

ORDINANCE NO. 2019- \_\_\_\_\_

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING ORDINANCE NO. 97-19, AS AMENDED, KNOWN AS THE NASSAU COUNTY LAND DEVELOPMENT CODE; ADOPTING A NEW ARTICLE 43; ADOPTING BY REFERENCE AND APPROVING THE USE OF THE WILLIAM BURGESS CONTEXT AND CONNECTIVITY BLUEPRINT IN THE SUBSEQUENT IMPLEMENTATION PHASES OF THE WILLIAM BURGESS MIXED-USE ACTIVITY CENTER OVERLAY DISTRICT AS ADOPTED IN THE 2030 COMPREHENSIVE PLAN; AND PROVIDING AN EFFECTIVE DATE.; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on August 28, 2017, at the recommendation of the Local Planning Agency and after receiving no objection from the State of Florida, the Board of County Commissioners approved the creation of the William Burgess Mixed-use Activity Center Overlay District as part of Policy FL.02.05 in the 2030 Comprehensive Plan; and

**WHEREAS**, the William Burgess Mixed-Use Activity Center Overlay District directly implements the principles of the Vision 2032 Plan and 2030 Comprehensive Plan by creating the opportunity for the establishment of a transit oriented compact mixed-use community that promotes social engagement, a live/work environment and fiscal sustainability; and

**WHEREAS**, the William Burgess Context and Connectivity Blueprint expands upon the William Burgess Mixed-use Activity Center Overlay District by capturing the historical context of the area to establish a unique sense of place through the enhancement of an emotional attachment via local specificity that captures the quality-of-place and quality-of-life desired by citizens and businesses for retention, expansion and attraction; and

**WHEREAS**, the Planning and Zoning Board of Nassau County held publicly noticed workshops on the creation and implementation of the William Burgess Context and Connectivity Blueprint on September 18, 2018, October 2, 2018, November 8, 2018, November 20, 2018, January 15, 2019, February 5, 2019, February 19, 2019, February 26, 2019, March 5, 2019, and March 19, 2019; and

**WHEREAS**, the Planning and Zoning Board conducted a public hearing on this application on April 2, 2019 and voted to recommend approval to the Board of County Commissioners; and

**WHEREAS**, the Board of County Commissioners held public hearings on April 8 and May 13, 2019 to take public comment and consider the adoption of the William Burgess District Vision Book in the implementation of the William Burgess Mixed-use Activity Center Overlay District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:**

### **SECTION 1. FINDINGS**

This Ordinance is consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan, in particular Policy FL.02.05, the William Burgess Mixed-use Activity Center Overlay District.

### **SECTION 2. AMENDMENT**

- A. Article 43, William Burgess Mixed-Use Activity Center Overlay District, is hereby added to the Land Development Code as set forth in herein:

#### **ARTICLE 43. - WILLIAM BURGESS MIXED USE ACTIVITY CENTER OVERLAY DISTRICT**

##### **Section 43.01. – Purpose and Intent**

The William Burgess Mixed-use Activity Center 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:

- (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).

#### **Section 43.02. - Applicability.**

The William Burgess Mixed-use Activity Center Overlay District is applicable to the properties within the area defined in Comprehensive Plan Policy FL.02.05 and shown on Map FLUMS-10 of the adopted Future Land Use Map series, as amended. The overlay district shall be applicable to all zoning districts and may be supplemental to the requirements of each zoning district.

#### **Section 43.03. - William Burgess Context and Connectivity Blueprint.**

The William Burgess Context and Connectivity Blueprint, is hereby adopted by reference as of \_\_\_\_\_, 2019, and is applicable to all properties within the District and shall establish specific incentives and design guidelines that will incorporate the goals, principles and standards for development of this District.

- B. The William Burgess Context and Connectivity Blueprint, is hereby adopted by reference pursuant to Article 43 of the Land Development Code (Ordinance 97-19, as amended) as set forth in Exhibit "A" herein, and is applicable to the property defined in Comprehensive Plan Policy FL.02.05 and Future Land Use Map Series Map FLUMS-10, as amended.

### **SECTION 3. SEVERABILITY**

It is the intent of the Board of County Commissioners of Nassau County, Florida, and is hereby provided, that if any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

### **SECTION 4. EFFECTIVE DATE**

This Ordinance shall take effect upon filing with the Secretary of State as provided in Florida Statutes, Section 125.66.

**PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

\_\_\_\_\_  
JUSTIN M. TAYLOR,  
Its: Chairman

ATTEST as to Chairman's Signature:

\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form and legality by the  
Nassau County Attorney:

\_\_\_\_\_  
MICHAEL S. MULLIN,  
County Attorney