



4. How to Plan

Implementing a collective vision...

Section 4.1 General Structure

4.1.1 Introduction

This Chapter of the William Burgess Context and Connectivity Blueprint (WB CCB) focuses on How to Plan, and includes the regulations which govern development and redevelopment in the William Burgess District (WBD). This overlay district will control the design and function of the WBD as means of implementing the objectives, policies and strategies of the 2032 Vision Plan and 2030 Comprehensive Plan. It is the intent of Nassau County that the regulatory controls defined in the WB CCB will serve as the implementing regulations of the WBD as provided for in Policy FL.02.05 of the 2030 Comprehensive Plan, as amended. The WBD is the same geographic area as the William Burgess Mixed Use Activity Center Overlay District adopted in Policy FL.02.05 and Future Land Use Map Series - Map 10 of the 2030 Comprehensive Plan. The use of the terms ‘William Burgess District (WBD)’, ‘the District’, ‘the Overlay’, shall have the same meaning as the William Burgess Mixed-use Activity Center Overlay District. For the WB CCB statement of Purpose and Intent see Section 1.3 WB CCB. The terms “this document”, “this plan”, “this code”, “these regulations” and the “WBD design guidelines” throughout this document have the same meaning as the William Burgess Context and Connectivity Blueprint, and are used interchangeably.

4.1.2 Applicability

- a. All development, new development and redevelopment, that is located within the WBD shall be consistent with the regulatory standards of the WB CCB unless expressly exempted therefrom. These regulatory controls shall apply to both private and public lands within the WBD.
- b. The construction or replacement of a single family dwelling on an individual parcel of land existing as of July 8, 2019 shall not be subject to the design standards defined in the WB CCB. This exemption shall not apply to a parcel of land that has been rezoned and FLUM amended to a transect as defined in 4.1.4.
- c. Any Planned Unit Development (PUD) with a Development Order (DO) executed by the Board of County Commissioners (BOCC) prior to July 8, 2019 shall be subject to the standards defined in the approved PUD DO. Nothing within WB CCB shall supersede any existing provision in a valid PUD DO that was approved by the BOCC prior to July 8, 2019. However, where the PUD DO is silent and/or ambiguous the WB CCB shall control.
- d. The East Nassau Community Planning Area (“ENCPA”) Special District (T-7SD/T-7.1), including the ENCPA Conservation Habitat Network within T-1, is regulated by the ENCPA Master Land Use Plan and related text in Objective FL.13 of the 2030 Comprehensive Plan and the associated Policies, the Employment Center Detailed Specific Area Plan (“DSAP”) Development Order, the ENCPA Mobility Agreement, Article 27 of the Land Development Code and the Market Street Preliminary Development Plan, as may be amended (the “ENCPA Approvals”). The lands controlled by the East Nassau Community Planning Area (ENCPA), the Employment Center Detailed Specific Area Plan (DSAP), and Market Street Preliminary Development Plan (PDP), are subject to the documents and DOs controlling development in those lands. Nothing within WB CCB shall supersede any existing provisions within the “ENCPA Approvals” that were approved by the BOCC prior to July 8, 2019. However, where any of the “ENCPA Approvals” are silent and/or ambiguous the WB CCB shall control.
- e. In the event of a conflict between this plan and the SR200/A1A Access Management Overlay District, Article 35 LDC, the WB CCB shall control.

4.1.3 Nonconforming Developments

Generally - Nonconforming developments are those land uses, buildings, structures and/or other improvements which are in existence on July 8, 2019, the effective date of the WB CCB, and which by use, design, construction, or arrangement, do not comply with the provisions of the WB CCB. Nonconforming development may remain in a nonconforming state subject to the following restrictions:

- a. Public hazard. The development must not constitute a threat to the general health, safety and welfare of the public.
- b. Ordinary repair and maintenance. Normal and ordinary maintenance and repair necessary to continue a nonconforming development shall be deemed an authorized activity.
- c. Expansions or extensions. The gross floor area of nonconforming uses shall not be expanded, modified, enlarged or extended by more than ten (10) percent, or more than four thousand (4,000) square feet, whichever is less. Repeated expansion of a development, constructed over any period of time commencing with the effective date of these regulations, July 8, 2019, shall be combined in determining whether this threshold has been reached.
- d. Abandonment or discontinuance. Where nonconforming development is abandoned or a nonconforming use is discontinued or abandoned for a period of twelve(12) consecutive months, the existence of the nonconforming use or development shall terminate, and any further use or development of the premises shall comply with the provisions of this Code.
- e. Damage or destruction. Where nonconforming development is substantially damaged or destroyed, reconstruction of such development shall comply with the provisions of the WB CCB. A structure shall be considered substantially damaged or destroyed if the cost of reconstruction or repair is 50 percent or more of the fair market value of the structure or improvement at the time of the damage or destruction as determined by a Florida Certified General Appraiser, or, as applicable, a Florida Certified Residential Appraiser. If the nonconforming development

is comprised of multiple structures or improvements, the cost of reconstruction shall be measured against the combined fair market value of all of the structures in determining the issue of substantial damage. The County shall have the authority to request an appraisal be performed, at the property owner's expense, if there is reasonable suspicion the development has been damaged beyond 50 percent of the fair market value. Nassau County reserves the right to have a second appraisal performed at the County's expense.

- f. Change of ownership. Change of ownership or other transfer of an interest in real property on which a nonconforming use is located shall not in and of itself terminate the nonconforming status of the premises.
- g. Change in use. Should nonconforming use be converted in whole or in part to conforming use, that portion of the nonconforming use so converted shall lose its nonconforming status.
- h. Removal from Property. Should a nonconforming development be removed from real property for any reason, it shall be replaced by development which complies with applicable law.

4.1.4 *Comprehensive Plan Amendments/Overlay District*

Policy FL.02.05 William Burgess Mixed Use Activity Center Overlay District

It is the expressed intent of Nassau County to protect the health, safety and general wellbeing of the citizens of Nassau County by pro-actively master planning the William Burgess Mixed Use Activity Center Overlay District. It is the expressed intent of Nassau County to guide development within the District based on the citizen created and adopted Vision 2032 plan.

On April 27, 2009, in Resolution 2009-95, Nassau County received and accepted the Vision 2032 Final Report and approved its use as the guiding document for setting public policy in Nassau County over the study horizon. The Final Report includes the Vision 2032 Statement which reads:

Nassau County is committed to managing growth and creating sustainable economic development in a way that maintains and improves the quality of life and unique character of the communities by utilizing its strengths – the people, the abundance of unspoiled natural resources, and its strategic location as the “Eastern Gateway to Florida.”

