



**APPLICATION FOR AMENDMENT TO THE FUTURE LAND USE MAP**

**APPLICATION & SURROUNDING AREA INFORMATION**

|                                    |  |   |               |                 |
|------------------------------------|--|---|---------------|-----------------|
| <b>OWNER/APPLICANT:</b>            | Cook Family Haverstick, LLC., Cook Family Vanzant LLC., Cook Family Burgess Faye Jones, LLC., JMC Nassau County Properties, LLC.   |   |               |                 |
| <b>AGENT:</b>                      | Gregory Matovina – Matovina & Co.  |   |               |                 |
| <b>REQUESTED ACTION:</b>           | Amend Future Land Use Map (FLUM) to designate approximately 437.7 acres from Agriculture (AGR), High Density Residential (HDR), Medium Density Residential (MDR) and Conservation 1 (CSV-1) 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. |   |               |                 |
| <b>LOCATION:</b>                   | On the North and South side of William Burgess Boulevard between the Judicial Complex and Harvester Street   |   |               |                 |
| <b>CURRENT LAND USE:</b>           | Agriculture (AGR), High Density Residential (HDR), Medium Density Residential (MDR) and Conservation 1 (CSV-1)   |   |               |                 |
| <b>CURRENT ZONING:</b>             | Open Rural (OR), Commercial Judicial (CJ) and Residential Judicial (RJ)  |   |               |                 |
| <b>PROPOSED LAND USE + ZONING:</b> | Land Use and Zoning in the WBD are designated T-4 Urban Edge Zone, T-3.5 Urban Transitional Zone, T-3 Sub-urban Zone, and T-1 Conservation Zone  |   |               |                 |
| <b>EXISTING USES ON SITE:</b>      | Vacant   |   |               |                 |
| <b>PROPERTY SIZE + PARCEL ID:</b>  | Appx. 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.  |   |               |                 |
| <b>ADJACENT PROPERTIES:</b>        | <u>Direction</u>   | <u>Existing Use(s)</u>                                      | <u>Zoning</u> | <u>FLUM</u>     |
|                                    | North  | SF Residential  | OR            | AGR             |
|                                    | South  | Vacant Residential  | OR            | AGR             |
|                                    | East   | Residential, Vacant Residential, Institutional              | OR/PUD        | AGR/MDR/HDR/PBF |
|                                    | West   | Institutional (Nassau Co. Judicial Complex), Vacant (ENCPA) | OR/PD-ENCPA   | PBF/MU (ENCPA)  |

