



APPLICATION FOR LAND DEVELOPMENT CODE AMENDMENT

APPLICATION

OWNER/APPLICANT:	Nassau County BOCC
AGENT:	Planning and Economic Opportunity
REQUESTED ACTION:	Adopt Article 43, William Burgess Mixed Use Activity Center, to the Nassau County Land Development Code and Adopt by Reference the William Burgess Context and Connectivity Blueprint

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

This request proposes to adopt Article 43 William Burgess Mixed Use Activity Center to Ordinance 97-19, as amended, known as the Nassau County Land Development Code. The William Burgess Mixed Use Activity Center overlay is the same land area defined in Future Land Use Map Series FLUMS-10 (CPA19-002). This implements the principles of the Vision 2032 Plan and the 2030 Comprehensive Plan, and is the implementation vehicle of Policy FL.02.05 (CPA19-002). The request also adopts, by reference, the William Burgess Context and Connectivity Blueprint (WB CCB) to govern future development within the overlay district. This amendment expands the William Burgess Mixed Use Activity Center, also known as the William Burgess District (WBD), which was adopted by the Board of County Commissioners on December 11, 2017 by Ordinance 2017-41.

The WBD represents the philosophical shift in land-use planning away from the unsustainable automobile-oriented development pattern which has been prominent in Nassau County over the preceding decades. The purpose and intent of Article 43 William Burgess Mixed Use Activity Center, is to promote sustainable, mixed-use development, promote a mixture of housing types, promote multi-modal transportation, identify lands for schools, parks, and future transportation corridors, and identify and preserve environmentally sensitive lands. It will adopt the WB CCB to control the design, land use, and development patterns within the WBD.

The WB CCB uses transect zones, rather than conventional zoning, to encourage mixed-use nodal development patterns to create more environmentally and fiscally sustainable communities within the WBD. These nodes will have a mixture of densities and intensities to create compact, walkable communities designed at the pedestrian scale. The transect zones range from T-1 natural zones, which prohibit development, to T-5 urban center zones, which have higher densities and intensities. These zones will allow residents to live, work, play, and stay in the WBD.

The WB CCB not only includes site design standards to create a pedestrian oriented and designed community, but creates an authentic sense of place through architectural styles informed by the history of Nassau County. The plan will result in interconnected developments regardless of ownership to increase mobility and



connectivity. This includes interconnected street networks, bicycle and pedestrian facilities, private and public parks, open space, social spaces, architectural styles, and ecological systems. It encourages a mixture of housing types to meet the needs of Nassau County residents. Through the use of an extensive and comprehensive multi-use trail network, residents will be able to get to their daily needs without having to use the automobile. The trails will connect schools with subdivisions, commercial developments, medical facilities, and offices.

It is the intent of Nassau County that the WB CCB will control development within the WBD. Furthermore, it is the intent of the regulations in the WB CCB to promote creativity in design, a compact walkable development pattern, socially engaging interconnected developments, and create a sense of place by capturing the historical context of the area and requiring implementation via the design material and standards defined within the document. It will require developments to address their impacts to civic facilities, such as parks and schools, holistically, in order to ensure there is a network of parks, trails, natural areas, and civic/social spaces designed as an integral part of the community, as well as sufficient schools to serve the residents within the district.

As Lewis Mumford states, “today we must treat the social nucleus as the essential element in every valid city plan”, and this plan serves to prioritize people and social cohesion by creating a community which focuses on placemaking. Placemaking strategies include using or creating spaces like parks, museums, libraries, theaters, art centers, inclusion of wayfinding, and public art to help create places for people to congregate. When you create these places, design roadways for everyone, develop communities which are walkable and bikeable, and provide parks and open space in communities, you improve quality of life and solidify economic sustainability.

The draft LDC ordinance and William Burgess Context and Connectivity Plan is being presented for the PZB’s review, but the PZB is not required to take specific action on the plan itself. It will be forwarded to the BOCC for action, and is included for PZB review in conjunction with the proposed Comprehensive Plan Text Amendment.

CONSISTENCY WITH COMPREHENSIVE PLAN

The William Burgess District Mixed Use Overlay is intended to implement Policy FL.02.05. The proposed changes do not otherwise create any conflicts with the goals, objectives and policies of the Nassau County Comprehensive Plan.

CONSISTENCY WITH EXISTING LAND DEVELOPMENT CODE

The proposed changes do not create any conflicts with the remainder of the existing LDC.



CONCLUSION

- Staff finds the requested action to be consistent with applicable Florida Statutes,
- Staff finds the requested action to be consistent with the Nassau County Comprehensive Plan and the existing Land Development Code.

Based on these findings, staff recommends APPROVAL of LDC19-006, adopting Article 43 and adopting by reference the use of the William Burgess Context and Connectivity Blueprint in the subsequent implementation phases of the William Burgess Mixed-use Activity Center Overlay District as Adopted in the 2030 Comprehensive Plan.

Submitted by:

Kailey Saver, MURP
Senior Planner