



LDC22-001 AMENDMENT TO WILLIAM BURGESS OVERLAY DISTRICT

INTRODUCED BY:	Planning Department
REQUESTED ACTION:	Approval of AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING ORDINANCE 97-19, AS AMENDED, BY AMENDING ORDINANCE 2019-20, KNOWN AS THE "WILLIAM BURGESS MIXED USE ACTIVITY CENTER OVERLAY DISTRICT;" SPECIFICALLY AMENDING THE WILLIAM BURGESS CONTEXT AND CONNECTIVITY BLUEPRINT (WBCCB); AMENDING FIGURE 4.2, WBD REGULATING PLAN; AMENDING FIGURE 4.6, THOROUGHFARE ASSIGNMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

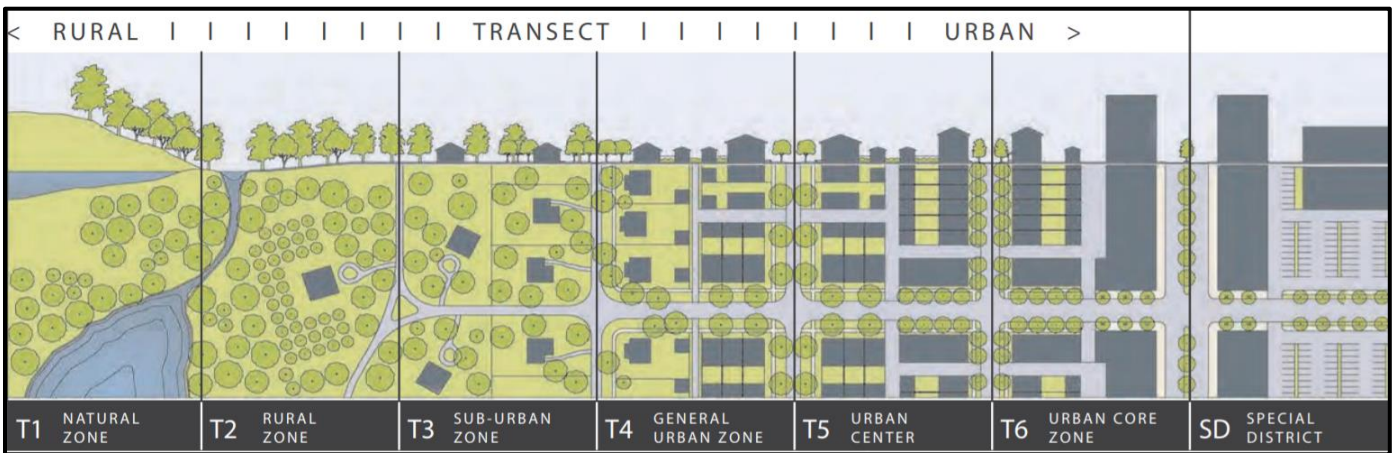
*** All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning Department Office. ***

BACKGROUND

The Comprehensive Plan was amended in 2019 to adopt *transect* Future Land Use Map designations for the area known as the William Burgess District. The WBC encompasses 5,200 acres of land south of SR 200, west of US 17, east of I-95, and north of the Nassau River. The Land Development Code was also amended to add Article 43, the William Burgess District (WBD) Mixed-Use Activity Overlay which incorporated by reference the WBD Context and Connectivity Blueprint. This document defines the guiding principles for development within the WBD and establishes design guidelines for new development and redevelopment to ensure those principles are met.

A transect is a zone which focuses more on development form and function rather than the traditional zoning paradigm of use regulation. The term transect is borrowed from the natural sciences and is used to describe geographical cross sections that are distinct and differing natural environments. The transect defines a series of zones that transition from rural to a more dense and intense urban core. The transect is an important part of the New Urbanism and Smart Growth movements.

