



APPLICATION FOR REZONING

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Cook Family Haverstick, LLC., Cook Family Vanzant LLC., Cook Family Burgess Faye Jones, LLC., JMC Nassau County Properties, LLC.			
AGENT:	Gregory Matovina – Matovina & Co.			
REQUESTED ACTION:	Rezoning of appx. 437.7 acres from Open Rural (OR), Commercial Judicial (CJ) and Residential Judicial (RJ) to Transect Districts defined in the William Burgess District Context and Connectivity Blueprint as T-4 Urban Edge/Urban General Zone, T-3.5 Urban Transitional Zone, T-3 Sub-urban Zone, and T-1 Conservation Zone.			
LOCATION:	On the North and South side of William Burgess Boulevard between the Judicial Complex and Harvester Street			
CURRENT LAND USE + ZONING:	Agriculture (AGR), High Density Residential (HDR), Medium Density Residential (MDR) and Conservation 1 (CSV-1) + Open Rural (OR), Commercial Judicial (CJ) and Residential Judicial (RJ)			
PROPOSED LAND USE + ZONING:	T-4 Urban Edge Zone, T-3.5 Urban Transitional Zone, T-3 Sub-urban Zone, and T-1 Conservation Zone			
EXISTING USES ON SITE:	Vacant			
PROPERTY SIZE + PARCEL ID:	437.7 ac + Parcel ID #s 08-2N-27-0000-0003-0060, 08-2N-27-0000-0003-0000, 08-2N-27-0000-0002-0000, 08-2N-27-0000-0003-0070, 08-2N-27-0000-0004-0000, 45-2N-27-0000-0002-0000, 08-2N-27-0000-0007-0000, and 17-2N-27-0000-0001-0000.			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SF Residential	OR	AG
	South	Vacant Residential	OR	AG
	East	Residential, Vacant Residential, Institutional	OR/PUD	AG/MDR/HDR/PBR
	West	Institutional (Nassau Co. Judicial Complex), ENCPA (vacant)	OR/PD-ENCPA	PBG/ENCPA (MIXED-USE)

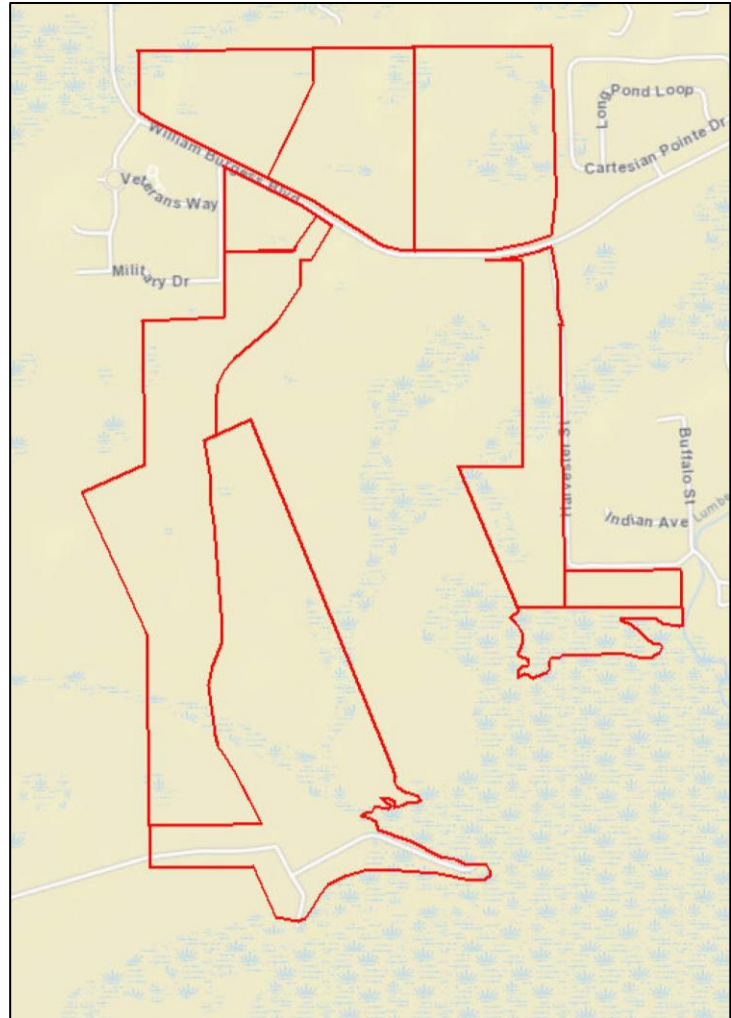
*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office.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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The proposed rezoning comprises approximately 437.7 acres within the William Burgess Overlay District. The rezoning request is from Open Rural (OR), Commercial Judicial (CJ), and Residential Judicial (RJ) to Transect Districts defined in Article 43 of the Land Development Code (LDC) The William Burgess Mixed-Use Activity Center Overlay District, adopted July 8, 2019 by Ord. 2019-20, as T-4 Urban Edge/Urban General Zone, T-3.5 Urban Transitional Zone, T-3 Sub-urban Zone, and T-1 Conservation Zone. Article 43 adopts, by reference, the William Burgess District Context and Connectivity Blueprint (WBCCB) to govern development within the overlay district.