The William Burgess Mixed Use Activity Center Overlay District is located within the Yulee community. The Vision 2032 Final Report includes a statement specific to the Yulee community which reads:

In Yulee, the fastest growing area of the County, Infrastructure and the Economy and Workforce were identified as the most important issues next to Growth Management; with Recreation and Open Space following close behind. The discussions here reflected the typical concerns of residents in rapidly urbanizing areas over traffic congestion, overcrowding of schools, and the difficulty of keeping up with the demands for recreation and other public facilities.

The County's Vision 2032 Final Report expressed specific goals. Among others, the Final Report includes the following goals, in part:

1. Encourage mixed-use developments designed to accommodate multiple community activities and services in close proximity. By reducing infrastructure demand, mixed-use developments can generate a positive fiscal impact on County's financial resources.
2. Conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
3. Preserve existing and expand outdoor recreation areas, publicly-owned natural and open space areas, recreational facilities and services throughout Nassau County.
4. Promote effective local planning processes at the County level that coordinates the location of identified infrastructure needs, such as, recreation facilities, school sites, and roads with associated land uses and available funds to pay for these facilities.
5. Achieve a network of safe and efficient multi-modal transportation that is capable of meeting the transportation needs of residents and visitors at an acceptable level of service in a safe and efficient manner.

It is the County's objective via Policy FL.02.05 is to coordinate community efforts to bring the above expressed goals of the Nassau County Vision 2032 Final Report to fruition by creating the William Burgess Mixed-use Activity Center Overlay District. The Overlay District establishes a series of compact mixed-use activity centers consistent with the expressed goals in the Vision 2032 plan while also serving to alleviate traffic from the State Road 200/A1A Corridor, plan for future infrastructure, civic spaces/uses and projected population growth.

Development within the William Burgess Mixed Use Activity Center Overlay District shall:

1. Promote sustainable, compact, mixed use development patterns which include a mixture of residential, commercial, office, and employment-generating uses.
2. Promote a mixture of housing types at varying densities.
3. Promote multi-modal transportation including walking, biking, and future transit systems, including

- the identification and reservation of a future commuter rail station/transit station.
 4. Identify and reserve lands for future transportation corridors, public schools and parks.
 5. Identify and preserve environmentally sensitive lands and natural systems, including the floodplain, wetlands and areas located within the Coastal High Hazard Area (CHHA).
- A. Specific incentives and design guidelines will be adopted into the Land Development Code that will incorporate the following goals, principles and standards for development of this District:
1. A high level of interconnectivity of multiple modes of transportation to redirect traffic and alleviate the burden on SR 200/A1A.
 2. Higher density, mixed use development, designed at a human scale, which provides a strong work-life balance and opportunities for affordable housing and economic development.
 3. Strong pedestrian and bicycle orientation that integrates with the identified commuter rail/transit facility located at the intersection of the CSX railing and William Burgess Boulevard, as well as, other potential transit facilities/infrastructure along the SR200/A1A, US Hwy 17 and William Burgess Boulevard Corridors.
 4. High quality public spaces that create opportunities for cultural experiences and outdoor interaction, entertainment, and play for all ages and ability levels. Recreation, social and civic spaces and facilities shall be a central and foundational element of all site design within the District.
 5. Diversity of land uses, spaces, building types and styles designed to create sustainable, compact developments.
 6. Application of healthy community principles and initiatives.
 7. Protection of the floodplain, wetlands, and natural ecological systems. This includes directing development away from the Coastal High Hazard Area (CHHA), application of Low Impact Development principles in site design, and innovative and sustainable stormwater management techniques.
- B. Within the boundaries of this overlay district, as shown on Future Land Use Map Series Map FLUMS-10, the following transects may be adopted as a Future Land Use Map (FLUM) designation, subject to the permitted residential densities and floor area ratios (FAR) listed in the table below and conformance with goals, principles and standards described above and within the adopted guidelines and performance standards adopted for this district in the Land Development Code. The Land Development Code shall create zoning districts that directly correspond to Transects listed below.

TRANSECT	NAME	ALLOWED DENSITY	FAR(MAX)
T-1	Natural Zone	0du/ac	0
T-1.5	Agriculture & Open Space Zone	1du/20acres (max)	0.25
T-2	Rural Zone	1du/5acres (max)	0.5
T-2.5	Rural Transitional Zone	1du/acre (max)	0.5
T-3	Sub-urban Zone	2du/acre (min) 5du/acre (max)	1.0
T-3.5	Urban Transitional Zone	5du/acre (min) 10du/acre (max)	1.5
T-4	Urban Edge/Urban General Zone	8du/acre (min) 15du/acre (max)	2.0
T-4.5	Urban Corridor Zone	0du/acre (min) 18du/acre (max)	2.0
T-5	Urban Center Zone	10du/acre (min) 25du/acre (max)	2.0
T-7SD	Special District Zone	0du/acre (min) 25du/acre (max)	4.0

- C. Where residential and non-residential uses are vertically integrated within the same structure, Floor Area Ratio (FAR) calculation will exclude those portions devoted to residential dwelling units located above non-residential uses/spaces.
- D. The affordable housing density bonus defined in Policy FL.01.03 shall apply within the District. However, units qualifying for the density bonus shall be at 50% of Area Median Income and shall remain at the defined affordability level for a period of not less than thirty(30) years.
- E. In addition to the Recreation Levels of Service defined in Policies ROS.01.07 and ROS.01.04 for Community and Regional Parks, all new development or redevelopment within the District that includes a residential component shall provide neighborhood parks at ratio of four (4) acres of land per thousand people consistent

with the prototypical neighborhood park as adopted by Nassau County. Consistent with Policies ROS.01.09 and ROS.01.15, Nassau County will include a fee-in-lieu provision in the Land Development Code for neighborhood parks within the District.