Figure 1: Transects Description (Congress for New Urbanism)



WBD Figures 4.2 and 4.6 (attached as Figures 5 & 6) establish thoroughfare assignments for roadways located within the district. The north-south roadway located between US 17 and the rail line is currently shown as a Main Street Type C. The purpose of this parallel roadway is to provide connectivity between parcels in order to reduce traffic on



US 17. As shown below, the Main Street Type C requires 70 feet of right-of-way and includes 10' multi-use trails on both sides. Many of the parcels located in the area between the rail line and US 17 are not deep enough to accommodate this type of roadway. Several property owners have submitted proposals for development in this area but have abandoned their proposals because the roadway requirement significantly restricts the development potential of the property.

To address this challenge, staff is proposing to replace the Main Street Type C adjacent to US 17 with a 30' cross-access corridor. This will reduce development limitations and provide the necessary parallel roadway connection.

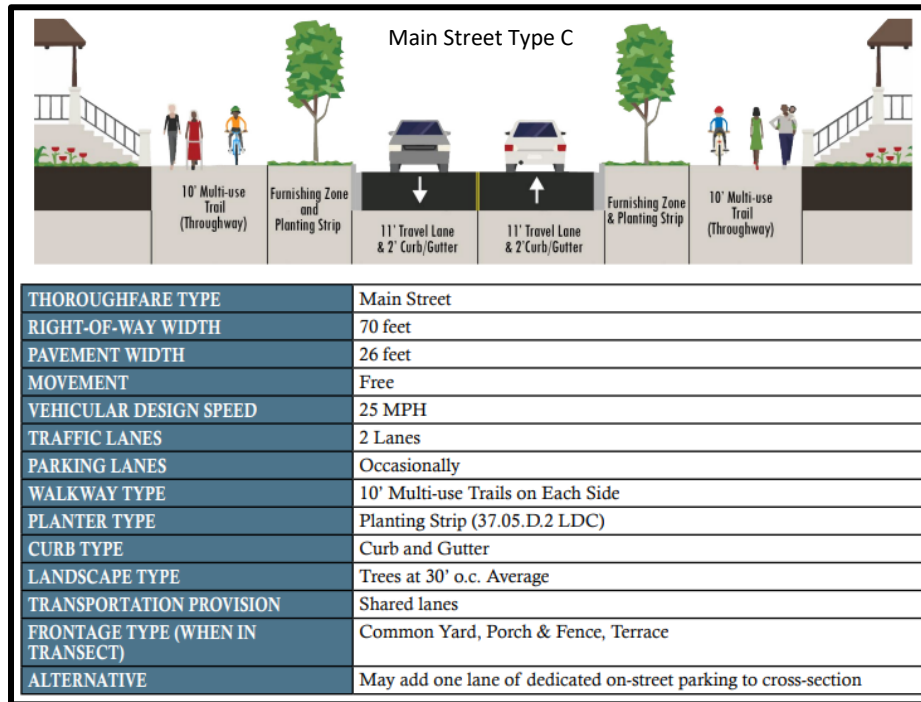


Figure 2: Main Street C Type Standards

Staff is also proposing a change requested by the developer of Liberty Cove. Figures 4.2 and 4.6 require a Main Street Type B located in the Civic Center Village Center south of, and parallel to, William Burgess Boulevard. This roadway requires 80 feet of right-of-way and includes on-street parallel parking.

