



NASSAU COUNTY
Planning Department
FLORIDA

March 4, 2025

NASSAU COUNTY PLANNING AND ZONING BOARD

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CPA24-003

MDR To
T-1 & T-2.5
FLUM
Amendment

Request

Consider a FLUM amendment for approximately 60.65-acres from Medium Density Residential (MDR) to Transect 1 (T-1) for 5.19 acres and Transect 2.5 (T-2.5) for 55.46 acres.

Owner/Applicant:

WRC Cook Yulee, LLC

Agent

Gregory Matovina

Commission District 3

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Location Map

On the south side of Clyde
Higginbotham Road
between the CSX railroad
and Lumber Creek

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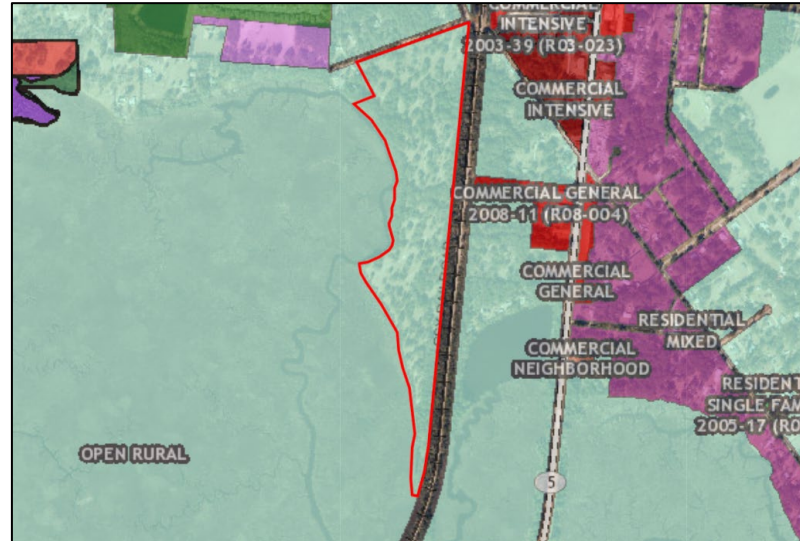
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**William Burgess
District Overlay**

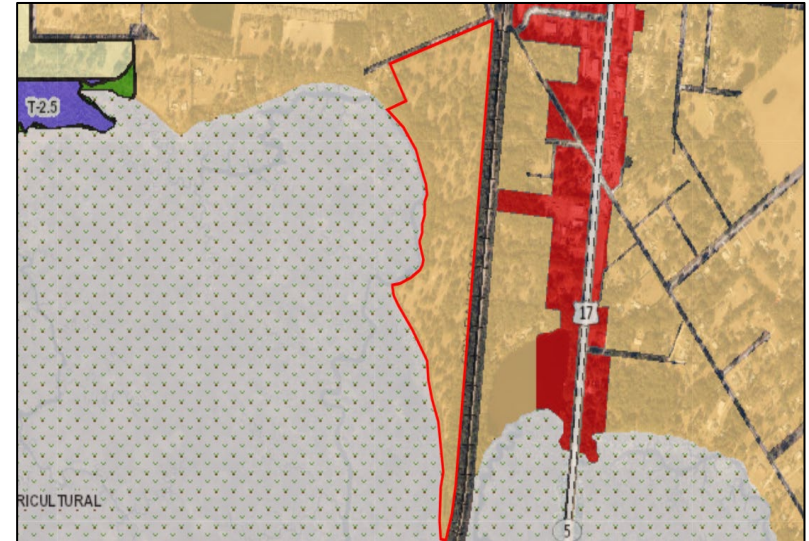
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Zoning

Zoning is proposed to change from
Open Rural (OR)
to Transect-1 (T-1) & Transect-2.5 (T2.5)