4.1.5 *Relationship to Zoning Classification, Future Land Use Map, Land Development Code and Overlay District*

4.1.5.1 *Zoning and Future Land Use Map*

- a. Existing parcels within the WBD may choose to develop and/or redevelop according to the existing zoning classification and Future Land Use Map (FLUM) designation subject to compliance with all applicable standards defined in the WB CCB. In other words, whether a property is developed and/or redeveloped under the existing zoning classification and FLUM designation or the Transect Based plan defined in the WB CCB, the standards defined in the WB CCB shall apply to new development and redevelopment.
- b. Any newly created parcel, building site, Lot, or development site, including subdivision plats, created after July 8, 2019 shall be rezoned and the FLUM designation amended, by the property owner and at the property owner's expense, to the Transect identified on the WBD Regulating Plan or another Transect consistent with the standards found in Section 4.1.5.2 WB CCB. This provision shall not apply to new building sites created by a Family Hardship Developments, Parent Tract Split, or Open Rural Homestead Exemption.
- c. If a property is developed and/or re-developed under the existing zoning and FLUM designation, the project shall not be eligible to utilize the density and intensity standards defined in Policy FL.02.05. The density and intensity standards associated with the existing FLUM designation shall control. However, as cited in 4.1.5.1(a), all development is subject to the standards and regulatory controls defined in the WB CCB.
- d. No rezoning or FLUM amendment shall be approved except to the corresponding Transect defined in the WBD Regulating Plan or another Transect within the WB CCB consistent with the standards found in Section 4.1.5.2 WB CCB.
- e. It is the expressed intent of Nassau County to convert the zoning and FLUM designation of all the lands within the WBD to the Transect based plan defined in the WB CCB.
- f. It is the expressed intent of Nassau County to prevent property owners and development entities from subverting the requirement to provide lands for parks, public schools, road rights of ways and other critical civic facilities and public infrastructure by incrementally entitling and developing lands. As such, a request for a rezoning or FLUM amendment shall not be processed for a portion of a land area that is:
 - Under common ownership, as defined by Nassau County, as of the effective date of this plan, July 8, 2019, and/or subsequent consolidations of lands under unified ownership, or;
 - Subject to a unified development plan, or;
 - Subject to a master development plan, or;
 - Under a shared/common marketing plan, or;
 - Subject to a development plan divided in to phases, whether approved or not approved by Nassau County.

The division of a land area into multiple tax parcels and/or between multiple development entities does not negate reviewing the land area in totality for application of this provision or for potential impacts of development.

The term 'Common Ownership' in the WB CCB shall have the meaning to include any corporation, subsidiary, limited liability company, limited partnership, general liability partnership, limited liability partnership, or any other entity doing business in Nassau County with a common parent corporation, company or partnership, or, whose manager (s), managing agent(s), officer(s) is(are) the same person, group of persons, entity or group of entities.

4.1.5.2 *Rezone and FLUM Amendment to Transect*

- a. A request to change the zoning classification or to amend the FLUM designation of a land area to any zoning category or FLUM designation other than to one of the Transects defined in the WB CCB shall not be processed.
- b. In addition to the general criteria for review of an application to change the zoning classification of a land area as defined in Section 5.02 of the Land Development Code and associated application form, all such rezoning applications within the WBD shall also comply with the following:
 - i. All rezoning applications proposed within the WBD shall be consistent with the assigned Transect for the parcel as depicted on the WBD Regulating Plan.
 - ii. A request to rezone a land area shall be submitted with a companion application for a FLUM amendment to the corresponding Transect.
 - iii. A rezoning application that is not submitted with a companion application for a FLUM amendment shall

- not be processed.
- c. In addition to the general criteria for review of an application to amend the FLUM designation of a land areas as defined in Policy FL.01.04 of the 2030 Comprehensive Plan, all applications for a FLUM amendment within the WBD shall also comply with the following:
 - i. All FLUM amendment applications within the WBD shall be consistent with the assigned Transect for the parcel as depicted on the WBD Regulating Plan.
 - ii. A request to amend the FLUM designation of a land area shall be submitted with a companion application for rezoning to the corresponding Transect.
 - iii. An application to amend the FLUM designation that is not submitted with a companion application to change the zoning classification of the land area shall not be processed.
 - d. Transect Zone 7 (T-7SD), Special District:
 - i. Within the William Burgess District, a T-7 Special District (T-7SD) is the same as a Planned Unit Development (PUD) and shall follow the review/process procedures defined in Article 25 LDC and or Article 27 LDC as applicable.
 - ii. A property requesting a change in zoning classification and FLUM designation to T-7SD shall have a gross area of at least 5 acres.
 - iii. Each proposed T-7SD (PUD) shall demonstrate consistency with Article 25(Article 27 LDC as applicable) of the Nassau County Land Development Code, as amended from time to time, and the regulatory controls of the WB CCB.
 - iv. A T-7SD shall only be approved upon a finding of consistency with the intent of the WB CCB, the Vision 2032 Plan, the 2030 Comprehensive Plan and Article 25 LDC.
 - v. The T-7SD is not intended to be used as means to subvert the standards defined in the WB CCB. In other words, the T-7SD shall not be used as a means to obtain a “blanket variance” from the standards of the WB CCB. The T-7SD is only intended for use to support unique development scenarios beneficial to Nassau County that cannot otherwise be realized through the defined WBD Transect spectrum.
 - e. If a property owner wishes to change the Transect designated on the WBD Regulating Plan, he/she shall submit a rezone application and FLUM amendment request based on the following process:
 - i. In addition to the general criteria for review of an application to change the zoning classification of a land area as defined in Section 5.02 of the Land Development Code and the related application, all such rezoning applications within the WBD shall also comply with the following:
 1. All rezoning applications proposed within the WBD shall be consistent with the WBD Regulating Plan.
 2. A request to rezone a land area shall be submitted with a companion application for a FLUM amendment to the corresponding Transect.
 3. A rezoning application that is not submitted with a companion application for a FLUM amendment shall not be processed.
 - ii. In addition to the general criteria for review of an application to amend the FLUM designation of a land areas as defined in Policy FL.01.04 of the 2030 Comprehensive Plan, all applications for a FLUM amendment within the WBD shall also comply with the following:
 1. All FLUM amendment applications within the WBD shall be consistent with the requested Transect for the parcel.
 2. A request to amend the FLUM designation of a land area shall be submitted with a companion application for rezoning to the corresponding Transect.
 3. An application to amend the FLUM designation that is not submitted with a companion application to change the zoning classification of the land area shall not be processed.
 - iii. There is a finding of consistency with the requested transect change with the intent of the WB CCB, Vision 2032 Plan and 2030 Comprehensive Plan.

4.1.6 *Transfer of Development Rights*

- a. Properties within the WBD, that have been properly classified as a Transect consistent with the WBD may transfer residential densities from lands in the T-1, T-1.5, T-2, and T-2.5 Transects (sending zones) to lands in the T-3, T-3.5, T-4, T-4.5, T-5 and T-7 SD Transects (receiving zones) if:
 - i. Both the sending and receiving properties are held in common ownership, or;
 - ii. Both the sending and receiving properties are part of a unified master development plan, and/or Development Order approved by Nassau County.
- b. Where lands are dedicated for public use, such as public parks, public schools, public rights-of-ways, or to accommodate other similar public uses and infrastructure, the residential densities associated with those land areas may be reallocated to lands in the T-3, T-3.5, T-4, T-4.5, T-5 and T-7 SD Transects if:
 - i. Both the sending and receiving properties are held in common ownership, or;
 - ii. Both the sending and receiving properties are part of a unified master development plan and/or Development Order approved by Nassau County.