According to Section 4.2 of the WBCCB, transect zones are used to include provisions for a mixture of uses, building design, density, height, street design, parks, open spaces, and other similar components of local environments. The T-4 Urban Edge/Urban General zone is intended to be a mixed-use zone arranged in a residential urban fabric with densities from 8-15 units per acre. This district is intended to provide a variety of uses needed to support communal life within walking distance with uses including multi-family residential, office buildings, retail establishments, civic uses, educational facilities, and similar. The T-3.5 Urban Transitional Zone is intended to be compact and walkable with retail, service, and civic uses/facilities necessary to support day-to-day life without predominate use of the automobile. This zone has densities ranging from 5-10 dwelling units per acre and allows for a mixture of residential types such as multi-family, townhomes, and single family. The T-3 Sub-urban zone is a low-density residential zone with densities from 2-5 units per acre and includes predominately single-family detached homes with some single family attached units. The T-1 Natural Zone consists of lands unsuitable for development, such as designated wetlands, the Conservation Habitat Network (CHN), and other environmentally sensitive areas. Section 4.3 of the WBCCB outlines the uses designated for each transect zone.



The proposed transect zones will require a large-scale Future Land Use Map (FLUM) amendment on the property to re-designate the parcels to their companion transect zones, T-4, T-3.5, T-3, and T-1, for which the applicant has applied in conjunction with this application (CPA20-004). The proposed rezoning and FLUM amendments are consistent.



CONSISTENCY WITH THE COMPREHENSIVE PLAN

Policy FL.01.02(I)

According to Policy FL.01.02(I), for lands within the boundary of the William Burgess Overlay District, as shown on the Future Land Use Map Series FLUMS-10, transects may be adopted as a Future Land Use Map (FLUM) Designation subject to permitted residential densities and floor area ratios as defined in the Comprehensive Plan and in conformance with goals, principles, and standards outlined in the Land Development Code. The Land Development Code has adopted the same transect districts for lands within the William Burgess Mixed-Use Activity Center Overlay. The proposed rezone and FLUM amendment are consistent with the transect zones defined in Policy FL.01.02 (I), Policy FL.02.05, and Article 43 LDC.

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

According to Policy FL.02.05, the intent of creating the William Burgess Mixed-Use Activity Center is to establish a series of compact, mixed-use activity centers which: promote sustainable, compact, and mixed use development, promote a variety of housing types, promote multi-modal transportation, identify and reserve lands for future transportation corridors, public parks and schools, and preserve environmentally sensitive lands. The densities vary based on the transect zone, where T-3 Zone allows for 2-5 dwelling units per acre, the T-3.5 Zone allows 5-10 dwelling units per acre, and the T-4 Zone allows 8-15 dwelling units per acre. The T-1 Zone does not allow residential densities.

The transect zones in the comprehensive plan are the same zones found in the land development code and are thus consistent with one another. As required in the WBCCB (Sec. 4.1.5.2(b)(ii)), the rezone application was submitted with the companion FLUM amendment to a transect. The properties adjacent to the parcels have residential, mixed-use, and institutional land use designations. The uses on the properties range from vacant, to institutional, to low-density residential. As expressed in Section 2 of the WBCCB, the William Burgess Overlay District supports 15 Elements of the Comprehensive Plan. The proposed rezone is consistent with the goals, policies, and objectives defined in the Comprehensive Plan and Sec. 2.2.2.1 WBCCB.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE

ARTICLE 5. – PROCEDURES

Section 5.02. - Rezoning.

