

ORDINANCE 2025-003

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 60.65 ACRES OF REAL PROPERTY LOCATED ON THE SOUTHSIDE OF CLYDE HIGGINBOTHAM ROAD, NORTH OF THE DUVAL COUNTY LINE, FROM OPEN RURAL (OR) TO TRANSECT-1 (T-1) AND TRANSECT-2.5 (T-2.5); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated September 6, 2024, revised on December 13, 2024 and deemed complete October 7, 2024, in addition to supporting documents and statements of the applicant(s), which are part of application R24-004, as approved by the Board of County Commissioner, and incorporated by reference into and made part hereof; 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; and

WHEREAS, after public hearing and upon consideration of the application, supporting documents, statements of the applicant, correspondence and evidence received, analysis of staff, and recommendation of the Planning and Zoning Board, the Board of County Commissioners finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County.

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

SECTION 1. FINDINGS

The rezoning is based on the following Findings of Fact:

- a) WRC Cook Yulee, LLC is the owner(s) of one parcel comprising approximately 60.65 acres identified as Tax Parcel No. 42-2N-27-0000-0003-0000, by virtue of Deed recorded in O.R. Book O.R. Book 2023, Page 317 of the Public Records of Nassau County, Florida.
- b) WRC Cook Yulee, LLC has authorized Gregory Matovina to file Application R24-004 to rezone the land described herein.
- c) The rezoning to Transect-1 (T-1) and Transect-2.5 (T-2.5) is consistent with the goals, objectives, and policies of the 2030 Comprehensive Plan.
- d) The Transect-1 (T-1) and Transect-2.5 (T-2.5) zoning complies with the underlying Comprehensive Plan Future Land Use Map (FLUM) designation of Transect-1 (T-1) and Transect-2.5 (T-2.5).

SECTION 2. PROPERTY REZONED

The real property described in Section 3 is rezoned and reclassified as Transect-1 (T-1) for +/- 5.19 acres and Transect-2.5 (T-2.5) for +/- 55.46 acres according to the legal descriptions below upon the effective date of the ordinance. The Planning Department is authorized to amend the Official Zoning Map to reflect this change.

SECTION 3. OWNER AND DESCRIPTION

The land reclassified by this Ordinance is owned by WRC Cook Yulee, LLC and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel # 42-2N-27-0000-0003-0000



LEGAL DESCRIPTION:

WETLAND NO. 1

T-1

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING ALSO A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2023, PAGE 317 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE POINT WHERE THE DIVIDING LINE OF SECTIONS 9 & 16, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, INTERSECTS WITH THE WESTERLY LINE OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 03°19'57" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 42, A DISTANCE OF 44.27 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINBOTHAM ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE NORTH 70°40'08" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGGINBOTHAM ROAD, A DISTANCE OF 1,497.89 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (A 200 FOOT RIGHT-OF-WAY); THENCE SOUTH 06°06'24" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4,130.16 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,764.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 00°15'44", AN ARC DISTANCE OF 12.65 FEET AND A CHORD BEARING SOUTH 06°14' 16" WEST A DISTANCE OF 12.65 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 81°27'14" WEST, A DISTANCE OF 28.88 FEET; THENCE NORTH 09°07'43" WEST, A DISTANCE OF 59.04 FEET; THENCE SOUTH 84°23'03" WEST, A DISTANCE OF 20.32 FEET; THENCE NORTH 02°24'23" WEST, A DISTANCE OF 31.80 FEET; THENCE NORTH 05°52'40" EAST, A DISTANCE OF 47.21 FEET; THENCE NORTH 00°09'14" EAST, A DISTANCE OF 34.34 FEET; THENCE NORTH 00°45'10" EAST, A DISTANCE OF 34.07 FEET; THENCE SOUTH 76°07'09" WEST, A DISTANCE OF 30.41 FEET; THENCE SOUTH 06°17'54" WEST, A DISTANCE OF 60.75 FEET; THENCE SOUTH 14°07'46" WEST, A DISTANCE OF 41.12 FEET; THENCE SOUTH 14°54'08" EAST, A DISTANCE OF 39.14 FEET; THENCE SOUTH 01°58'08" WEST, A DISTANCE OF 63.20 FEET; THENCE SOUTH 11°45'38" WEST, A DISTANCE OF 64.53 FEET; THENCE SOUTH 79°23'29" WEST, A DISTANCE OF 9.68 FEET; THENCE SOUTH 21°25'04" WEST, A DISTANCE OF 34.50 FEET; THENCE SOUTH 03°35'39" WEST, A DISTANCE OF 45.86 FEET; THENCE SOUTH 57°24'48" WEST, A DISTANCE OF 10.11 FEET; THENCE SOUTH 16°47'40" WEST, A DISTANCE OF 50.02 FEET;

