

## EXHIBIT "A"

### REZONING REVIEW CRITERIA

- a. Explain how the proposed change relates to the established land use patterns.

The existing, established land use pattern is single family homes to the south, west and north and industrial and commercial uses to the east along US 17. The proposed land use pattern per the William Burgess Overlay District calls for high density commercial and multi-family uses surrounded by medium density residential uses radiating from the center of the overlay district (the intersection of US 17 and William Burgess Boulevard). Specifically, the proposed change prescribes high density multi-family and commercial uses along the north side of William Burgess Boulevard, the Park/Open Space along its south side and Medium Density Residential uses to the north of the Commercial area. Therefore, the proposed change is consistent with the proposed land use pattern as set forth in the overlay district. In addition, the proposed change provides a reasonable transition from the industrial and commercial uses along US 17 to the single family uses to the south, west and north of the PUD.

- b. Identify isolated districts that would be created by the proposed change.

The proposed change creates no isolated districts given that the east and west boundaries front on Harts Road and the CSX Railway right-of-way and the south and north boundaries are adjacent to older single family development.

- c. Explain how the proposed change would impact public facilities such as schools, utilities, streets and traffic.

The proposed change will have a positive impact on schools and utilities as the development will help to increase the used and usefulness of those currently underutilized public facilities. The proposed pedestrian and traffic improvements to be completed in connection with the development of the PUD are expected to offset the additional traffic generated by the proposed change. The PUD Conditions include mobility improvements that would not only offset the traffic impacts of the proposed development but would also remedy an existing deficiency for left turn movements for southbound traffic on Harts Road.

- d. Describe the existing and proposed conditions for the subject property and the surrounding properties.

The project site consists of two (2), undeveloped parcels encompassing +/- 197 acres within unincorporated Nassau County. The site is predominantly pine flat woods with significant wetlands separating the Medium Density Residential area from the Commercial area on the

northerly parcel. The southerly parcel is substantially all wetlands except for +/- 11.5 acres located along the southern side of William Burgess Boulevard.

The surrounding properties to the south, west and north are predominantly existing, residential development including the Cartesian Pointe and Lumber Creek developments. The property to the east includes industrial (including the CSX rail right-of-way) and commercial uses along US 17 as well as vacant parcels.

The proposed conditions for the development include medium density residential (planned mostly for single family use), office, retail, multi-family and recreational uses, all as called for by the William Burgess Mixed-Use Activity Overlay District.

The undeveloped surrounding property (substantially all located to the east along US 17 and William Burgess Boulevard) are planned to be developed with multi-family, office, retail and recreational uses also, as dictated by the overlay district for the area.

- e. Identify Comprehensive Plan policies that support the proposed change, especially long range land use plans.

Policy FL.08.04 – The County shall discourage Urban Sprawl by requiring higher density compact development to occur in areas that are planned to be served by public facilities providing for sound and cost efficient public facility planning.

Policy FL.08.05 – The Land Development Code shall provide incentives to direct commercial and multi-family residential uses into clustered or nodal development patterns, that eliminate or reduce strip or ribbon development following major County or State roads.

Policy FL.08.06 – The Land Development Code shall provide incentives to encourage new residential and commercial development in rural and transitioning areas to accomplish the following:

- A. Develop in a pattern that is a logical extension of existing urban development patterns avoiding leapfrog or scattered development.
- B. Develop in clustered or nodal patterns, eliminating or reducing strip style development along arterial or collector roads.
- C. Develop in a pattern that enhances the potential for the extension and maximization of central (regional) water and sewer systems.
- D. Contribute to the development of mixed-use communities that provide for integrated residential and employment opportunities; and provide for civic and public facilities including emergency medical, fire protection and police facilities, parks and other recreational facilities, schools, hospitals and other public or institutional uses.
- E. Minimize the potential impact of urban development on the agricultural productivity of the areas.

- F. Where appropriate, use enhanced standards to create urban-level infrastructure and design elements for new development, including but not limited to streets, stormwater management facilities, landscaping, and signage.

Policy FL.09.05 – The County shall evaluate development plans to ensure that open space is provided for recreation in all proposed residential or mixed use development projects in accordance with the established level of service.

Policy FL.10.01 – The Land Development Code shall permit the use of innovative land development techniques and allow for appropriate density bonuses to encourage construction of affordable housing units.

Policy FL.10.06 – The Land Development Code shall promote the construction of master planned and mixed use developments by providing incentives such as density bonuses, flexible design standards and funding options for required infrastructure improvements.

- f. Explain how changed or changing conditions make approval of the proposed rezoning desirable.

The proposed development implements many of the goals and objectives of the recently adopted William Burgess Overlay District including the redevelopment/widening of William Burgess Boulevard where it bisects the property, the development of an 11.5 acre public park on the uplands in the southerly portion of the site and the construction of a multi-use trail that connects the northerly portion of the northern parcel to the public park and extends the trail to the west for its ultimate connection to State Road 200 and the Wild Light community.

- g. Explain how the proposed change will not adversely affect living conditions in the adjacent neighborhoods.

The adjacent neighborhoods located south, west and north of the PUD share very little common boundary with the PUD with only a few houses to the north being adjacent to any area within the PUD proposed for development. Given that single family homes are proposed to the north, and the separation from the other neighborhoods provided by Harts Road and the wetlands in Parcel C, the PUD will have minimal adverse impacts on the living conditions in the adjacent neighborhoods.

- h. State that the proposed change will comply with all Federal, State and local drainage requirements.

The proposed change will comply with a Federal, State and local drainage requirements.

- i. Explain how the proposed change will encourage the improvement or development of adjacent property in accordance with existing regulations.

The immediately adjacent properties to the PUD are substantially developed and the development of the PUD would encourage the vacant single family properties to be built out. The residential homes to be developed in Parcel A of the PUD and the multi-family homes in Parcel B would add rooftops which encourage development of the proposed high density commercial development in other portions of the William Burgess Overlay District.

- j. Explain why the property cannot be used with the existing zoning.

The existing zoning is not in compliance with the William Burgess Overlay District. Therefore, a zoning change is necessary to develop the PUD.

- k. Describe the scale of the proposed project according to the needs of the neighborhood and the needs of Nassau County.

The proposed development in Parcel A for medium density residential provides a transition for the existing single family uses to the north and west to the proposed commercial and multi-family uses required in Parcel B and along US 17 and William Burgess Boulevard to the east. The mixed use and multimodal provisions of the PUD provide a much needed change for Nassau County to allow it to move away from the suburban sprawl that has characterized development to date in the County.

- l. Are there any other sites in the general location with similar zoning?

No, the proposed zoning is unique to the Yulee area of Nassau County as this is the first site to apply for a rezoning in accordance with the mixed use requirements of the William Burgess Overlay District.