\*\*\* 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. \*\*\*

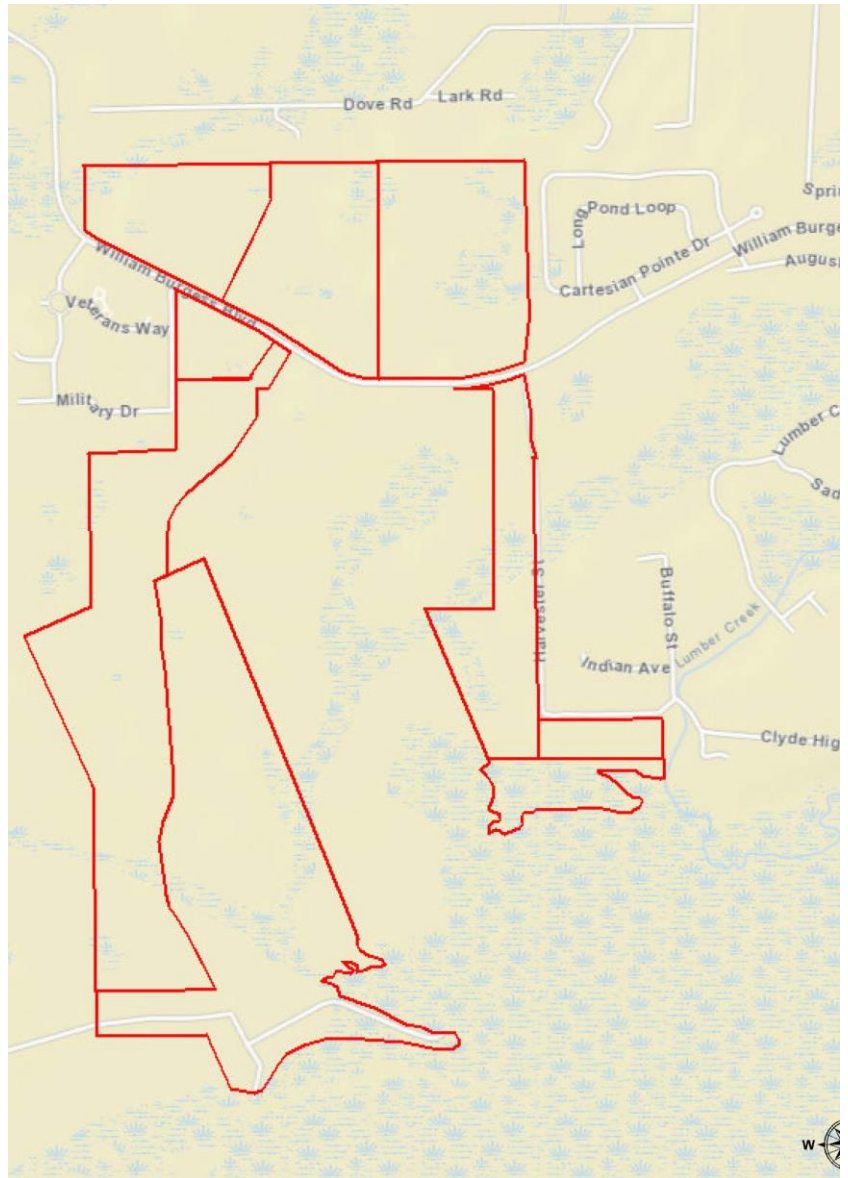


**SUMMARY OF REQUEST AND BACKGROUND INFORMATION**

The Future Land Use of the Comprehensive Plan Policy FL.02.05 was amended on July 8, 2019 by Ord. 2019-19 to include the lands east of I-95, south of SR-200, generally west of US-17, and north of the Nassau River, and adopted transect zones as future land use categories with associated densities and floor area ratios. The comprehensive plan amendment is coupled with the addition of Article 43 to the Land Development Code, Ord. 2019-20. This Article, The William Burgess District Mixed-Use Activity Center Overlay District (WBD), adopts, by reference, the William Burgess District Context and Connectivity Blueprint (WBCCB) to govern development within the overlay district.

The proposed amendment to the Future Land Use Map (FLUM) of the Comprehensive Plan comprises eight parcels totaling approximately 437.7 acres within the WBD. This application requests to change the existing FLUM designation from Agricultural (AGR), High Density Residential (HDR), Medium Density Residential (MDR), and Conservation 1 (CSV-1) to Transect Districts defined in the WBCCB as T-4 Urban Edge/Urban General Zone, T-3.5 Urban Transitional Zone, T-3 Sub-urban Zone, and T-1 Conservation Zone.

A proposed rezoning for this site from Open Rural (OR), Commercial Judicial (CJ) and Residential Judicial (RJ) to the identical transect zones has been filed conjunction with this application.



Location Map

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.

**CONSISTENCY WITH THE COMPREHENSIVE PLAN**

| Applicable Policy Reference | Determination of Consistency |
|-----------------------------|------------------------------|
| FL.01.04(A-G)               | √                            |
| FL.01.02(I)                 | √                            |
| FL.02.05                    | √                            |
| FL.08.01                    | √                            |
| CI.02.01                    | √                            |

**Policy FL.01.04**

Pursuant to Ch. 163, F.S. and Policy FL.01.04 of the Comprehensive Plan, all amendments to the Future Land Use Map (FLUM) shall provide justification for the need for the proposed amendment. In evaluating proposed amendments, the County shall consider each of the following:

(A) *Demonstrate the extent to which the proposed amendment discourages urban sprawl per F.S. 163.3177(6)(a)(9), of which indicators are:*

- 1) *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

The proposed amendment implements the WBCCB vision of a compact, mixed-use development pattern at higher densities. 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 unified development program, attached as Exhibit A, shows a density of +/- 6 units per acre, and proposes over 800,000 square feet of non-residential uses. This type of development program does not allow for low-intensity, low-density, or single-use development uses or patterns.

- 2) *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

The property is currently vacant and is located within an area experiencing development pressure due to its proximity to I-95, Wildlight, SR-200, employment centers, and shopping areas within Yulee. Existing utilities run adjacent and parallel to William Burgess Boulevard. The WBD is an area Nassau County has designated for future development to occur in varying densities and intensities, specifically in the Civic Center and River Village which are included in this FLUM amendment. The proposed FLUM



Amendment to transect districts, consistent with the adopted regulating plan, will not result in significant amounts of urban development occurring in an inappropriate area.

