NORTH 89° 15' 00" EAST, A DISTANCE OF 113.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4

LOT 9, SOUTHWOOD ACRES UNIT 4, A SUBDIVISION ACCORDING THE THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 7, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 5

TRACT "A"

A PORTION OF THE FRANCIS WOODS DONATION, SECTION 42, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 (SW 1/4) OF SAID SECTION 42; THENCE SOUTH 89°05'58" WEST, ALONG THE NORTHERLY LINE OF THE SOUTHWEST 1/4 (SW 1/4) OF SAID SECTION 42, A DISTANCE OF 658.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°05'58" WEST ALONG THE NORTHERLY LINE OF THE SOUTHWEST 1/4 (SW 1/4) OF SAID SECTION 42, A DISTANCE OF 1207.89 FEET; THENCE SOUTH 01°01'52" EAST A DISTANCE OF 1561.91 FEET; THENCE SOUTH 48°26'14" EAST A DISTANCE OF 1473.32 FEET TO INTERSECT THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A-1-A) A VARIABLE WIDTH RIGHT OF WAY AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 74040-2528 ON SHEETS 14 AND 15 OF 46; THENCE ALONG SAID RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A-1-A) THE FOLLOWING THREE COURSES; (1) NORTH 66°53'34" EAST A DISTANCE OF 564.42 FEET; (2) SOUTH 23°06'26" EAST A DISTANCE OF 240.29 FEET; (3) NORTH 86°53'34" EAST A DISTANCE OF 709.76 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GRESSMAN ROAD (A VARIABLE WIDTH RIGHT OF WAY) AS NOW LAID OUT AND IN USE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: (1) NORTH 15°11'31" WEST A DISTANCE OF 133.00 FEET; (2) THENCE NORTH 52°07'29" WEST A DISTANCE OF 276.73 FEET; THENCE SOUTH 67°45'15" WEST A DISTANCE OF 339.10 FEET TO THE SOUTHEASTERLY CORNER OF THE STATE OF FLORIDA HIGHWAY MAINTENANCE FACILITY; THENCE ALONG THE PERIMETER OF LAST SAID LANDS THE FOLLOWING THREE (3) COURSES; (1) SOUTH 87°45'15" WEST A DISTANCE OF 709.94 FEET; (2) NORTH 00°56'29" WEST A DISTANCE OF 697.46 FEET; (3) NORTH 64°09'22" EAST A DISTANCE OF 581.52 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GRESSMAN ROAD (A 30 FOOT RIGHT OF WAY AS NOW LAID OUT AND IN USE); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES; (1) NORTH 66°47'47" WEST A DISTANCE OF 44.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 164.69 FEET; (2) THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°24'58" AN ARC DISTANCE OF 32.81 FEET AND A CHORD BEARING NORTH 61°05'18" WEST A DISTANCE OF 32.76 FEET; THENCE SOUTH 64°09'51" WEST A DISTANCE OF 120.26 FEET, THENCE SOUTH 89°17'50" WEST A DISTANCE OF 537.28 FEET; THENCE NORTH 00°04'03" EAST A DISTANCE OF 401.34 FEET; THENCE SOUTH 85°14'20" EAST A DISTANCE OF 133.40 FEET; THENCE NORTH 01°16'53" WEST A DISTANCE OF 342.07 FEET; THENCE SOUTH 85°14'20" EAST A DISTANCE OF 56.17 FEET; THENCE NORTH 01°17'16" WEST A DISTANCE OF 551.19 FEET TO THE POINT OF BEGINNING.

TRACT "B"

A PORTION OF SECTION 16 AND A PORTION OF THE FRANCIS WOODS DONATION, SECTION 42, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 42; THENCE SOUTH 89°05'58" WEST, ALONG THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 42, A DISTANCE OF 1866.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°05'58" WEST, ALONG THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 42, A DISTANCE OF 46.04 FEET TO INTERSECT THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD (A 100 FOOT RIGHT OF WAY) NOW ABANDONED; THENCE SOUTH 42°40'34" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, A DISTANCE OF 1240.19 FEET; THENCE SOUTH 33°27'18" EAST A DISTANCE OF 2186.56 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD AIRLINE RAILROAD (A 120 FOOT RIGHT-OF-WAY) NOW ABANDONED AND THE NORTHEASTERLY CORNER OF THE LANDS OF CHARLES L. AND LINDA J. GRESSMAN DESCRIBED IN OFFICIAL RECORD BOOK 1077, PAGE