- c. When residential densities are transferred from one property to another, the residential density within the receiving zone (property receiving the additional dwelling units) shall not exceed the aggregate of the allowable density for the sending and receiving zones (the property sending and the property receiving the dwelling units).
- d. All transfer of residential densities shall be memorialized in an Agreement with the Nassau County BOCC in a format approved by the County Attorney.

4.1.7 *Variances*

4.1.7.1 *Variance Submittal Requirements*

Request for variances to the WBD design guidelines shall be considered by the Conditional Use and Variance Board (CUVB). Request for a variance shall be submitted to the Department of Planning and Economic Opportunity (PEO). The request for a variance shall include the material necessary for PEO staff to review and make a recommendation to the CUVB. In addition to the requirements below (a-h), all variance requests shall be consistent with Section 5.05 of the Nassau County LDC. The request shall include the following:

- a. Thorough narrative describing the nature of the request and reason the request is necessary to make reasonable use of the land/building/site in question.
- b. Site plan. A site plan shall include the subject property and the necessary areas of the surrounding lands to determine the interrelationship of the WBD. The site plan shall incorporate:
 - i. Building elevations.
 - ii. Facade treatment details.
 - iii. Material list.
 - iv. Streetscape plan.
 - v. Landscape plan.
 - vi. Any other material deemed necessary by PEO staff or the CUVB to adequately review and make an informed decision as to the request.

4.1.7.2 *Variance Review Criteria*

Upon receipt of a complete packet, the CUVB shall consider the request for a variance within 90 days of the request being made, or the first regularly scheduled meeting thereafter. The meeting at which the CUVB hears the request shall be publicly noticed. The CUVB shall base their decision on the following criteria:

- a. A variance shall only be issued upon a finding the request maintains the intent of the WBD as described in WB CCB.
- b. The variance does not compromise the development form defined in the WB CCB.
- c. The variance does not adversely impact adjacent properties or the relationship of the building/site to other buildings, development sites, public spaces or interaction/engagement with a street.
- d. The variance does not adversely impact mobility, access to other sites, amenities, public spaces or transportation options.
- e. The variance request is consistent with the general criteria for a variance defined in Section 3.05(B) LDC
- f. In addition to the criteria for a variance found in Sec. 4.1.7.2 a-e (above) and Sec. 3.05(B) LDC, the CUVB may issue a variance where one is necessary to maintain the character of property, through demonstrating that:
 - i. A variance would not be contrary to the public interest, safety, or welfare.
 - ii. The proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by historic photographs, historic architectural, or archaeological research or other suitable evidence to have been used on other buildings of a similar style in the William Burgess District.
 - iii. The proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would comply with the purpose and intent of the William Burgess District, improve pedestrian safety, better accommodate planned mobility networks, open space, or wildlife habitat.
- g. Financial hardship on the owner/developer is not a criteria of consideration by the CUVB and shall not be the basis for which a variance is granted.

4.1.8 *Administrative Appeals*

Administrative appeals to the application of the regulatory controls of the WB CCB, shall be consistent with Section 1.05 of the Land Development Code.

4.1.9 *Severability*

If any section, subsection, paragraph, sentence, clause or phrase of the WB CCB is for any reason held by any court of competent jurisdiction to be unconstitutional or otherwise invalid, the validity of the remaining portions of WB CCB shall continue in full force and effect.

Section 4.2 Regulating Plan

4.2.1 Introduction

The regulating plan locates the transect zones within the William Burgess District (WBD). Land use regulations for each zone are specified throughout this document. Development standards are described and depicted in this document. The regulating plan is the synthesis of:

- a. Community input,
- b. An analysis of conditions within the area, and
- c. Policies to enforce the Nassau County Vision 2032 and the 2030 Nassau County Comprehensive Plan.

Section 4.2 establishes ten (10) transect districts within Nassau County. These transects set the stage for allowed uses and design standards for development within the WBD.

The transects are the boundaries of what intensities and densities are allowed. Transects specific to the WBD are shown on Figure 4.2 on Page 67.

4.2.2 Transects - General

The rural-to-urban transect approach to planning looks at the land uses and built environment to determine what kind of new and infill development is appropriate in general areas. Nassau County is using the Transect method to determine appropriate growth in Nassau County. Figure 4.1 below shows the generic spectrum of transects as presented by the Congress of the New Urbanism. The transect spectrum depicts the generalized rural to urban transition based on seven (7) general transects, ranging from natural preserved area to the urban core, and a Special District (T-7 SD) classification for development which falls outside of the typical transect zones.

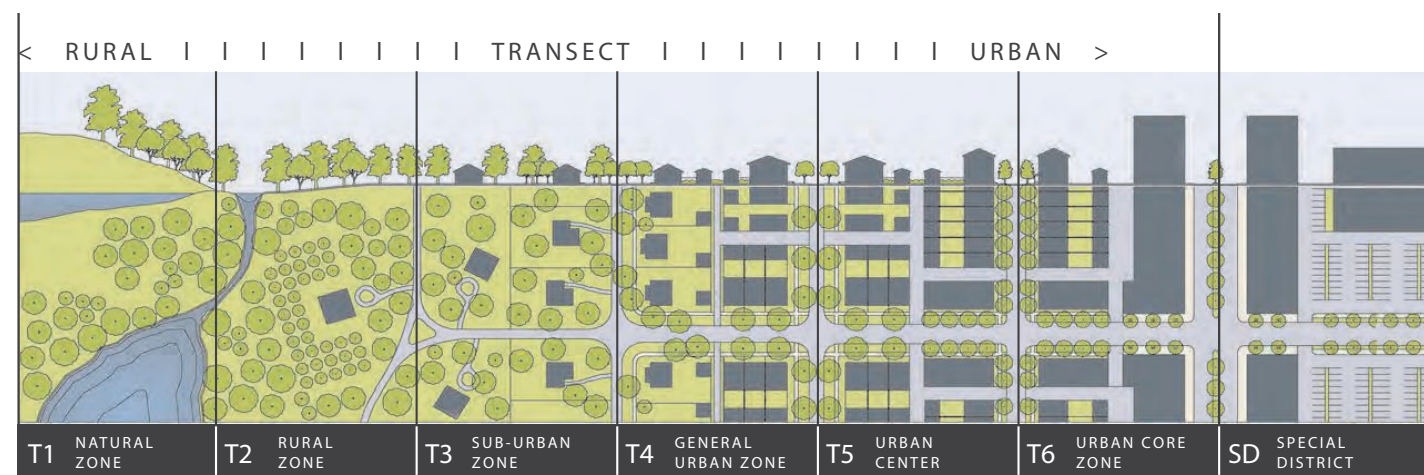


Figure 4.1 Generic Spectrum of Transect as presented by the Congress of the New Urbanism