- 3) *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

As previously mentioned, the purpose of transects are to allow for a mixture of uses, intensities, and densities in a nodal development pattern. The purpose of this is to facilitate the day to day needs of residents so that they do not have to rely on the use of the single occupant vehicle. The development program includes parks and a public school located central to the development areas. The WBD has been designed, though the WBCCB, to create an urban environment. The proposed amendment will not expand residential, commercial or other intensive land uses in radial strip, isolated or ribbon pattern from existing urban development.

- 4) *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

As stated in Policy FL.02.05, environmentally sensitive lands, including wetland areas and areas located in the CHHA should be identified and preserved. The unified development program identifies the CHHA area as public park lands in the River Village and sets aside environmentally sensitive lands for the T-1 Transect. Development will be required to meet all drainage standards as imposed by the Nassau County Roadway and Drainage Standards, the WBCCB, and the SJRWMD criteria, and additional lands may be placed in conservation easements during the site plan review process. The amendment should not have an adverse impact on any identified environmentally sensitive lands or designated conservation areas.

- 5) *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*

The lands adjacent to the property are within the adopted WBCCB and are designated for development of similar densities and intensities in the future. The proposed amendment will not adversely impact any known agricultural or silviculture activities.

- 6) *Fails to maximize use of existing public facilities and services.*

The purpose of the WBD is to create compact, mixed-use development patterns in areas determined by the County as suitable for future growth. The proposed amendment to transects promotes development in an area where there are existing utilities. As stated in the WBCCB, each development is required to mitigate their demand on levels of service (LOS). The unified development program, attached as Exhibit A, includes a comprehensive transportation network, public parks, and a public-



school site to mitigate the impact on existing public facilities and services. The proposed amendment will not, according to staff's analysis result in the reduction of any adopted levels of service as specified in Capital Improvements Policy CI.02.01.

7) *Fails to maximize use of future public facilities and services.*

As previously stated, the unified development program demonstrates how the development will mitigate its impact to Levels of Service as defined in the Comprehensive Plan, see Exhibit A.

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 amendment 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.

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.

Transportation: The unified development program utilizes the transportation network adopted by the WBCCB, including cross-connectivity to the surrounding parcels and cross-sections, which include shared-use paths. The proposed roadways will create a comprehensive multi-modal transportation network to facilitate travel off State Road 200. In addition, by having a mixture of uses and shared-use paths, people will be able to reduce their dependence on automobile transportation.

The proposed amendment will not, according to staff's analysis result in the reduction of any adopted levels of service as specified in Capital Improvements Policy CI.02.01.

8) *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*



The purpose of the WBCCB, adopted by the Board of County Commissioners on July 8, 2019, is to focus growth in an area already experiencing development pressures, where there are existing utilities, planned transportation networks, and can ensure there are the civic facilities in the future to facilitate growth. Compact, mixed-use development patterns are more fiscally and environmentally sustainable, decrease the cost in time, money, and energy of providing and maintaining services, and promote walkable development at the human-scale. The proposed amendment implements the vision adopted by the County by the WBCCB.

**Public School Facilities:** 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.

**Recreation:** As stated in the WBCCB, the purpose of the overlay district is to ensure that new development does not place a burden on the existing residents. As shown in Exhibit A, the unified development program reserves 46.13 acres of public park lands in addition to the linear park running parallel and adjacent to the main spine road. As required in the WBCCB, the development program reserves the land necessary to meet adopted public recreation LOS. As each site plan is submitted, the applicant will be required to demonstrate how they are meeting their demand to the recreation system by the improvements to the reserved lands.

**Transportation:** The unified development program utilizes the transportation network adopted by the WBCCB, including cross-connectivity to the surrounding parcels and cross-sections, which include shared-use paths. The proposed roadways will create a comprehensive multi-modal transportation network to facilitate travel off State Road 200. In addition, by having a mixture of uses and shared-use paths, people will be able to reduce their dependence on automobile transportation. The transportation network proposed with the amendment will be able to connect to the other corridors running parallel to SR-200.

All roadway improvements are to be constructed to County and/or FDOT standards and shall be reviewed as part of the site engineering plan approval process. Additional operational improvements may be required as recommended by the Engineering Services Department and/or FDOT as part of the site engineering plan approval process. Future development on the site will be subject to fees assessed as part of the County's adopted Mobility Plan. Traffic operational issues that may be created by the new development will need to be resolved at the developer's expense if required by Engineering Services.