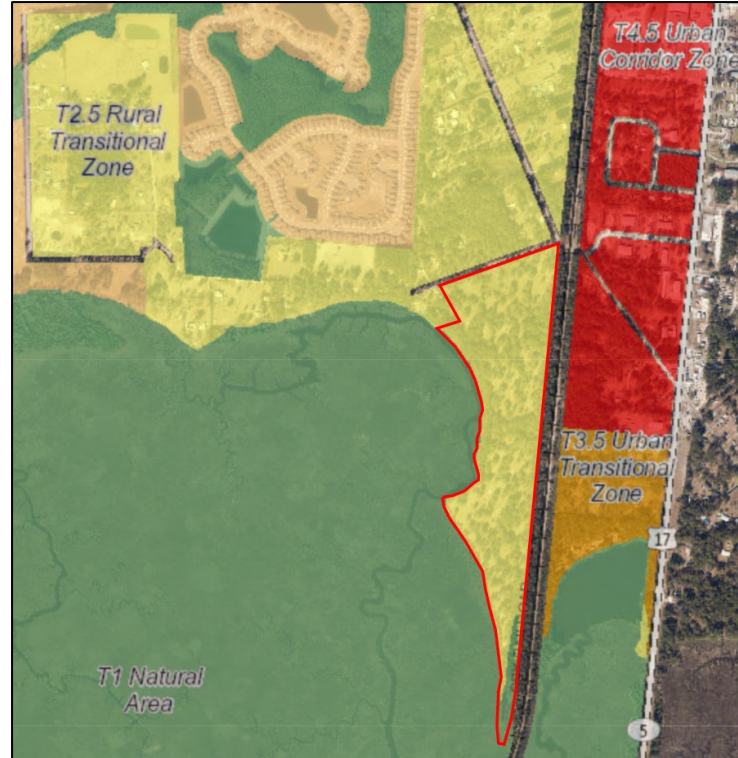


Land Use

Land use proposed to change from
Medium Density Residential (MDR)
to Transect-1 (T-1) & Transect-2.5
(T2.5)

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**William Burgess
District Transect
Map**

CONSISTENCY WITH COMPREHENSIVE PLAN

Future Land Use Policy FL.01.04

Pursuant to Ch. 163, F.S. and Policy FL.01.04 of the Comprehensive Plan, all amendments to the Future Land Use Map (FLUM) shall provide justification for the proposed amendment. (see staff report for full evaluation of criteria)

1) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The property is located within the William Burgess Mixed-Use Activity Center Overlay District. The subject property is presently undeveloped and is utilized for pastureland. Due to the environmental characteristics and adjacent land use pattern of the property including the location adjacent to a creek and wetland system, this property was assigned future land use categories of T-1 and T-2.5. This amendment is consistent with the overlay land use assignment.

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4) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Wetlands have been identified in the environmental assessment of the site. At the time of site plan review, required buffers shall be maintained in accordance with Land Development Code (LDC) Section 37.03. The transect assignment of T-1 seeks to protect the natural environment on the subject property. The western edge of the property contains a bluff adjacent to Lumber Creek and the tidal marsh. The transects assigned for the subject property were selected in recognition of the unique ecological characteristics of this location. The environmental report conducted by the applicant identifies the presence of gopher tortoise burrows on the subject property. Ground disturbing activities within twenty-five feet of tortoise burrows require a gopher tortoise relocation permit from the Florida Fish and Wildlife Conservation Commission (FWC). Proof of issuance of any FWC tortoise permits will be required to be submitted with building permit applications.

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7) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The site is located within the William Burgess Mixed-Use Activity Center Overlay District which is developing to include public services such as the Courthouse, Sheriff's Office, Emergency Operations, and Animal Control. Private services such as retail, grocery stores, and including emergency and non-emergency medical care are also developing along SR200 and within the nearby Wildlight development (approximately three miles away). A fire station is planned to be located approximately two miles away from the property, on Still Quarters Rd.

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(C) Demonstrate the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

According to the County's 2023 Growth Trends Report, Nassau is the seventh fastest growing county in the State of Florida (by%) with a projected population expansion of 44.6% resulting in over 138,500 people calling Nassau home by 2035. Population growth and development trends analyzed when the William Burgess Mixed-Use Activity Center Overlay District was created support the hybrid form-based code transect assignments shown in Figure 5 of this report.

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(F) Demonstrate the extent to which the amendment results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:

- 1) Clustered population and/or employment centers;
- 2) Medium to high densities appropriate to context;
- 3) A mix of land uses;
- 4) Interconnected street networks;
- 5) Innovative and flexible approaches to parking;
- 6) Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;
- 7) And proximity to transit.

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CONSISTENCY WITH COMPREHENSIVE PLAN

(F) Demonstrate the extent to which the amendment results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves...(see previous slide for full text)

The William Burgess Mixed-Use Activity Center Overlay District was created to encourage compact development resulting in vibrant and walkable communities. The subject property is located at the edge of the overlay district and was assigned context sensitive and less dense transects in keeping with the rural characteristics and location of the site.

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CONCLUSION AND RECOMMENDATION

Consistency with Comprehensive Plan

Staff finds that the requested amendment is consistent with the Comprehensive Plan.

Policy FL.01.04 (A) through (G)

The adopted criteria for approval of a FLUM amendment in Policy FL.01.04 (A) through (G) is met.

Recommendation

Based on these findings, staff recommends **APPROVAL** of application CPA24-003.