4.2.3 Transects - Nassau County

The transect system of spatial and land use organization is also generally known as “form based districts” where provisions are made for the mixture of uses, building design, density, height, street design, parks, open space, parking and other similar components of our local environments. While it is the intent of Nassau County to stay true to the traditional spectrum of transect, Nassau County has slightly augmented the traditional spectrum to fit the local environment. **The Nassau County specific transects are described in general on pages 61-66 and more specifically on pages 79-95.**

TRANSECT	T-1	T-1.5	T-2	T-2.5	T-3	T-3.5	T-4	T-4.5	T-5	T-6	T-7
CLASS	Conservation	Rural	Rural	Transitional	Transitional	Transitional	Urban	Urban	Urban	Urban	TBD

Table 4.1 Nassau County Transect Classifications

T-1 NATURAL ZONE

T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. These areas include lands that are in the Conservation Habitat Network (CHN) within the East Nassau Community Planning Area (ENCPA), and known wetlands, National Wetland Inventory (NWI) lands, and wetlands identified by the St. John's Water Management District (SJRWMD), and may include lands within the Coastal High Hazard Area (CHHA) and other environmentally sensitive areas.



T-1.5 AGRICULTURE & OPEN SPACE ZONE

T-1.5 Agricultural Zone consists of larger, sparse rural lands including agriculture, hunting camps, fishing camps, managed preserves, silviculture, etc. Properties in this transect are generally larger than 20 acres in size. Typical buildings are single family houses, agricultural buildings, and cabins. Planting is naturalistic and setbacks are relatively deep. Typical building height is up to three (3) stories. May include lands located in the CHHA not designated as T-1.



T-2 RURAL ZONE

T-2 Rural Zone consists of sparsely settled lands in open or cultivated state. Typical buildings are single family homes, agricultural buildings, or cabins. Planting is generally naturalistic and setbacks are relatively deep. Typical land uses are single family ranchettes ranging in 5-20 acres in size. Typical building height is up to three (3) stories. Cluster subdivisions and other techniques are encouraged, in some cases mandated, to preserve the rural aesthetic and preserve a rural way of life. The development pattern can easily become sub-urban in principle if not regulated properly. It is the intent to clearly differentiate the T-2 Zone from the T-2.5 and T-3 Zone.



T-2.5 RURAL TRANSITIONAL ZONE

T-2.5 Rural Transitional Zone consists of low density residential areas between the rural zones and suburban zone. Building sites in these zones are generally 1-5 acres, and typical land uses are single family homes, cabins, and villas. Planting is naturalistic and setbacks are relatively deep. Typical building height is up to three (3) stories. This Transect exists as a means to preserve a buffer around the T-2 Rural Zone. By providing designated areas to transition from rural to suburban allows for boundaries to be established and keep T-1.5 to T-2 lands rural and mitigate encroachment of the T-3 Zone into rural areas.



T-3 SUB-URBAN ZONE

T-3 Sub-Urban Zone consists of low density residential areas ranging from 2-5 dwelling units per acre, adjacent to the urban transitional zone. Limited non-residential uses are allowed. Planting is generally structured and setbacks are relatively shallow. Blocks may be large and the roads irregular to accommodate natural conditions. Housing types in this zone are typically single family detached homes with some single family attached product. Typical building height is up to three (3) stories. Use of clustering and other similar techniques are required to create a more compact, walkable and sustainable sub-urban development pattern.



T-3.5 URBAN TRANSITIONAL ZONE

T-3.5 Urban Transitional Zone consists of medium density residential areas ranging from 5-10 dwelling units per acre, and a mixture of uses, adjacent to the urban edge. Blocks are generally medium sized to allow for a mixture of residential single family attached/detached product (limited detached product) and multi-family. More robust non-residential uses are allowed in this zone than compared to T-3. Typical building height is up to three (3) stories. Development in this transect shall be compact and walkable with retail, service, and civic uses/facilities necessary to support day-to-day life of residents without predominant use of the automobile.



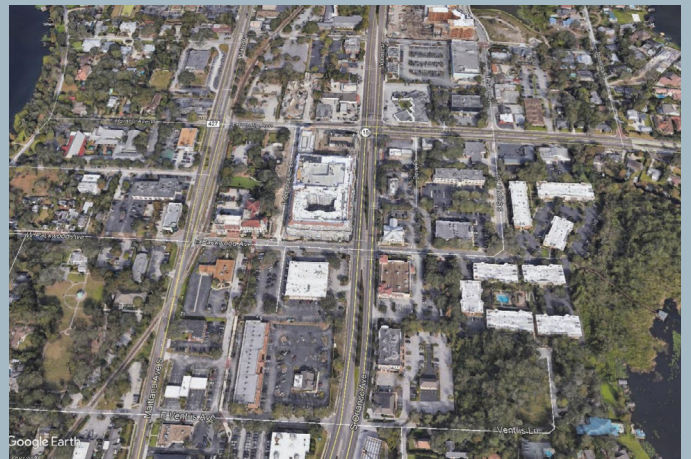
T-4 URBAN EDGE/URBAN GENERAL ZONE

T-4 Urban Edge/Urban General Zone is intended to be a compact mixed use zone arranged, primarily, as residential urban fabric. Density is 8-15 units per acre. It may have a wide range of building types and a mixture of uses is required. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks. Typical building height is up to 4 (four) stories. This transect is the prototypical compact mixed use village center providing for everything necessary to support communal life within walking distance. The development pattern and program shall be as such to support the intent. This is not a primarily residential zone.