1320 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 26°23'54" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 377.68 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A-1-A) A VARIABLE WIDTH RIGHT OF WAY AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 74040-2528 ON SHEETS 14 AND 15 OF 46; THENCE ALONG SAID RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A-1-A) THE FOLLOWING FIVE COURSES; (1) NORTH 66°53'34" EAST A DISTANCE OF 858.44 FEET; (2) NORTH 23°06'26" WEST A DISTANCE OF 9.84 FEET; (3) NORTH 66°53'34" EAST A DISTANCE OF 32.81 FEET; (4) NORTH 23°06'26" WEST A DISTANCE OF 43.05 FEET; (5) NORTH 48°26'14" WEST A DISTANCE OF 207.33 FEET; THENCE CONTINUE NORTH 48°26'14" WEST A DISTANCE OF 1473.32 FEET; THENCE, CONTINUE NORTH 01°01'52" WEST A DISTANCE OF 1561.91 FEET TO THE POINT OF BEGINNING.

#### PARCEL 6

##### PARCEL 6A

TRACT 1, YULEE SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 224, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA

##### PARCEL 6B

EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE SOUTH 60.00 FEET OF TRACT 1, YULEE SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 224, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND A PARCEL CONTIGUOUS THERETO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA. COMMENCE AT THE NORTHEAST CORNER OF YULEE SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 224, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 12 DEGREES 54 MINUTES 40 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF SAID PLAT BOOK 5, PAGE 224, 90.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 12 DEGREES 54 MINUTES 40 SECONDS EAST, ALONG SAID EASTERLY BOUNDARY, 98.73 FEET; THENCE NORTH 67 DEGREES 22 MINUTES 14 SECONDS EAST, 56.50 FEET; THENCE NORTH 79 DEGREES 19 MINUTES 04 SECONDS EAST, 77.62 FEET; THENCE SOUTH 85 DEGREES 04 MINUTES 14 SECONDS EAST, 34.87 FEET; THENCE NORTH 28 DEGREES 40 MINUTES 14 SECONDS WEST, 35.81 FEET; THENCE NORTH 79 DEGREES 30 MINUTES 10 SECONDS EAST, 40.87 FEET; THENCE NORTH 41 DEGREES 34 MINUTES 52 SECONDS WEST, 35.10 FEET; THENCE NORTH 17 DEGREES 43 MINUTES 50 SECONDS EAST, 26.67 FEET; THENCE SOUTH 81 DEGREES 55 MINUTES 09 SECONDS WEST, 194.99 FEET TO THE POINT OF BEGINNING.

##### JEA EXCEPTION

A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF YULEE SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 224, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 12 DEGREES 54 MINUTES 40 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF SAID PLAT BOOK 5, PAGE 224, 189.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 12 DEGREES 54 MINUTES 40 SECONDS EAST, ALONG SAID EASTERLY BOUNDARY, 378.35 FEET; THENCE NORTH 50 DEGREES 50 MINUTES 57 SECONDS EAST, 15.88 FEET; THENCE NORTH 11 DEGREES 42 MINUTES 28 SECONDS EAST, 33.13 FEET; THENCE NORTH 46 DEGREES 43 MINUTES 58 SECONDS EAST, 21.02 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 08 SECONDS EAST, 29.14 FEET; THENCE NORTH 62 DEGREES 04 MINUTES 43 SECONDS EAST, 98.18 FEET; THENCE NORTH 80 DEGREES 58 MINUTES 38 SECONDS EAST, 64.06 FEET; THENCE NORTH 47 DEGREES 50 MINUTES 44 SECONDS EAST, 45.95 FEET; THENCE NORTH 33 DEGREES 41 MINUTES 09 SECONDS EAST, 58.31 FEET; THENCE NORTH 29 DEGREES 11 MINUTES 49 SECONDS EAST, 66.19 FEET; THENCE NORTH 14 DEGREES 46 MINUTES 51 SECONDS EAST, 45.02 FEET; THENCE NORTH 10 DEGREES 07 MINUTES 46 SECONDS WEST, 68.20 FEET; THENCE NORTH 37 DEGREES 33 MINUTES 59 SECONDS EAST, 79.33 FEET; THENCE NORTH 11 DEGREES 40