Pursuant to Section 5.02 (C) and (D), staff shall review all rezoning applications for consistency with the Nassau County Comprehensive Plan and provide a recommendation to the Planning and Zoning Board regarding the merits of the request based upon the goals, objectives and policies of the adopted comprehensive plan (see above).

The Planning and Zoning Board's recommendation to the Board of County Commissioners shall show that the planning and zoning board studied and considered:

- 1) The need and justification for the change; and
- 2) The relationship of the proposed rezoning to the County's general planning program.



The proposed rezone of approximately 437.7 acres to transect zones is within the William Burgess Overlay District and include lands in the Civic Center and the River Village Center. The proposed transect zones are consistent with the transect FLUM categories. The proposed rezone implements the vision of the County, as adopted in Article 43 of the Land Development Code and Policy FL.02.05 of the Comprehensive Plan.

ARTICLE 43. – William Burgess Mixed-Use Activity Center Overlay

The purpose of the William Burgess Mixed-Use Activity Center Overlay District is to establish a series of compact mixed-use activity centers consistent with the goals expressed in the Vision 2032 Plan while also serving to alleviate traffic from SR-200, plan for future infrastructure, civic spaces/uses and projected population growth. As defined in Sec. 43.01 LDC, all development in the overlay shall:

- (A) Promote sustainable, compact, mixed-use development patterns which include a mixture of residential, commercial, office, and employment-generating uses.
- (B) Promote a mixture of housing types at varying densities.
- (C) Promote multi-modal transportation including walking, biking, and future transit systems, including the identification and reservation of a future commuter rail station/transit station.
- (D) Identify and reserve lands for future transportation corridors, public schools and parks.
- (E) Identify and preserve environmentally sensitive lands and natural systems, including the floodplain, wetlands and areas located within the Coastal High Hazard Area (CHHA).

The proposed rezone of approximately 437.7 acres in the William Burgess District will allow the development of the parcels to be consistent with the Land Development Code and the adopted WB CCB.

The lands around the judicial complex, designated as the Civic Center in the WBCCB, along the north and south side of William Burgess Boulevard have been designated as T-4 and T-3.5, which will promote a compact, mixed-use development pattern within walking distance of the college, judicial complex, medical offices, and shopping. It will also allow for a diversity of housing types between multi-family, duplexes/triplexes/quadplexes, single family attached and detached units. The development of the parcels will enhance vehicular connectivity south of William Burgess Boulevard and will provide for multi-modal transportation through the addition of trails and sidewalks throughout the district. Lands have been reserved for an elementary school site and public parks. Lands located within the CHHA have been preserved as park land or rezoned to low-density uses consistent with Comprehensive Plan Policy FL.06.01, and environmentally sensitive lands have been designated as T-1. Additional sensitive lands may be placed in Conservation Easements during the site plan process.

William Burgess District Context and Connectivity Blueprint Compliance

Article 43 adopted, by reference, the William Burgess District Context and Connectivity Blueprint to govern development in the overlay district. The proposed rezone complies with the following criteria in the WBCCB.

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

All parcels in this rezone request were under common ownership as of July 8, 2019 and require a unified development program. The rezone application has provided the unified development program for all 437.7 acres. The plan, attached as Exhibit A, includes the location and cross-section of public roadways, parks sites, and a school site consistent with the requirements of the WBCCB. The rezone application and companion FLUM



amendment were submitted concurrently for transect districts and meet the criteria found within the WBCCB. The unified development program is generally consistent with the adopted Regulating Plan, Figure 4.2 WBCCB.

4.4 General Design Standards for Designated Village Centers

The lands within the Civic Center are required to include a minimum of 45,000 square feet of retail and office uses to support residential and civic uses within and surrounding the Civic Center. The proposed rezone for the lands within the Civic Center to T-4 and T-3.5 transect zones will allow and encourage a mixture of non-residential and residential uses fronting the north and south side of William Burgess Boulevard.

The River Village was designated as the T-4 transect zone on the adopted Regulating Plan. The applicant is requesting to rezone the lands to T-3.5 which will allow for less intense non-residential uses needed to support the needs of residents such as daycares, banks, dental offices, gym and restaurants, single family attached and limited detached units. This district is consistent with the intent of the River Village, which is to create a unique and creative development. The proposed development program includes 13.25 acres of public park lands directly fronting the river, which will compliment the natural features on the site.