**Water Supply and Sewer Disposal:** The property is located within JEA's service area.

**Drainage/Stormwater Management:** All development will be required to meet all drainage standards as imposed by the Nassau County Roadway and Drainage Standards, the WBCCB, and the SJRWMD criteria. The Engineering Plans for developments shall show all stormwater facilities necessary to meet all drainage standards and any SJRWMD permitting requirements.



The proposed amendment will not, according to staff's analysis result in the reduction of any adopted levels of service as specified in Capital Improvements Policy CI.02.01.

9) *Fails to provide a clear separation between rural and urban uses.*

The proposed amendment implements the WBCCB vision adopted by the County on July 8, 2019. By virtue of the plan, this area is designated for future urban growth and a mixture of uses. The transect districts around the proposed amendment area are compatible with the transects, and provide a buffer for the less dense transects to the east.

10) *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*

The proposed amendment is within an area designated for "infill" development and future growth by the County, as indicated by the adoption of the WBCCB. The plan will encourage development in a compact, mixed-use, pattern and implements the County's vision. The amendment encourages infill development near existing neighborhoods and communities.

11) *Fails to encourage a functional mix of uses.*

The proposed amendment to transects allows for a mixture of uses. The unified development program encourages a functional mixture of uses including: non-residential square footage, multi-family housing, potential assisted living, townhomes, single-family detached units, parks, and a public school. This proposed amendment implements Policy FL.02.05 and the WBCCB.

12) *Results in poor accessibility among linked or related land uses.*

The proposed amendment results in high connectivity to surrounding parcels, including FSCJ and the Judicial Complex, as well as to other lands within the WBD to be developed in the future. The transportation network will include vehicular and multi-modal transportation to parcels within the WBCCB. The planned transportation network is consistent with the adopted WBCCB (Sec. 4.9).

13) *Results in the loss of significant amounts of functional open space.*

The unified development plan, attached as Exhibit A, shows the lands that will be reserved for public parks. In addition to these public parks, consistent with the Policy FL.02.05, additional private parks will be required within the areas of development based on 4 acres per 1,000 people. These local parks will be addressed and located during the site plan approval process. In addition to the parks reserved, environmentally sensitive lands will be placed in the T-1 Natural Zone. The development program is consistent with the adopted WBCCB and will not result in the loss of significant amounts of functional open space.



- (B) *Demonstrate the extent to which the proposed amendment is contiguous to an existing urban or urban transitioning area served by public infrastructure;*

As mentioned above, the property is within the WBCCB, an area the County has designated as suitable for compact, mixed-use development due to its proximity to public infrastructure, proximity to existing public facilities, and ability to accommodate and account for LOS. The proposed amendment implements the WBCCB. It will not result in significant amounts of urban development occurring in an inappropriate area.

- (C) *Demonstrate the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;*

This amendment implements the WBCCB. As stated in Section 2.3 of the WBCCB, The Nassau County Growth Trends Reports, and the 2070 Report-Florida, North-East Florida is projected to experience an 85% increase in population by 2070. By 2045, Nassau County is anticipating its population to roughly double in size from 83,000 to around 160,000 people. The WBD is an area close to existing developments, with public utilities, and with the capability to provide the civic and public facilities to facilitate growth, and through the WBCCB has been designated as an area for denser development patterns to absorb a portion of the anticipated growth in the County. Section 2.3 WBCCB justifies this FLUM amendment.

- (D) *Demonstrate the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County's Capital Improvement Plan, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;*

Improvements funded for the widening of SR-200 will facilitate the projected growth along the main State Corridor. In addition, the comprehensive roadway and multi-modal network will provide adequate infrastructure for the proposed amendment, as adopted in the WBCCB Section 4.9. The amendment includes a portion of these roadways to be constructed with future development and provides for cross-connectivity between developments. The roadways adopted in Sec. 4.9 WBCCB have been included in the TPO's 2045 LRTP Needs Assessment. The William Burgess Extension to I-95, the Overpass connecting William Burgess Boulevard to Semper Fi, and the redevelopment of Semper-Fi to SR-200 have been included in the cost feasible plan and are projects eligible for TPO funding in the future. The roadways adopted by the WBCCB have also been considered as potential projects for funding with the Nassau County Mobility Plan.