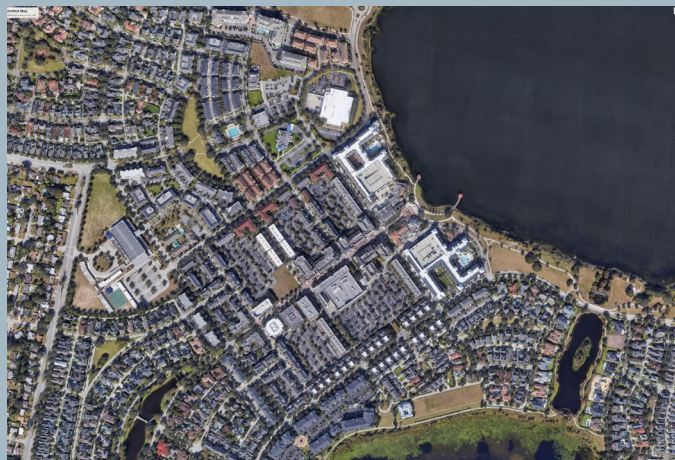
T-4.5 URBAN CORRIDOR ZONE

T-4.5 Urban Corridor Zone consists of a mixture of uses but can be primarily non-residential or multi-family. Densities and intensities vary. While generally arranged to accommodate vehicular traffic, application of high quality urban form and walkability is integral as this transect serves as the connective tissue between individual urban nodes. Residential density varies from 0-18 units an acre. It may have a wide range of building types. Streets with curbs and sidewalks define medium-sized to large blocks. Building heights can reach up to 6 (six) stories and shall define the street edge. The first floor of all buildings shall engage the public realm in a meaningful way.



T-5 URBAN CENTER ZONE

T-5 Urban Center Zone consists of higher density mixed use buildings that accommodate retail, office, and residential uses. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks. It has shallow to no setbacks, and building heights can reach six (6) stories. Densities range from 10-25 units per acre. The first floor of all buildings shall engage the public realm in a meaningful way.



T-6 URBAN CORE ZONE

T-6 Urban Core Zone consists of the highest density and intensity, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks, streets have steady street tree planting and buildings set close to the wide sidewalks. Typically only large towns and cities have an Urban Core Zone. At this time, Nassau County has no properties within the T-6 transect.



T-7 SPECIAL DISTRICT ZONE

Special Districts consist of areas with buildings that by their Function, Disposition, or Configuration cannot, or should not, conform to one or more of the ten normative Transect Zones. Some special districts include the ENCPA, the Nassau County Judicial Complex and Florida State College at Jacksonville and the Crawford Diamond Industrial Park.

In the William Burgess District, all new Planned Unit Developments are T-7 Special Districts. In other words, where an applicant may apply for a PUD under the current land development paradigm, within the WBD, an applicant would apply for a T-7 Special District designation. The standards for review for a T-7 Special District are defined in Sec. 4.1.5 WB CCB.



T-7.1 East Nassau Community Planning Area (ENCPA) Special District - This special district is regulated by ENCPA Master Land-use Plan and related text in Objective FL.13 of the 2030 Comprehensive Plan and the associated policies, the Employment Center Detailed Specific Area Plan (EC-DSAP), and the adopted Market Street Preliminary Development Plan (PDP), as amended from time to time. Where the above referenced regulatory documents are silent, the WB CCB shall control.



T-7.2 Campus + Institutional Special District
Campus + institutional uses are unique and require special consideration as each campus and/or institutional use must be tailored to the needs of the user. As such, C+I uses fall outside of the normal transects and are subject to special development standards that shall be considered on a case-by-case basis by Nassau County. Within the WBD, the C+I SD includes the Robert Foster Judicial Complex and the Florida State College at Jacksonville - Nassau Campus. In general terms, Civic facilities are subject to the design criteria in sections 4.5-4.14.



T-7.3 Industrial Park
Industrial Parks are unique and require special consideration as each IP must be tailored to the industrial user's needs. As such, an IP falls outside of the normal transects and are subject to special development standards that shall be considered on a case-by-case basis by Nassau County. Within the WBD there are no IPs.

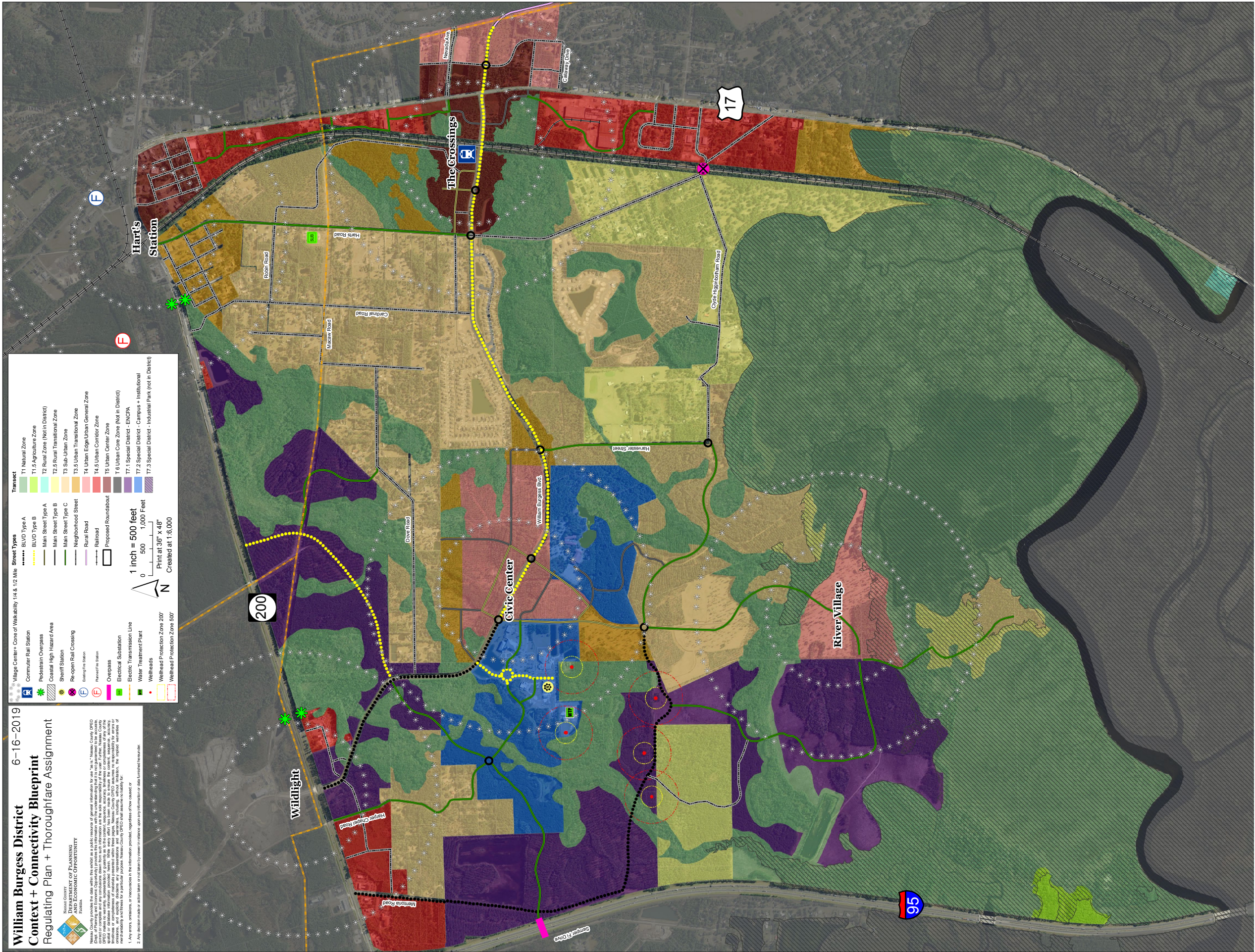


Figure 4.2 William Burgess District Transect Map

Section 4.3 Uses

4.3.1 Introduction

Section 4.3 identifies allowed uses in each transect. The intent is to create transects where a mixture of uses are allowed to create communities which allow a resident to access the services they need to “live, work, play, and stay”, and to discourage the necessity of vehicular travel.