THENCE SOUTH 03°31'13" EAST, A DISTANCE OF 55.53 FEET; THENCE SOUTH 01°38'43" EAST, A DISTANCE OF 61.44 FEET; THENCE SOUTH 01°44'38" WEST, A DISTANCE OF 61.26 FEET; THENCE SOUTH 24°52'42" EAST, A DISTANCE OF 27.26 FEET; THENCE NORTH 67°15'43" EAST, A DISTANCE OF 13.19 FEET; THENCE NORTH 01°13'14" EAST, A DISTANCE OF 22.35 FEET; THENCE NORTH 83°21'58" EAST, A DISTANCE OF 10.21 FEET; THENCE SOUTH 09°28'25" WEST, A DISTANCE OF 27.61 FEET; THENCE SOUTH 02°31'58" WEST, A DISTANCE OF 38.33 FEET; THENCE SOUTH 58°19'09" WEST, A DISTANCE OF 10.43 FEET; THENCE SOUTH 28°39'50" EAST, A DISTANCE OF 33.89 FEET; THENCE SOUTH 85°19'09" EAST, A DISTANCE OF 19.60 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (A 200 FOOT RIGHT-OF-WAY) AND A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,764.93 FEET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 10°01'19", AN ARC DISTANCE OF 483.64 FEET AND A CHORD BEARING NORTH 11°22'47" EAST A DISTANCE OF 483.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.21 ACRES, MORE OR LESS.