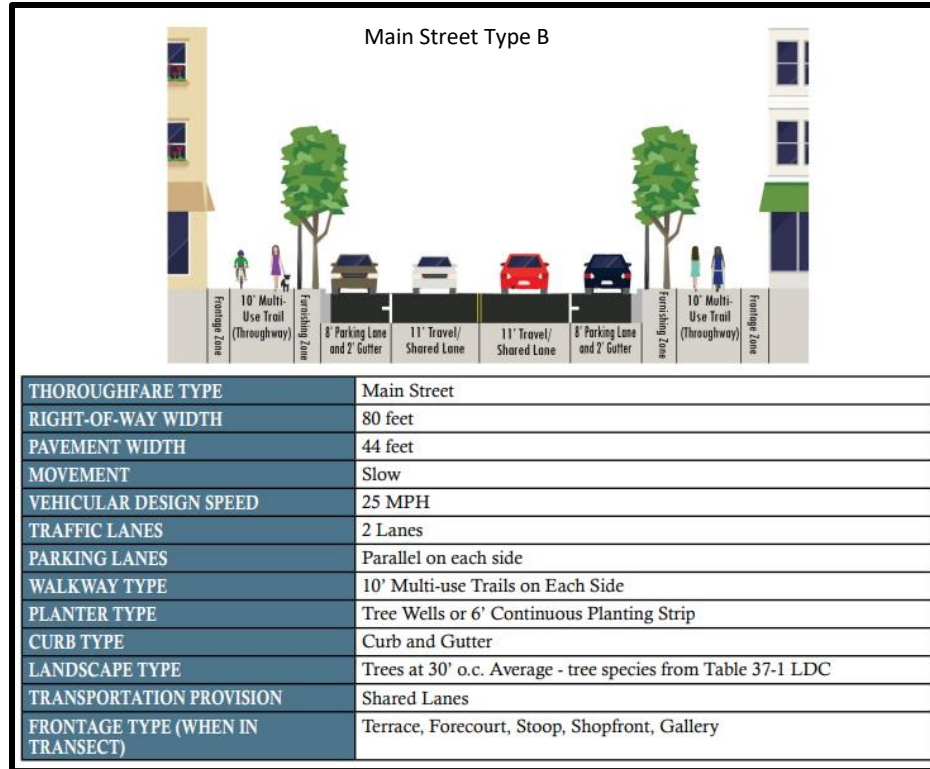


Figure 3: Main Street B Type Standards

The developer is proposing to construct a Main Street Type A instead of the Main Street Type B (as shown on Figure 6) which includes 95 feet of right-of-way and angled parking. Staff has no objection to this request.

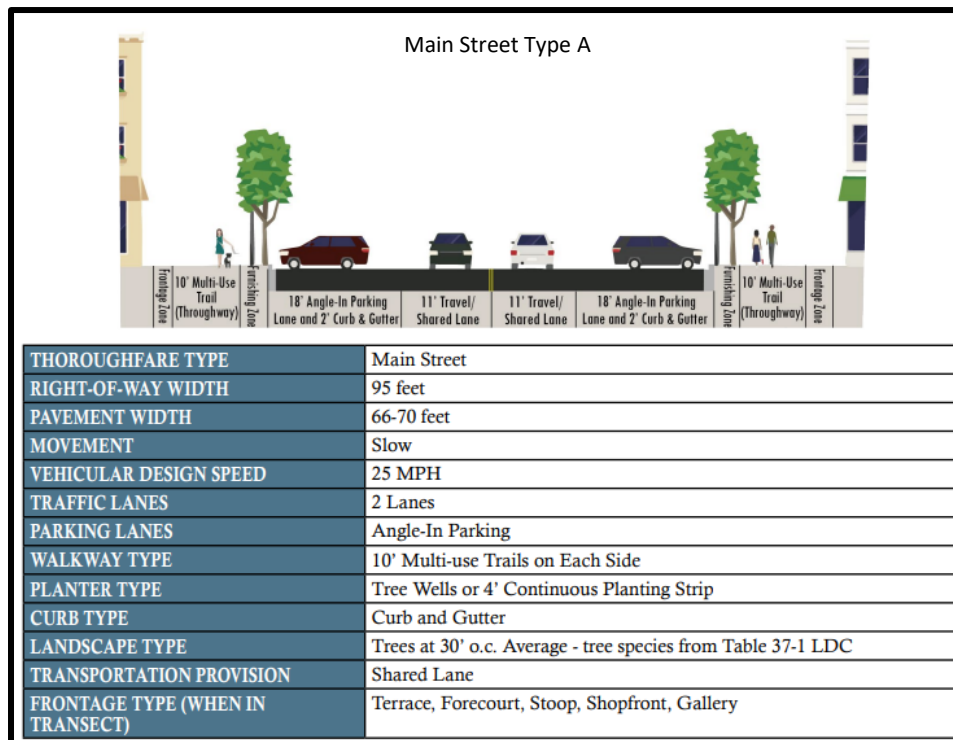


Figure 4: Main Street A Type Standards



STAFF RECOMMENDATION

The amendment is in conformance with the goals, objectives, and policies of the Comprehensive Plan and does not conflict with the Land Development Code, Code of Ordinances, WBD Context and Connectivity Blueprint, and other County regulatory documents. Staff recommends APPROVAL of LDC22-001 to amend the WBD Context and Connectivity Blueprint to replace the Main Street Type C adjacent to and west of US 17 with a 30' cross-access corridor, and to change the approved Main Street Type B roadway located in the Civic Center Village Center south of, and parallel to, William Burgess Boulevard to a Main Street Type A road.