4.3.2 Uses General

- a. General uses allowed in each transect are shown in Table 4.2.
- b. The letter “P” indicates the use is permitted by right in the transect.
- c. The letter “C” indicates the use is permitted by conditional use.
 - i. Conditional Uses shall follow the procedures and criteria outlined in Sections 5.03 and 5.04 LDC.
- d. A blank space indicates the use is prohibited in the transect.
- e. Any use that is not identified in the Table 4.2 is prohibited. A property owner may request an interpretation to determine if a use that is not identified is permissible, based on substantial similarity of the requested use to permissible uses within the transect zone in which the property is located. A requested use shall be considered substantially similar when the characteristics of the requested use are equivalent in type, intensity, degree, or impact when compared to a use named in Table 4.2. The Department of Planning and Economic Opportunity can make this determination based on the following criteria:
 - i. Typical hours of operation;
 - ii. Use of outdoor storage;
 - iii. Trip generation rates;
 - iv. Generation of noise, light pollution, smoke, electromagnetic interference, or vibration; and
 - v. Customary functions of the use
 - vi. Impacts to urban form and design standards
- f. At this point, there is not a T-6 zone in Nassau County, so uses associated with that district are omitted from this table.
- g. Special districts are omitted from this table because they have an allowance of uses based on their distinct districts and may be regulated by other adopted ordinances, such as Planned Unit Development or ENCPA Preliminary Development Plan.

A. RESIDENTIAL	T-1	T-1.5	T-2	T-2.5	T-3	T-3.5	T-4	T-4.5	T-5
MIXED USE						P	P	P	P
LIVE/WORK UNIT					P	P	P	P	P
SINGLE FAMILY ATTACHED (ROW HOUSE/TOWNHOUSE)					P	P	P	P	P
MULTI-FAMILY 4 UNITS OR LESS					P	P	P	P	P
MULTI-FAMILY GREATER THAN 4 UNITS					P	P	P	P	P
SINGLE FAMILY DETACHED HOUSE		P	P	P	P	P			
ACCESSORY DWELLING		P	P	P	P	P			
MANUFACTURED HOME/MOBILE HOME		P	P	P					
B. LODGING									
HOTEL (NO ROOM LIMIT)								P	P
INN (UP TO 12 ROOMS)			P	P	P	P	P	P	P
BED & BREAKFAST (UP TO 5 ROOMS)		P	P	P	P	P	P	P	P
SCHOOL DORMITORY						P	P	P	P
RESORT							P		
C. OFFICE									
OFFICE BUILDING						P	P	P	P
PROFESSIONAL OFFICES					C	P	P	P	P
MEDICAL/PERSONAL SERVICES OFFICES					C	P	P	P	P
ANIMAL GROOMER					C	P	P	P	P
ANIMAL VET/DAYCARE/BOARDING FACILITY					C	C	P	P	P
D. RETAIL									
OPEN-MARKET BUILDING/FARMERS MARKET		C	C	C	P	P	P	P	P
RETAIL BUILDING					C	P	P	P	P
RESTAURANT/FOOD ESTABLISHMENT					C	P	P	P	P
MINI-STORAGE							C	C	C
KIOSK						P	P	P	P
HEALTH AND FITNESS ESTABLISHMENT			P	P	P	P	P	P	P
ALCOHOL SELLING ESTABLISHMENT					C	P	P	P	P

E. CIVIC	T-1	T-1.5	T-2	T-2.5	T-3	T-3.5	T-4	T-4.5	T-5
BUS SHELTER			P	P	P	P	P	P	P
CONVENTION CENTER								P	P
INDOOR/OUTDOOR RECREATION (PRIVATE)		C	C	C	C	C	P	P	P
INDOOR/OUTDOOR RECREATION (PUBLIC)		P	P	P	P	P	P	P	P
ESSENTIAL PUBLIC SERVICES	P	P	P	P	P	P	P	P	P
PUBLIC ART			P	P	P	P	P	P	P
LIBRARY				P	P	P	P	P	P
LIVE THEATER						C	P	P	P
MOVIE THEATER						C	P	P	P
MUSEUM					C	P	P	P	P
OUTDOOR AUDITORIUM						C	P	P	P
PARKING STRUCTURE							C	P	P
PASSENGER TERMINAL									P
PLAYGROUND		P	P	P	P	P	P	P	P
SURFACE PARKING LOT								P	P
RELIGIOUS ASSEMBLY		C	P	P	P	P	P	P	P
FIRE STATION		P	P	P	P	P	P	P	P
POLICE STATION		P	P	P	P	P	P	P	P
CEMETERY		P	P	C					
FUNERAL HOME						C	P	P	P
AMBULATORY CARE						C	P	P	P
HOSPITAL							C	P	P
CHILD/ADULT DAYCARE		C	C	P	P	P	P	P	P
ASSISTED LIVING FACILITY		C	C	P	P	P	P	P	P
F. AGRICULTURE									
AGRICULTURAL STORAGE		P	P	P					
LIVESTOCK PEN		P	P	P					
GREENHOUSE		P	P	P					
SILVICULTURE		P	P	P	P	P	P	P	P
AGRITOURISM		P	P	P					
GENERAL AGRICULTURE		P	P	P					
STABLE		P	P	P					
KENNEL		C	C						
URBAN FARMING					P	P	P	P	P
G. AUTOMOTIVE									
GASOLINE								P*	P*
AUTOMOBILE SERVICE								P*	
TRUCK MAINTENANCE								P*	
DRIVE-THROUGH FACILITY						C	C	P	C
AGRICULTURAL STAND		C	C	C	C	C	C	C	C
SHOPPING CENTER							P	P	P
H. EDUCATION									
COLLEGE/UNIVERSITY							P	P	P
HIGH SCHOOL					P	P	P	P	P
TRADE SCHOOL							P	P	P
MIDDLE SCHOOL					P	P	P	P	P
ELEMENTARY SCHOOL (PUBLIC, PRIVATE OR CHARTER)				P	P	P	P	P	P
CHARTER OR PRIVATE SCHOOL (OTHER THAN AN ELEMENTARY)					P	P	P	P	P

Table 4.2 Transect Use Table

P= Permitted C= Conditional Use Blank = not allowed
*Permitted only where abutting a State road and/or arterial (US-17, SR-200, Hwy 301, US-1)
Nothing herein shall limit the rights for agricultural uses as defined in the Florida State Statute.