WETLAND NO. 2

T-1

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING ALSO A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2023, PAGE 317 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DISTANCE OF 33.87 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 24°38'41" WEST, A DISTANCE OF 14.61 FEET; THENCE NORTH 10°01'40" WEST, A DISTANCE OF 34.66 FEET; THENCE NORTH 03°43'30" WEST, A DISTANCE OF 28.45 FEET; THENCE NORTH 07°16'51" WEST, A DISTANCE OF 48.03 FEET; THENCE NORTH 01°14'56" EAST, A DISTANCE OF 28.02 FEET; THENCE NORTH 06°11'55" EAST, A DISTANCE OF 38.89 FEET; THENCE NORTH 03°45'48" EAST, A DISTANCE OF 54.15 FEET; THENCE NORTH 03°38'51" EAST, A DISTANCE OF 36.58 FEET; THENCE NORTH 09°21'49" EAST, A DISTANCE OF 22.95 FEET; THENCE NORTH 08°26'12" WEST, A DISTANCE OF 28.32 FEET; THENCE NORTH 11°09'10" WEST, A DISTANCE OF 15.33 FEET; THENCE NORTH 12°50'15" EAST, A DISTANCE OF 27.23 FEET; THENCE NORTH 23°23'33" WEST, A DISTANCE OF 18.40 FEET; THENCE NORTH 06°59'24" EAST, A DISTANCE OF 47.13 FEET; THENCE NORTH 30°44'21" EAST, A DISTANCE OF 15.14 FEET; THENCE NORTH 08°01'53" WEST, A DISTANCE OF 24.62 FEET; THENCE NORTH 07°18'44" EAST, A DISTANCE OF 31.10 FEET; THENCE NORTH 01°17'04" WEST, A DISTANCE OF 23.74 FEET; THENCE NORTH 16°29'03" EAST, A DISTANCE OF 24.86 FEET; THENCE NORTH 04°04'38" EAST, A DISTANCE OF 33.22 FEET; THENCE NORTH 00°31'38" WEST, A DISTANCE OF 39.78 FEET; THENCE NORTH 06°58'13" WEST, A DISTANCE OF 37.43 FEET; THENCE NORTH 05°16'33" EAST, A DISTANCE OF 30.92 FEET; THENCE NORTH 03°39'52" WEST, A DISTANCE OF 36.79 FEET; THENCE NORTH 02°54'09" WEST, A DISTANCE OF 17.32 FEET; THENCE NORTH 02°00'09" EAST, A DISTANCE OF 20.21 FEET; THENCE NORTH 21°12'20" WEST, A DISTANCE OF 26.69 FEET; THENCE NORTH 15°39'09" WEST, A DISTANCE OF 25.77 FEET; THENCE NORTH 15°37'25" WEST, A DISTANCE OF 21.54 FEET; THENCE NORTH 23°44'03" WEST, A DISTANCE OF 44.43 FEET; THENCE NORTH 19°11'14" WEST, A DISTANCE OF 26.17 FEET; THENCE NORTH 14°05'24" WEST, A DISTANCE OF 25.67 FEET; THENCE NORTH 30°42'05" WEST, A DISTANCE OF 40.48 FEET; THENCE NORTH 07°35'29" WEST, A DISTANCE OF 20.43 FEET; THENCE NORTH 16°10'05" WEST, A DISTANCE OF 29.24 FEET; THENCE NORTH 45°20'14" WEST, A DISTANCE OF 36.49 FEET; THENCE NORTH 05°40'13" WEST, A DISTANCE OF 27.32 FEET; THENCE NORTH 52°46'42" WEST, A DISTANCE OF 13.03 FEET; THENCE NORTH 39°53'59" WEST, A DISTANCE OF 33.03 FEET; THENCE NORTH 41°07'38" WEST, A DISTANCE OF 41.32 FEET; THENCE NORTH 01°32'40" EAST, A DISTANCE OF 16.94 FEET; THENCE NORTH 30°04'45" WEST, A DISTANCE OF 19.23 FEET; THENCE NORTH 41°48'35" WEST, A DISTANCE OF 25.31 FEET; THENCE NORTH 40°30'17" WEST, A DISTANCE OF 42.71 FEET; THENCE NORTH 12°18'24" WEST, A DISTANCE OF 9.41 FEET; THENCE NORTH 31°59'16" WEST, A DISTANCE OF 28.04 FEET; THENCE NORTH 33°20'30" WEST, A DISTANCE OF 38.85 FEET; THENCE NORTH 53°28'17" WEST, A DISTANCE OF 33.52 FEET; THENCE NORTH 42°38'28" WEST, A DISTANCE OF 20.59 FEET; THENCE NORTH 29°59'12" WEST, A DISTANCE OF 19.38 FEET; THENCE NORTH 55°09'04" WEST, A DISTANCE OF 21.17 FEET; THENCE NORTH 57°40'06" WEST, A DISTANCE OF 35.74 FEET; THENCE NORTH 69°10'30" WEST, A DISTANCE OF 16.82 FEET; THENCE NORTH 34°14'55" WEST, A DISTANCE OF 17.42 FEET; THENCE NORTH 70°40'08" EAST, A DISTANCE OF 203.54 FEET; THENCE NORTH 28°14'12" WEST, A DISTANCE OF 377.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.98 ACRES, MORE OR LESS.

