



## Planning and Zoning Board

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<b>Item Title:</b>	Consider CPA24-003, an ordinance of the Board of County Commissioners of Nassau County, Florida, amending the 2030 Nassau County Comprehensive Plan; providing for the reclassification of 55.46 acres of real property located on the southside of Clyde Higginbotham Road, north of the Duval County line, from Medium Density Residential (MRD) to Transect-2.5 (T-2.5) and the reclassification of 5.19 acres of real property located on the southside of Clyde Higginbotham Road, north of the Duval County line, from Medium Density Residential (MRD) to Transect-1 (T-1); providing for findings, providing for severability, and providing an effective date. <b>District 3.</b> (TRANSMITTAL)
<b>Date:</b>	March 4, 2025
<b>Department:</b>	Planning

### Background:

This proposed amendment to the Comprehensive Plan Future Land Use Map (FLUM) is comprised of one parcel totaling approximately 60.65-acres located on the south side of Clyde Higginbotham Road between the CSX railroad and Lumber Creek and north of the Duval County line. The property, zoned Open Rural (OR), is currently utilized for pastureland. There is a companion rezoning application for the subject property to Transect-1 (T-1) and Transect 2.5 (T-2.5). The current underlying land use is Medium Density Residential (MDR). This amendment to the existing FLUM designation from MDR to Transect-1 (T-1) and Transect 2.5 (T-2.5) will create consistency between the proposed zoning district and land use category in addition to creating consistency with the subject property's William Burgess Mixed-Use Activity Center Overlay District transect assignment.

The William Burgess Mixed-Use Activity Center Overlay District encompasses 5,400 acres in southern Nassau County and is structured as a hybrid, form-based code district. The District prioritizes quality, compact urbanization and multi-modal connectivity with a focus on context sensitive design. The regulatory framework of the District is intended to:

- Ensure new development has the civic services and infrastructure needed to support the growth.
- Proactively address floodplain management.
- Promote fiscally sensitive growth patterns that create a walkable and mixed-use ecosystem.
- Protect natural ecosystems and environmentally sensitive areas.
- Create connected developments, promote multi-modal connections, and provide alternative transportation routes to SR200.
- Adopt roadway standards that support more urban form and uses.

Pursuant to Sec. 163.3187, F.S., FLUM amendments containing fifty (50) acres, or more are considered "Large Scale" and require transmittal to FDOC for inter-agency state review.

Land designated Transect-1 (T-1) and Transect 2.5 (T-2.5) is intended for the Natural Zone (T-1) and the Rural Transitional Zone (T-2.5). The Natural Zone is intended for preservation of natural areas while the Rural Transitional Zone permits up to one (1) dwelling unit per acre and a maximum floor area ratio of 0.5. The Natural Zone (T-1) has a maximum allowed density of zero (0) dwelling units per acre and a maximum floor area ratio of zero (0).

This amendment would bring the site into conformance with the regulating map for the William Burgess Mixed-Use Activity Center Overlay District (see Figure 3 below which identifies the subject site and all of the properties located within the Overlay District). The subject site is located within the southeastern portion of the Overlay District. The current underlying land use, MDR contains residential density standards which permit a minimum of zero (0) dwelling units per acre and a maximum of three (3) dwelling units per acre. The current zoning on the property, OR permits a maximum of one (1) dwelling unit per acre. The one (1) dwelling unit per acre maximum for OR is the same maximum density as that of the T-2.5 (Rural Transitional Zone) underlying land use category which is sought through this amendment.

Lands designated Transect 2.5 (T-2.5) are intended for low density residential uses and uses of a lesser intensity providing a transition between natural and rural areas and higher density and intensity transects. Permitted uses in T-2.5 include single family residential, small inns and bed & breakfast establishments, health and fitness establishments, religious assembly sites, fire or police stations, and agricultural uses, among others. Conditional uses, subject to approval through a conditional use process, in T-2.5 could potentially include an open market building/farmers market, indoor/outdoor recreation (private), a cemetery, and an agricultural stand. The lower density of the T-2.5 relative to the remaining transects is appropriate for the location of the subject property which is located just north of the Timucuan Ecological and Historic Preserve.

### Request:

The request is for a Future Land Use Map (FLUM) amendment 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.

**Project/Case Number:**

CPA24-003

**Parcel ID:**

42-2N-27-0000-0003-0000

**Owner/Agent:**

WRC Cook Yulee, LLC/Gregory Matovina

**Existing FLUM/Zoning:**

Medium Density Residential (MDR)/Open Rural (OR)

**Address:**

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

**Staff Recommendation:**

Consider CPA24-003, an ordinance of the Board of County Commissioners of Nassau County, Florida, amending the 2030 Nassau County Comprehensive Plan; providing for the reclassification of 55.46 acres of real property located on the southside of Clyde Higginbotham Road, north of the Duval County line, from Medium Density Residential (MRD) to Transect-2.5 (T-2.5) and the reclassification of 5.19 acres of real property located on the southside of Clyde Higginbotham Road, north of the Duval County line, from Medium Density Residential (MRD) to Transect-1 (T-1); providing for findings, providing for severability, and providing an effective date. **District 3.** (TRANSMITTAL)