Definitions for uses are found in either Article 32 of the Nassau County Land Development Code or Section 4.16 of the WB CCB.

Section 4.4 General Standards for Designated Village Centers

4.4.1 Introduction

Within the WBD there are five village centers identified. The village centers are intended to be compact walkable areas where increased development intensities and densities are to be concentrated. It is the intent of Nassau County that each of the village centers are uniquely identifiable places and serve as vibrant centers of social activity and communal life. As such, supplemental standards are appropriate to ensure individuality and distinction from the remainder of the WBD. The village centers are depicted on the regulating plan and are identified as:

- Civic Center
- Wildlight
- The Crossings
- Hart's Station
- River Village

4.4.2 Civic Center

The Civic Center is based around the Nassau County Judicial Complex and FSCJ Nassau Center Campus. During the creation of the WBD, County staff worked with private property owners within the Civic Center to conceptually locate a public school and public park within the VC to compliment the existing uses and serve as means to activate the VC and promote the Civic Center as the nucleus of civic and educational life in Nassau County. The areas of the Civic Center located in the T-4 Transect shall include a minimum of 45,000 square feet of retail and office uses in addition to the space within the Judicial Complex and FSCJ Campus to support the residential and civic uses, within the node. There shall be no upward cap on office and retail space. The limiting factors will be building height, Floor to Area Ratio (FAR) standards and operational traffic limitations.



Civic Center Conceptual Plan

*This plan is for conceptual purposes and does not formalize or constitute approval by property owner, County, or NCSB.

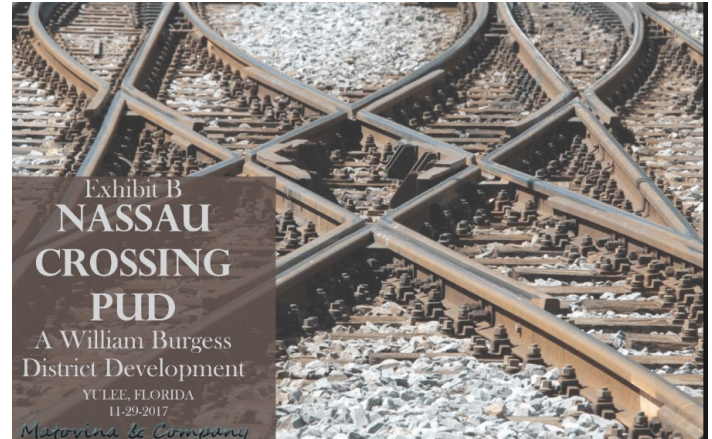
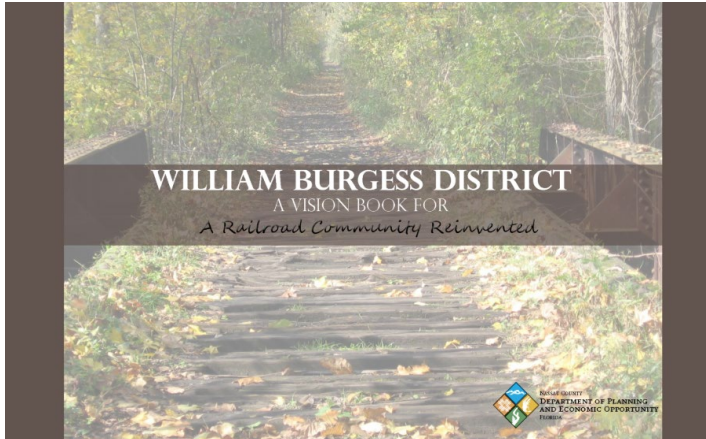
4.4.3 River Village

Nassau County has identified the River Village as a centralized node located in the southern most area of the WBD that is suited for a unique and creative development program. It is the intention of WB CCB to facilitate a development program which is designed to complement the natural features of the site and promotes compact, human-scale development.



4.4.4 *The Crossings*

The Crossings Village Center is partially controlled by Nassau Crossing PUD, as adopted by Ordinance 2017-42, and the William Burgess District Vision Book, adopted by Ordinance 2017-41. While portions of the vision book have been superseded by the WB CCB, the WBD Vision Book remains an integral reference material and controlling mechanism for a significant portion of The Crossings Village Center. Properties located within the Nassau Crossing PUD shall not be required to obtain a rezoning or FLUM amendment from the existing zoning classification and FLUM designation as the Nassau Crossing PUD controls development within those boundaries. The Crossing village center 'Core 1' area as defined in the Nassau Crossing PUD has an established minimum density and intensity standard of 250 multi-family dwelling units, 45,000 sf of office space and 45,000 sf of retail space with an upward cap of 450 multi-family units and 300,000 square feet of office/retail space on 20 acres.



4.4.5 *Hart's Station*

The Hart's Station village center is centered around the original train station located at the intersection of David Yulee's Fernandina to Cedar Key rail line (circa 1861) and Isaiah Hart's Jacksonville to St. Marys, GA road (circa 1840). Further analysis and related supplemental standards are under way as part of the SR-200/A1A Corridor Design Study.



4.4.6 *Wildlight*

The Wildlight area is largely regulated, in part, by the ENCPA's Employment Center DSAP and Market Street PDP. These areas are also listed as the T-7.1 Transect Zone. Properties within the ENCPA Sector Plan shall not be required to obtain a rezoning or FLUM amendment from the existing zoning classification and FLUM designation as the ENCPA Master Land Use Plan and subsequent Detailed Specific Area Plans control development within the ENCPA Sector Plan. The Wildlight Village Center has an established minimum non-residential development standard based upon a jobs-to-housing balance ratio accepted by the Florida Department of Community Affairs during establishment of the ENCPA Sector Plan. Properties outside the ENCPA but within the Wildlight Village Center (VC), as shown on the WBD Regulating Plan, shall compliment and expand the design aesthetic and walkability of the Wildlight VC.

WILDLIGHT
FLORIDA LOWCOUNTRY LIVING