MINUTES 19 SECONDS EAST, 18.06 FEET; THENCE NORTH 10 DEGREES 43 MINUTES 30 SECONDS EAST, 28.14 FEET; THENCE SOUTH 22 DEGREES 59 MINUTES 52 SECONDS EAST, 18.60 FEET; THENCE NORTH 67 DEGREES 40 MINUTES 47 SECONDS EAST, 35.40 FEET; THENCE NORTH 61 DEGREES 39 MINUTES 33 SECONDS EAST, 42.04 FEET; THENCE NORTH 49 DEGREES 31 MINUTES 01 SECONDS EAST, 46.21 FEET; THENCE SOUTH 81 DEGREES 55 MINUTES 09 SECONDS WEST, 369.24 FEET; THENCE SOUTH 17 DEGREES 43 MINUTES 50 SECONDS WEST, 26.67 FEET; THENCE SOUTH 41 DEGREES 34 MINUTES 52 SECONDS EAST, 35.10 FEET; THENCE SOUTH 79 DEGREES 30 MINUTES 10 SECONDS WEST, 40.87 FEET; THENCE SOUTH 28 DEGREES 40 MINUTES 14 SECONDS EAST, 35.81 FEET; THENCE NORTH 85 DEGREES 04 MINUTES 14 SECONDS WEST, 34.87 FEET; THENCE SOUTH 79 DEGREES 19 MINUTES 04 SECONDS WEST, 77.62 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 14 SECONDS WEST, 56.50 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE NORTHERLY 60.00 FEET OF THE ABOVE DESCRIBED PARCEL OF LAND.

PARCEL 6C

COMMERCIAL PARCEL

A PART OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 10, UNIT 4, YULEE FARMS AS RECORDED IN PLAT BOOK 3, PAGE 32, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 06 DEGREES 03 MINUTES 00 SECONDS EAST, 800.00 FEET; THENCE SOUTH 83 DEGREES 45 MINUTES 20 SECONDS EAST, 1335.65 FEET; THENCE NORTH 12 DEGREES 46 MINUTES 10 SECONDS WEST, 817.32 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 328, PAGE 346, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 12° 59' 29" WEST A DISTANCE OF 351.65 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 530.00 FEET AND A CHORD BEARING OF NORTH 86° 48' 08" WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE THROUGH A CENTRAL ANGLE OF 35° 08' 30" FOR A DISTANCE OF 325.07 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING OF NORTH 76° 36' 34" WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE THROUGH A CENTRAL ANGLE OF 14° 45' 22" FOR A DISTANCE OF 121.05 FEET; THENCE NORTH 83° 59' 15" WEST A DISTANCE OF 728.86 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 295.00 FEET AND A CHORD BEARING OF SOUTH 88° 58' 26" WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE THROUGH A CENTRAL ANGLE OF 14° 04' 38" FOR A DISTANCE OF 72.48 FEET; THENCE SOUTH 81° 56' 08" WEST, A DISTANCE OF 44.25 FEET; THENCE SOUTH 38° 47' 29" WEST A DISTANCE OF 13.69 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 (A 75.00 FOOT RIGHT OF WAY) THENCE SOUTH 8° 08' 22" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 326.95 FEET, TO THE NORTHWEST CORNER OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 328, PAGE 346, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 84° 40' 28" EAST ALONG THE NORTHERN BOUNDARY OF SAID OFFICIAL RECORDS BOOK 328, PAGE 346, A DISTANCE OF 1,324.95 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO ALL OF GRANTOR'S RIGHTS, TITLE AND INTEREST BY VIRTUE OF THAT CERTAIN INGRESS/EGRESS AND UTILITY LINE EASEMENT AGREEMENT DATED MAY 7, 2004, AS RECORDED IN OFFICIAL RECORDS BOOK 01234, PAGES 0269-0280, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

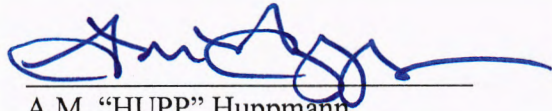
**SECTION 4. EFFECTIVE DATE.**

(A) The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days pursuant to Ch. 163, Florida Statutes. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

(B) A certified copy of this Ordinance shall be filed in the Department of State within ten (10) days after enactment by the Board and the Ordinance shall take effect as provided by law.

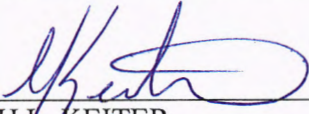
**ADOPTED THIS 25th DAY OF August, 2025 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



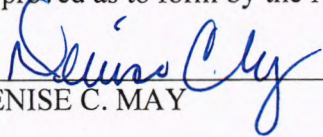
A.M. "HUPP" Huppmann  
Chairman

ATTEST AS TO CHAIRMAN'S SIGNATURE:



MITCH L. KEITER  
Its: Ex-Officio Clerk

Approved as to form by the Nassau County Attorney:



DENISE C. MAY





## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

September 2, 2025

Mitch L. Keiter  
Clerk of the Circuit Court  
Nassau County  
76347 Veteran's Way, Suite 456  
Yulee, Florida 32097

Dear Mitch L. Keiter:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Nassau County Ordinance No. 2025-034, which was filed in this office on September 2, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp