

**ORDINANCE 2022-014**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 19.3 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF OLD NASSAUVILLE ROAD, SOUTH OF MASHBURN LANE, FROM LOW DENSITY RESIDENTIAL (LDR) TO HIGH DENSITY RESIDENTIAL (HDR); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, SREIT Enclave on Woodbridge LLC is the owner of one parcel comprising 19.3 acres identified as Tax Parcel No. 27-2N-28-0000-0010-0000 by virtue of Deed recorded at O.R. 2517, page 638 of the Public Records of Nassau County, Florida; and

**WHEREAS**, SREIT Enclave on Woodbridge LLC has authorized Nassau County Government to file Application CPA22-001 to change the Future Land Use Map classification of the land described herein; and

**WHEREAS**, SREIT Enclave on Woodbridge LLC has not been granted a change of Future Land Use Map designation on the subject property within the previous 12 months; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due public notice conducted a public hearing on May 17, 2022 and voted to recommend approval of CPA22-001 to the Commission; and

**WHEREAS**, taking into consideration the above recommendations, the Commission finds that the reclassification is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County; and

**WHEREAS**, the Board of County Commissioners held a public hearing on June 13, 2022; and

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

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

**SECTION 1. FINDINGS.**

The FLUM amendment complies with the Goals, Objectives and Policies of the 2030 Comprehensive Plan, in particular Policies FL.01.04, FL.08.01 and CI.02.01.

**SECTION 2. PROPERTY RECLASSIFIED.**

The real property described in Section 3 is reclassified from Low Density Residential (LDR) to High Density Residential (HDR) 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 SREIT Enclave on Woodbridge LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 27-2N-28-0000-0010-0000





## LEGAL DESCRIPTION

**A PORTION OF SECTIONS 27 & 40, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

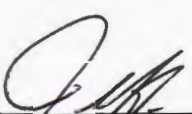
**FOR A POINT OF REFERENCE COMMENCE AT A FOUND ½" IRON ROD AND PLASTIC CAP MARKED "PLS-1558" AT THE SOUTHWEST CORNER OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 85°47'37" EAST (SOUTH 85°48'04" EAST PER DEEDS), ALONG THE SOUTHERLY LINE OF SAID SECTION 42, A DISTANCE OF 607.85 FEET (590.27 FEET PER DEEDS) TO A FOUND ½" IRON PIPE WITH PLASTIC CAP MARKED "FL-3718 / GA-2365"; THENCE NORTH 04°38'54" WEST A DISTANCE OF 3138.33 FEET; THENCE SOUTH 85°21'06" WEST A DISTANCE OF 977.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 85°21'06" WEST A DISTANCE OF 690.85 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 107 (AN 80 FOOT RIGHT-OF-WAY AS SHOWN ON D.O.T. RIGHT-OF-WAY MAP SECTION NO. 74050-2501); THENCE NORTH 04°38'54" WEST (NORTH 04°39'32" WEST PER D.O.T.), ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1208.42 FEET TO INTERSECT THE SOUTHERLY LINE OF A FLORIDA PUBLIC UTILITIES POWER LINE EASEMENT; THENCE ALONG LAST SAID SOUTHERLY LINE, THE FOLLOWING TWO COURSES; (1) NORTH 89°30'23" EAST A DISTANCE OF 266.86 FEET; (2) NORTH 74°14'08" EAST A DISTANCE OF 567.22 FEET; THENCE SOUTH 15°45'42" EAST A DISTANCE OF 398.94 FEET; THENCE SOUTH 73°32'23" WEST A DISTANCE OF 213.27 FEET; THENCE SOUTH 04°38'51" EAST A DISTANCE OF 863.29 FEET TO THE POINT OF BEGINNING.**

**SECTION 4. EFFECTIVE DATE.**

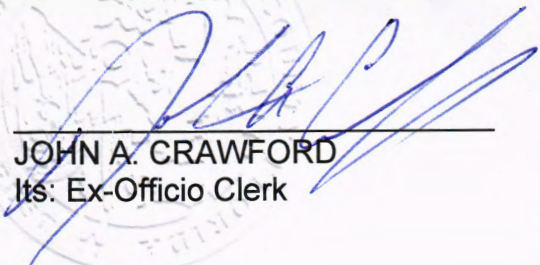
The Board of County Commissioners shall cause this Ordinance to be filed with the Department of Economic Opportunity and the Secretary of State. This Ordinance shall become effective on the thirty-first (31st) day after adoption by the Board of County Commissioners.

**PASSED AND ADOPTED THIS 13<sup>TH</sup> DAY OF JUNE, 2022.**

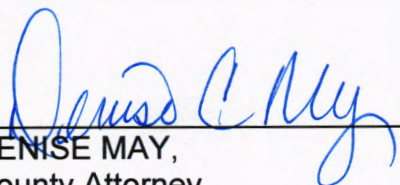
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
~~AARON C. BELL~~ Jeff Gray  
Its: Chairman Vice Chairman

ATTEST as to Chairman's Signature:

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form and legality by the  
Nassau County Attorney:

  
\_\_\_\_\_  
DENISE MAY,  
County Attorney