

**ORDINANCE 2018 - \_\_\_\_\_**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
AMENDING THE FUTURE LAND USE MAP OF THE  
COMPREHENSIVE PLAN; PROVIDING FOR THE  
RECLASSIFICATION OF APPROXIMATELY 265 ACRES  
OF REAL PROPERTY LOCATED ON THE WEST SIDE OF  
LEM TURNER ROAD BETWEEN LAWHON ROAD SOUTH  
AND DORNBUSH ROAD, FROM LOW DENSITY  
RESIDENTIAL (LDR) TO RECREATION (REC).  
PROVIDING FOR FINDINGS; AND PROVIDING AN  
EFFECTIVE DATE.**

**WHEREAS**, Greene & Grogan Properties LLC and Angel Lakes Gated, Inc. are the owners of seven parcels comprising +/-265.65 acres identified as Tax Parcel # 37-1N-25-0000-0004-0010, 37-1N-25-0000-0004-0020, 37-1N-25-0000-0004-0060, 37-1N-25-0000-0004-0080, 37-1N-25-2375-0001-0000, 37-1N-25-2375-0002-0000, and 37-1N-25-2950-0001-0150 by virtue of Deed recorded at O.R. 2172, page 1002 and O.R. 2200, page 307 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Greene & Grogan Properties LLC and Angel Lakes Gated, Inc. have authorized Zachary Miller, Esq. to file Application CPA18-002 to change the Future Land Use Map classification of the land described herein; and

**WHEREAS**, Greene & Grogan Properties LLC and Angel Lakes Gated, Inc. have not been granted a change of Future Land Use Map designation on the subject property within the previous 12 months; and

**WHEREAS**, the Planning and Zoning Board, acting in their capacity as Local Planning Agency for Nassau County, conducted a public hearing on this application on October 2, 2018; and

**WHEREAS**, the Board of County Commissioners held a public hearing for transmittal of this amendment on November 26, 2018; and

**WHEREAS**, the Florida Division of Community Planning conducted a limited interagency review of this application in accordance with the expedited review procedures pursuant to Sec. 163.3184(3)(b) and 163.3180(a), F.S.; and

**WHEREAS**, the Board of County Commissioners held a public hearing for transmittal of this amendment on \_\_\_\_\_, 2018; and

**WHEREAS**, public notice of all hearings 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, AS FOLLOWS:**

**SECTION 1. FINDINGS.**

The FLUM amendment complies with the Goals, Objectives and Policies of the 2030 Comprehensive Plan.

**SECTION 2. PROPERTY RECLASSIFIED.**

The real property described in Section 3 is reclassified from Low Density Residential (LDR) to Recreation (REC) on the Future Land Use Map of Nassau County. The Planning and Economic Opportunity 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 Greene & Grogan Properties LLC and Angel Lakes Gated, Inc. and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

37-1N-25-0000-0004-0010, 37-1N-25-0000-0004-0020, 37-1N-25-0000-0004-0060,  
37-1N-25-0000-0004-0080, 37-1N-25-2375-0001-0000, 37-1N-25-2375-0002-0000,  
37-1N-25-2950-0001-0150