UPLAND PORTION
T-2.5

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DISTANCE OF 61.26 FEET; THENCE SOUTH 24°52'42" EAST, A DISTANCE OF 27.26 FEET; THENCE NORTH 67°15'43" EAST, A DISTANCE OF 13.19 FEET; THENCE NORTH 01°13'14" EAST, A DISTANCE OF 22.35 FEET; THENCE NORTH 83°21'58" EAST, A DISTANCE OF 10.21 FEET; THENCE SOUTH 09°28'25" WEST, A DISTANCE OF 27.61 FEET; THENCE SOUTH 02°31'58" WEST, A DISTANCE OF 38.33 FEET; THENCE SOUTH 58°19'09" WEST, A DISTANCE OF 10.43 FEET; THENCE SOUTH 28°39'50" EAST, A DISTANCE OF 33.89 FEET; THENCE SOUTH 84°58'56" EAST, A DISTANCE OF 19.58 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,764.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 02°10'17", AN ARC DISTANCE OF 104.78 FEET AND A CHORD BEARING SOUTH 17°28'44" WEST A DISTANCE OF 104.77 FEET; THENCE SOUTH 85°17'45" WEST, A DISTANCE OF 0.00 FEET; THENCE NORTH 71°26'31" WEST, A DISTANCE OF 33.87 FEET; THENCE NORTH 24°38'41" WEST, A DISTANCE OF 14.61 FEET; THENCE NORTH 10°01'40" WEST, A DISTANCE OF 34.66 FEET; THENCE NORTH 03°43'30" WEST, A DISTANCE OF 28.45 FEET; THENCE NORTH 07°16'51" WEST, A DISTANCE OF 48.03 FEET; THENCE NORTH 01°14'56" EAST, A DISTANCE OF 28.02 FEET; THENCE NORTH 06°11'55" EAST, A DISTANCE OF 38.89 FEET; THENCE NORTH 03°45'48" EAST, A DISTANCE OF 54.15 FEET; THENCE NORTH 03°38'51" EAST, A DISTANCE OF 36.58 FEET; THENCE NORTH 09°21'49" EAST, A DISTANCE OF 22.95 FEET; THENCE NORTH 08°26'12" WEST, A DISTANCE OF 28.32 FEET; THENCE NORTH 11°09'10" WEST, A DISTANCE OF 15.33 FEET; THENCE NORTH 12°50'15" EAST, A DISTANCE OF 27.23 FEET; THENCE NORTH 23°23'33" WEST, A DISTANCE OF 18.40 FEET; THENCE NORTH 06°59'24" EAST, A DISTANCE OF 47.13 FEET; THENCE NORTH 30°44'21" EAST, A DISTANCE OF 15.14 FEET; THENCE NORTH 08°01'53" WEST, A DISTANCE OF 24.62 FEET; THENCE NORTH 07°18'44" EAST, A DISTANCE OF 31.10 FEET; THENCE NORTH 01°17'04" WEST, A DISTANCE OF 23.74 FEET; THENCE NORTH 16°29'03" EAST, A DISTANCE OF 24.86 FEET; THENCE NORTH 04°04'38" EAST, A DISTANCE OF 33.22 FEET; THENCE NORTH 00°31'38" WEST, A DISTANCE OF 39.78 FEET; THENCE NORTH 06°58'13" WEST, A DISTANCE OF 37.43 FEET; THENCE NORTH 05°16'33" EAST, A DISTANCE OF 30.92 FEET; THENCE NORTH 03°39'52" WEST, A DISTANCE OF 36.79 FEET; THENCE NORTH 02°54'09" WEST, A DISTANCE OF 17.32 FEET; THENCE NORTH 02°00'09" EAST, A DISTANCE OF 20.21 FEET; THENCE NORTH 21°12'20" WEST, A DISTANCE OF 26.69 FEET; THENCE NORTH 02°28'29" EAST, A DISTANCE OF 34.95 FEET; THENCE NORTH 06°46'08" WEST, A DISTANCE OF 36.86 FEET; THENCE NORTH 05°56'44" WEST, A DISTANCE OF 52.35 FEET; THENCE NORTH 04°43'13" WEST, A DISTANCE OF 49.31 FEET; THENCE NORTH 16°00'49" WEST, A DISTANCE OF 59.87 FEET; THENCE NORTH 13°39'54" WEST, A DISTANCE OF 30.63 FEET; THENCE NORTH 11°49'15" WEST, A DISTANCE OF 41.91 FEET; THENCE NORTH 16°42'01" WEST, A DISTANCE OF 37.58 FEET; THENCE NORTH 18°33'27" WEST, A DISTANCE OF 35.32 FEET; THENCE NORTH 13°44'03" WEST, A DISTANCE OF 22.66 FEET; THENCE NORTH 09°59'15" WEST, A DISTANCE OF 47.85 FEET; THENCE NORTH 08°44'30" WEST, A DISTANCE OF 40.20 FEET; THENCE NORTH 20°33'17" EAST, A DISTANCE OF 10.93 FEET; THENCE NORTH 44°21'11" WEST, A DISTANCE OF 23.23 FEET; THENCE NORTH 12°22'49" WEST, A DISTANCE OF 34.69 FEET; THENCE NORTH 17°25'52" WEST, A DISTANCE OF 34.50 FEET; THENCE