Figure 4.2 – WBD Regulating Plan

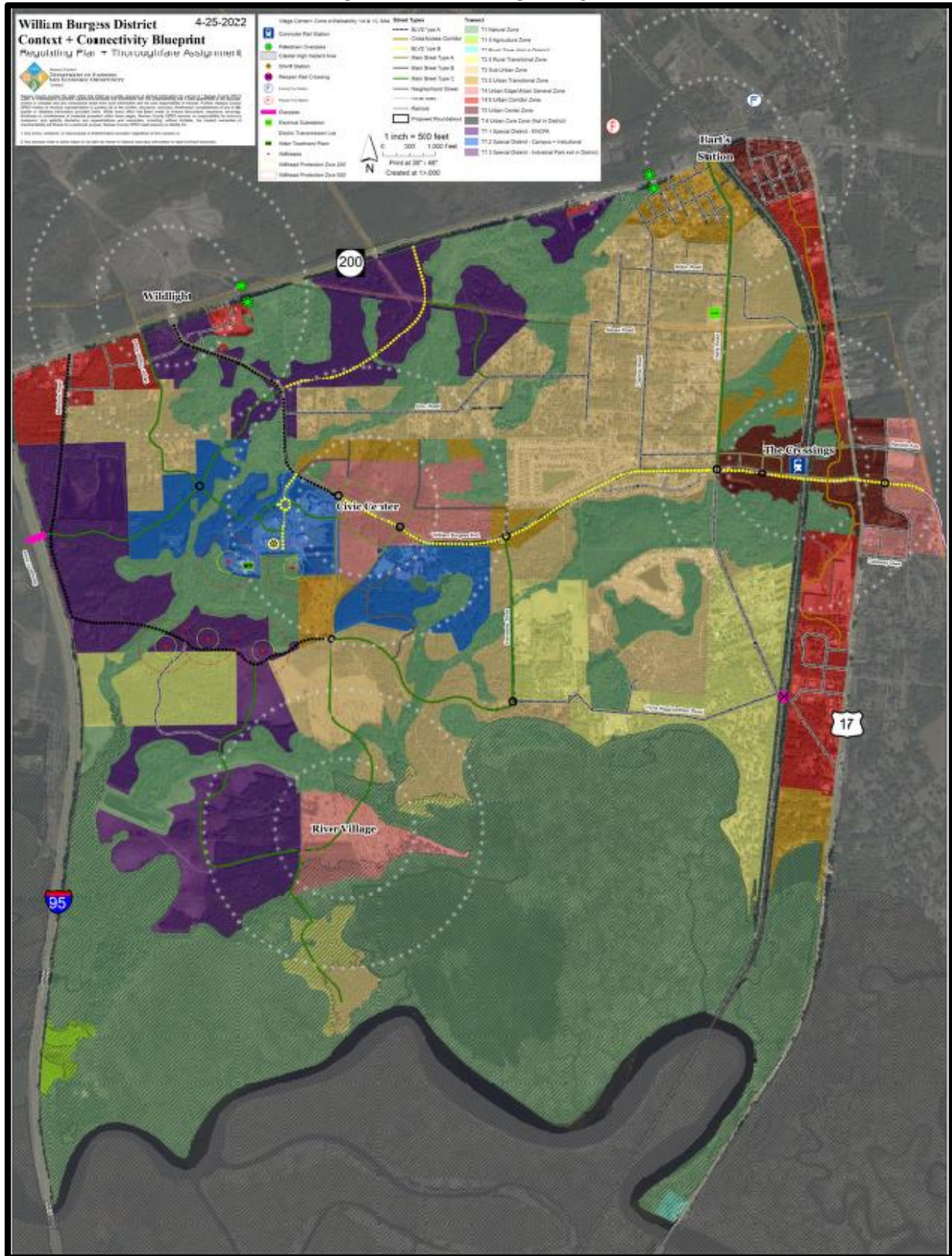


Figure 5: William Burgess District Regulating Plan