Section 4.5.4 Transect Summaries

All development shall meet the minimum residential density requirements assigned for its transect. When calculating the residential densities, land areas within the development parcel used for right-of-way, stormwater management facilities, public parks, and schools may be deducted from the density calculations. The Unified Development Program, attached as Exhibit A, proposes 1,661 dwelling units and up to 885,300 square feet of non-residential uses. The development plan includes assisted living, multi-family, and single family attached and detached units, with no specific non-residential uses specified, based on the uses allowed in the different transect zones (Sec. 4.3 WBCCB). The concept plan deducts right-of-way for public roads, wetlands, and public lands from the overall calculations. The proposed transects allow for a minimum of 1,418 dwelling units and a maximum of 2,833 units to be constructed on approximately 437.7 acres. The unified development program meets the minimum density requirements. As each site engineering plan and plat come in for development, Staff will make sure the plans are consistent with the WBCCB, the development program, and minimum density requirements.

Section 4.9 Transportation

The unified development program includes a comprehensive transportation network congruous with the adopted WBCCB. The parcels north of William Burgess Boulevard provide for cross-connectivity and have 3 intersections with William Burgess Boulevard, matching the proposed roadway network in the WBCCB. The main spine road extending to the south provides connectivity to surrounding parcels to the east, west, and south, creating parallel roads to William Burgess Boulevard, and Harvester Street. The unified plan includes the cross-sections for each roadway consistent with the adopted WBCCB adopted cross-sections, which include trails. Trails will also be included outside of the right-of-way, shown on the plan as pedestrian connections between park lands, and as the linear park running adjacent to the main north/south spine road. The proposed transportation network is consistent with the William Burgess District proposed mobility network. Roadways will be designed and reviewed in more detail during the Site Plan process.



Section 4.10.2 Recreation

As defined in the WBCCB, Nassau County shall not approve a new development which places additional demand on the recreation system without addressing how, as part of the approval process, the new demand placed on the recreation system will be mitigated. As shown on Exhibit A, the unified development program places a demand of 45.22 acres of park lands on Nassau County. The Exhibit depicts 46.13 acres, shown as parcels B north of William Burgess, G2 on Harvester Street, and E3 and F3 south of William Burgess Boulevard. Parcels E3 and F3 will be connected through pedestrian trails to create one large park. There will be an additional 8.24 acre, average 50' wide, linear park running parallel and adjacent to the main north/south spine road. This equates to 54.37 acres of publicly accessible park lands. As developments within the boundary of this rezone request are submitted for review, staff will ensure each project is responsible for their proportionate share of land, as shown on the conceptual plan, and construction of facilities consistent with the adopted Levels of Service in the Comprehensive Plan, as required in Sec. 4.10.2(b)(iv) of the WBCCB. Each development will also be required to meet the local park requirements, as stated in 4.10.2(a)(ii), this component will be addressed during the site plan review process.

Section 4.10.3.1 Public Schools

As shown in Exhibit A, the unified development program reserves a 28.8 acre site (Parcel E2) to be dedicated as part of a School Concurrency Mitigation Agreement, approved and signed by the Board on October 12, 2020.

The Unified Development Program, attached to the ordinance as Exhibit A, is the implementation mechanism for all development within the proposed amendment, including, but not limited to, the transportation network, reserved recreation lands, and reserved public school site. Substantial variations from this unified development program, including, but not limited to, relocation of roadway network or park lands shall require Board of County Commissioner approval.

CONCLUSION

- Staff finds the that the proposed rezoning to T-4 Urban Edge/Urban General Zone, T-3.5 Urban Transitional Zone, T-3 Sub-urban Zone, and T-1 Conservation Zone is consistent with the T-4 Urban Edge/Urban General Zone, T-3.5 Urban Transitional Zone, T-3 Sub-urban Zone, and T-1 Conservation Zone land use category described in Comprehensive Plan Policy FL.02.05 and is generally consistent with the Goals, Objectives and Policies of the Comprehensive Plan.
- Staff finds, based on the above findings, that the requested action is compliant with the requirements of Sec. 43 of the County's Land Development Code, the William Burgess District Context and Connectivity Blueprint, and meets the analysis criteria described in this report above.

Based on these findings, staff recommends APPROVAL of application R20-003.