- (E) *Demonstrate the extent to which the amendment will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides*





*interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.*

The proposed amendment to transects implements the WBCCB and proposes a mixture of uses, including non-residential, multi-family, and attached and detached single-family, parks and a school site. The compact nature of the development pattern will be fiscally and environmentally sustainable. As previously stated, there will be transportation improvements to facilitate travel within the District. These new transportation corridors will include shared use paths to encourage multi-modal transportation. The development program reserves environmentally sensitive lands for conservation and a public park along the Nassau River.

*(F) Demonstrate the extent to which the amendment results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:*

- 1. Clustered population and/or employment centers;*
- 2. Medium to high densities appropriate to context;*
- 3. A mix of land uses;*
- 4. Interconnected street networks;*
- 5. Innovative and flexible approaches to parking;*
- 6. Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;*
- 7. And proximity to transit.*

The unified development program (Exhibit A), demonstrates the ability to create a vibrant, mixed-use development by modifying the zoning and FLUM to transects which allow for a variety of intensities and densities. As shown on the development program, the potential non-residential uses equate to over 800,000 square feet, and the densities are at 6 units to the acre across the entire project, with the highest densities centered around the Civic Center. The lands are close to employment centers such as the College, the Judicial Complex and future location of the County offices, medical offices, and non-residential development in the ENCPA. The proposed roadways are consistent with the WBCCB and will provide for accessibility for all roadway users. Shared use paths will run adjacent to roadways and throughout the public parks. The Nassau Crossing PUD, east of the amendment within the WBD, has land reserved for a future transit station, that with the inclusion of trails and roadways, will be accessible to development in this area. Site design standards in Sec. 4.5 WBCCB provide for innovative and flexible approaches to parking, including parking maximums, shared parking agreements, and on-street parking. The amendment implements the WBCCB.

It is the responsibility of the County to ensure, through the application of the site plan review process, that any use proposed in the transects are compatible with the above goals, the Goals, Objectives and Policies of the Comprehensive Plan, and the requirements of the Land Development Code.



*(G) Demonstrate the extent to which the amendment does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.*

The amendment should not have an adverse impact on any identified environmentally sensitive lands or designated conservation areas. Lands in the CHHA along the Nassau River, have either been designated for public parks or have not increased densities. Environmentally sensitive lands have been placed in the T-1 zone. The WBCCB allows for flexibility in stormwater management and requires the implementation of Low Impact Development Principles be included in the site design. All stormwater retention and treatment will be provided in accordance with SJRWMD, the Roadway and Drainage Standards, and the WBCCB. It will not adversely impact any agricultural or silviculture uses in the surrounding areas.

**Policy FL.08.01 & CI.02.01**

Policy FL.08.01 & CI.02.01 require the County to ensure that development orders are conditioned upon the provision of adequate public facilities and services as identified in this plan. The County may not issue a development order or permit that results in a reduction in the level of service (LOS) for the affected public facilities below the minimum level of services established in this plan. Public facilities and services must meet or exceed the level of service standards established in this plan and must be available when needed for the development as specified in this plan.

As previously stated in this report, the proposed amendment 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. In addition to the reservation of land for the school, the development program includes land set aside for public recreation, meeting or exceeding its acreage demand on the public recreation system. Roadways in the development program meet the intent of the WBCCB and provide for connectivity. Improvements to the roads accessing the development have been included for consideration with the Nassau County Mobility Plan update, provided they are shown as "Mobility Plan Roads" in the WBCCB. As development occurs within the bounds of the amendment, County Staff will ensure the development programs meet the requirements of the WBCCB, including the land dedication and amenity construction for parks.

**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 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 479 acres in the William Burgess District will allow the development of the parcels to be consistent with the Land Development Code and the adopted WBCCB.

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.



Article 43 adopted, by reference, the William Burgess District Context and Connectivity Blueprint to govern development in the overlay district. The proposed amendment is compliant with Article 43 and implements the WBCCB.

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 approval of the Board of County Commissioners.

## **CONCLUSION**

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- Staff finds the requested action to be consistent with the Comprehensive Plan, in particular the adopted criteria for approval of a FLUM amendment in Policy FL.01.04 (A-G) as described above.
- Staff finds that, consistent with Comprehensive Plan Policies FL.08.01 and CI.02.01, the proposed amendment will not result in a reduction in the level of service (LOS) for affected public facilities below the minimum level of services established in the Comprehensive Plan.
- Staff finds the that the proposed FLUM amendment 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 the proposed rezoning in Application R20-003 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 transects would be compatible with the companion FLUM designations, if approved.

Based on these findings, staff recommends APPROVAL of application CPA20-004.