Figure 4.6 – WBD Thoroughfare Assignments

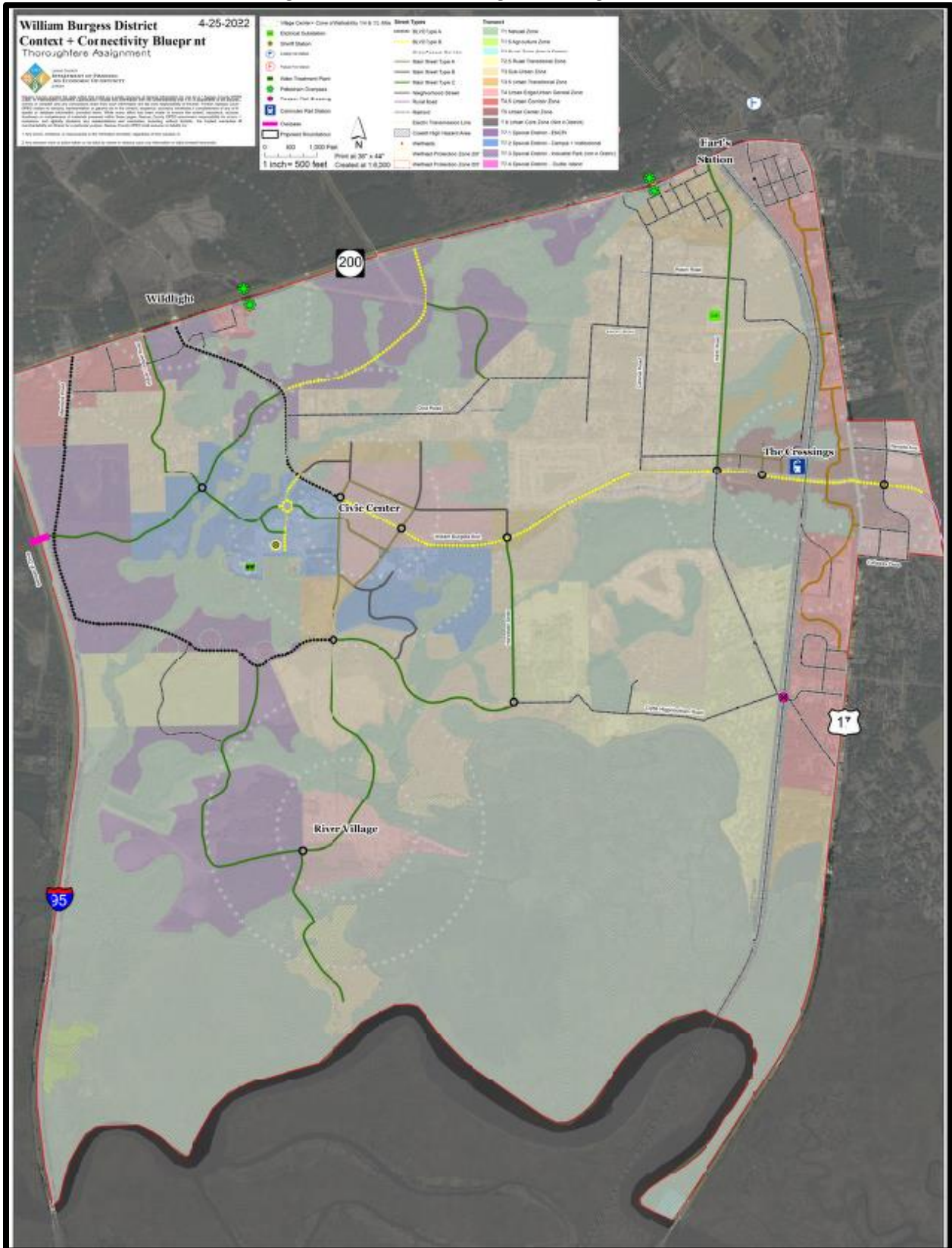


Figure 6: William Burgess District Thoroughfare Assignments