## LEGAL DESCRIPTION

A PARCEL OF LAND, BEING ALL OF LOTS 1 AND 2 OF "WOODLAND FOREST PHASE 1" AS RECORDED IN PLAT BOOK 6, PAGES 292, 293 AND 294 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, TOGETHER WITH A THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PART OF LOT 8, AND A PART OF THE S. A. OGILVE HOMESTEAD, SECTION 37, TOWNSHIP 1 NORTH, RANGE 25 EAST NASSAU COUNTY FLORIDA AS SHOWN ON PLAT BOOK 0, PAGE 25 AND PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF SAID COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHEAST CORNER OF BEGINNING AT THE MOST NORTHEAST CORNER OF LOT 3, "WOODLAND FOREST PHASE 1", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 292, 293 AND 294 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF "DEERFIELD COUNTRY CLUB ROAD", A 60 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER THAT DEED FROM JOHN T. WOODS TO NASSAU COUNTY, AND RECORDED IN OFFICIAL RECORDS BOOK 385, PAGE 620 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, AND RUN THENCE, NORTH 89°41'14" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 479.70 FEET, TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD No. 115/LEM TURNER ROAD, ( A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), SAID POINT, BEING ON THE ARC OF A CURVE, LEADING SOUTHERLY; RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING COINCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 5,679.62 FEET, THROUGH A CENTRAL ANGLE OF 07°32'34" TO THE RIGHT, AN ARC DISTANCE OF 747.70 FEET, TO A POINT, ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN THAT WARRANTY DEED FROM LINDA A. BEST TO STEWART L. AND PEGGY H. HAMRICK, AND RECORDED IN OFFICIAL RECORDS BOOK 716, PAGE 1675 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°12'06" EAST, 747.16 FEET; RUN THENCE, ALONG SAID NORTHERLY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 87°47'04" WEST, A DISTANCE OF 519.84 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 53°31'55" WEST, A DISTANCE OF 236.67 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 89°52'37" WEST, A DISTANCE OF 630.90 FEET, TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 716, PAGE 1675; RUN THENCE, SOUTH 03°09'43" WEST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, AND THEN ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED FROM GILES V. CLINE TO LARS P. PETERSEN JR. AND DEBBIE PETERSEN, AND RECORDED IN OFFICIAL RECORDS BOOK 1315, PAGE 1093 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. A DISTANCE OF 725.07 FEET, TO A POINT AT THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1315, PAGE 1093 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; RUN THENCE, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1315, PAGE 1093 OF SAID PUBLIC RECORDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 86°27'42" EAST, A DISTANCE OF 885.17 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 78°03'45" EAST, A DISTANCE OF 632.69 FEET, TO A POINT ON THE AFORESAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD No. 115/LEM TURNER ROAD, SAID POINT ALSO BEING ON THE ARC OF A CURVE, LEADING SOUTHERLY; RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 5,679.62 FEET, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°07'48" TO THE RIGHT, AN ARC DISTANCE OF 409.40 FEET, TO THE NORTHEAST CORNER OF LOT 2, "SHEFFIELD VILLAGE", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 28 AND 29 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°48'39" EAST, 409.32 FEET; RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID PLAT OF "SHEFFIELD VILLAGE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 28 AND 29 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 79°22'08" WEST, A DISTANCE OF 781.84 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 83°46'58" WEST, A DISTANCE OF 1,214.70 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, SOUTH 44°44'28" WEST, A DISTANCE OF 546.30 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, NORTH 83°41'41" WEST, A DISTANCE OF 2,399.99 FEET, TO A POINT, BEING THE MOST NORTHWEST CORNER OF LOT 35 "SHEFFIELD VILLAGE", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 28 AND 29 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, SAID POINT ALSO BEING TH WESTERLY LINE OF LOT 8, "S.A. OGILVE HOMESTEAD IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 25 EAST", AS SHOWN ON THE PLAT(S) THEREOF, RECORDED IN PLAT BOOK "0", PAGE 25 AND IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE, ALONG THE WESTERLY, NORTHERLY, AND EASTERLY BOUNDARY LINE OF SAID LOT 8, "S.A. OGILVE HOMESTEAD IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 25 EAST", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 12°28'48" WEST, ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 3,325.33 FEET, TO THE MONUMENTED NORTHWEST CORNER OF SAID LOT 8;

COURSE No. 2: RUN THENCE, NORTH 78°02'08" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 8, A DISTANCE OF 2,471.47 FEET, TO THE MONUMENTED NORTHEAST CORNER OF SAID LOT 8;

COURSE No. 3: RUN THENCE, SOUTH 13°22'21" EAST, ALONG THE EASTERLY LINE OF SAID LOT 8, (AND ALSO BEING THE WESTERLY LINE OF "NASSAU VILLAGE WEST", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 23 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA), A DISTANCE OF 2,213.53 FEET, TO THE MONUMENTED SOUTHWEST CORNER OF LOT 13, "NASSAU VILLAGE WEST"; RUN THENCE, ALONG THE MONUMENTED SOUTH LINE OF "NASSAU VILLAGE WEST", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 75°30'28" EAST, A DISTANCE OF 119.59 FEET, TO A POINT

COURSE No. 2: RUN THENCE, NORTH 74°52'30" EAST, A DISTANCE OF 120.00 FEET, TO A POINT; RUN THENCE, SOUTH 14°35'26" EAST, A DISTANCE OF 200.20 FEET, TO A POINT, ON THE NORTHERLY RIGHT OF WAY LINE OF "DEERFIELD COUNTRY CLUB ROAD", A 60 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER THAT DEED RECORDED IN OFFICIAL RECORDS BOOK 385, PAGE 620, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE, NORTH 76°06'34" EAST, A DISTANCE OF 93.23 FEET, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF "DEERFIELD COUNTRY CLUB ROAD", TO A POINT, BEING THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 13, "WOODLAND FOREST PHASE 1", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 292, 293 AND 294 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE, SOUTH 14°40'32" EAST, ALONG SAID NORTHERLY PROLONGATION, AND THEN ALONG THE WESTERLY LINE OF SAID LOT 13, A DISTANCE OF 264.03 FEET, TO THE MONUMENTED SOUTHWEST CORNER OF SAID LOT 13; RUN THENCE, ALONG THE SOUTHERLY, AND THEN EASTERLY BOUNDARY OF "WOODLAND FOREST PHASE 1", AS SHOWN ON THE PLAT THEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 75°21'53" EAST, A DISTANCE OF 700.88 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 89°42'11" EAST, A DISTANCE OF 429.79 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 00°17'49" WEST, A DISTANCE OF 219.24 FEET, TO THE NORTHEAST CORNER OF SAID LOT 3, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 11,497,682 SQUARE FEET, OR ~~264.50~~ ACRES, MORE OR LESS, IN AREA.

265.65

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

\_\_\_\_\_  
PAT EDWARDS,  
Its: 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:

\_\_\_\_\_  
MICHAEL S. MULLIN,  
County Attorney