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19.38 FEET; THENCE NORTH 55°09'04" WEST, A DISTANCE OF 21.17 FEET; THENCE NORTH 57°40'06" WEST, A DISTANCE OF 35.74 FEET; THENCE NORTH 69°10'30" WEST, A DISTANCE OF 16.82 FEET; THENCE NORTH 34°14'55" WEST, A DISTANCE OF 17.41 FEET; THENCE SOUTH 70°52'59" WEST, A DISTANCE OF 3.85 FEET TO THE MEAN HIGHWATER LINE OF THE MARSHLANDS OF NASSAU RIVER / LOCKLARS CREEK; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING 23 COURSES: (1) THENCE SOUTH 38°42'10" EAST, A DISTANCE OF 451.64 FEET; (2) THENCE SOUTH 20°27'54" EAST, A DISTANCE OF 301.60 FEET; (3) THENCE SOUTH 10°21'14" EAST, A DISTANCE OF 122.47 FEET; (4) THENCE SOUTH 19°03'58" WEST, A DISTANCE OF 240.99 FEET; (5) THENCE SOUTH 17°37'34" EAST, A DISTANCE OF 104.01 FEET; (6) THENCE SOUTH 20°31'51" WEST, A DISTANCE OF 103.61 FEET; (7) THENCE SOUTH 03°21'41" EAST, A DISTANCE OF 245.46 FEET; (8) THENCE SOUTH 45°12'08" WEST, A DISTANCE OF 114.47 FEET; (9) THENCE SOUTH 65°47'01" WEST, A DISTANCE OF 247.96 FEET; (10) THENCE SOUTH 17°19'21" WEST, A DISTANCE OF 81.42 FEET; (11) THENCE SOUTH 17°44'06" EAST, A DISTANCE OF 115.58 FEET; (12) THENCE SOUTH 27°46'54" EAST, A DISTANCE OF 107.76 FEET; (13) THENCE SOUTH 53°54'44" EAST, A DISTANCE OF 121.06 FEET; (14) THENCE SOUTH 26°51'54" EAST, A DISTANCE OF 200.53 FEET; (15) THENCE SOUTH 18°48'04" EAST, A DISTANCE OF 114.82 FEET; (16) THENCE SOUTH 13°58'55" EAST, A DISTANCE OF 309.42 FEET; (17) THENCE SOUTH 00°39'17" WEST, A DISTANCE OF 125.66 FEET; (18) THENCE SOUTH 25°03'48" EAST, A DISTANCE OF 143.87 FEET; (19) THENCE SOUTH 11°03'05" EAST, A DISTANCE OF 351.39 FEET; (20) THENCE SOUTH 34°04'48" WEST, A DISTANCE OF 205.10 FEET; (21) THENCE SOUTH 21°08'45" EAST, A DISTANCE OF 262.24 FEET; (22) THENCE SOUTH 28°01'27" WEST, A DISTANCE OF 259.03 FEET; (23) THENCE SOUTH 34°29'49" EAST, A DISTANCE OF 54.72 FEET; THENCE SOUTH 71°26'31" EAST, A DISTANCE OF 144.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 55.46 ACRES, MORE OR LESS.

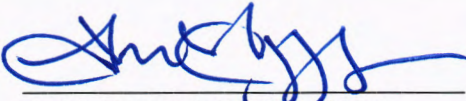
SECTION 4. EFFECTIVE DATE

(A) This ordinance shall be effective sixty-one (61) days after adoption in conjunction with Ordinance No. 2025-004. If Ordinance No. 2025-004 is timely challenged, this ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining Ordinance No. 2025-004 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.

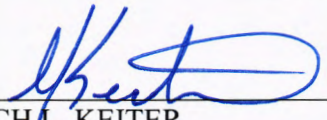
(B) A certified copy of this Ordinance shall be filed in the Department of State within ten (10) days after enactment by the Board and the Ordinance shall take effect as provided by law.

**ADOPTED THIS 12th DAY OF May, 2025, BY THE BOARD OF
COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

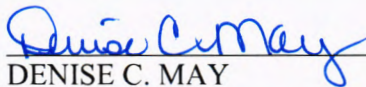

A. M. "HUPP" HUPPMANN
Chairman

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

May 16, 2025

John A. Crawford
Clerk of the Circuit Court
Nassau County
76347 Veteran's Way, Suite 456
Yulee, Florida 32097

Dear John Crawford:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Nassau County Ordinance No. 2025-003, which was filed in this office on May 15, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp