


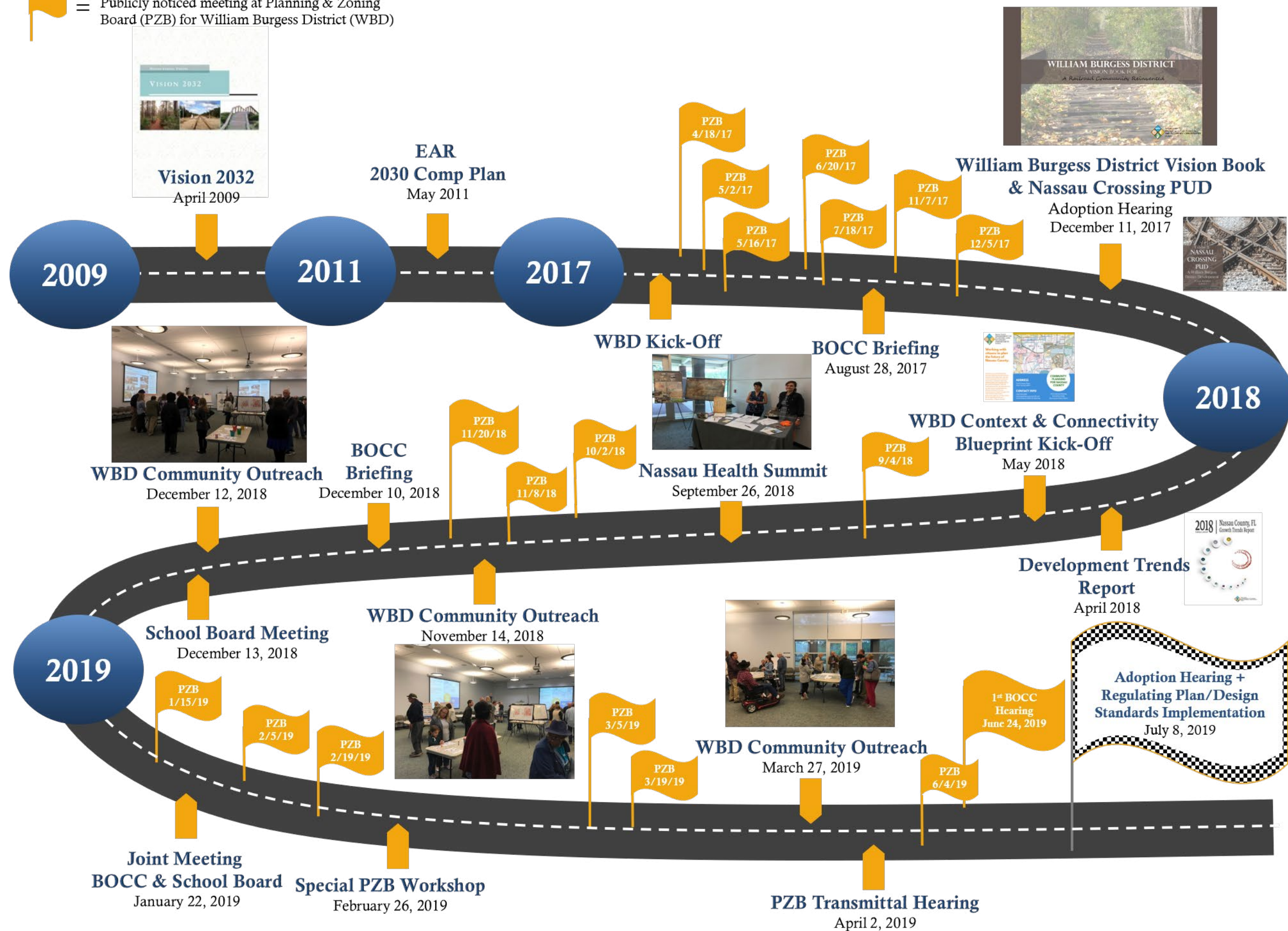


Public Engagement

# William Burgess Context and Connectivity Blueprint - Workshop Schedule

9/4/18 – PZB Workshop (publicly noticed)  
10/2/18 – PZB Workshop (publicly noticed)  
10/30/18 – Dr. Burns/School District Meeting  
10/31/18 – NEFRC & FDOT Meeting  
11/2/18 – VHB Design Meeting  
11/8/18 – PZB Workshop (publicly noticed)  
11/14/18 – Community Meeting 1st at FSCJ 6:30pm  
11/16/18 – Burns/School District 2nd Meeting  
11/20/18 – PZB Workshop (publicly noticed)  
12/10/18 - BOCC Briefing (publicly noticed)  
12/11/18 – FSCJ Board of Trustees/School Board Meeting  
12/12/18 – Community Meeting 2nd at FSCJ 6:30pm  
12/13/18 – School Board Meeting (publicly noticed)  
1/15/19 – PZB Workshop (publicly noticed)  
1/22/19 – Joint Meeting BCC/School Board (publicly noticed)  
2/5/19 – PZB Workshop (publicly noticed)  
2/19/19 – PZB Workshop (publicly noticed)  
2/22/19 – Provide PZB draft to review and post to website  
2/26/19 – Special Workshop at PZB (publicly noticed)  
3/5/19 – Workshop PZB (publicly noticed)  
3/18/19 - 2nd meeting with NEFRC & FDOT  
3/19/19 – Workshop PZB (publicly noticed)  
3/27/19 – Community Meeting 3rd at FSCJ 6:30pm  
4/2/19 – Transmittal Hearing at PZB and PH for Regulating Plan/Design Standards (publicly noticed)  
5/2/19 - NEFRC Board Meeting for Transmittal of Comp Plan Amendment  
5/10/19 - Received approval (or no comment) from all State and Regional Agencies for Comp Plan Amendment  
6/4/19 - Public Hearing at PZB for Regulating Plan/Design Standards/Land Development Code (publicly noticed)  
6/24/19 - 1st BOCC Adoption Hearing & 1st Reading of Regulating Plan/Design Standards (publicly noticed)  
7/8/19 – 2nd BOCC Adoption Hearing & 2nd Reading of Regulating Plan/Design Standards (publicly noticed)

 = Publicly noticed meeting at Planning & Zoning Board (PZB) for William Burgess District (WBD)







## VISUAL PREFERENCES

Please place a mark by those you like!



## VISUAL PREFERENCES

Please place a mark by those you like!



## VISUAL PREFERENCES

Please place a mark by those you like!







## Working with citizens to plan the future of Nassau County.



Join us at one of the following outreach events to give input on the future of the William Burgess Corridor, bounded by I-95, SR 200, Nassau River, and Hwy. 17.

- **Wednesday, Nov. 14:**  
Outreach Open House |  
FSCJ: Nassau Room |  
76346 William Burgess  
Blvd. | 6:30pm
- **Wednesday, Dec. 12:**  
Outreach Open House |  
FSCJ: Nassau Room |  
76346 William Burgess  
Blvd. | 6:30pm

### UPCOMING WILLIAM BURGESS CORRIDOR EVENTS

### QUESTIONS?

(904) 530-6300  
[planninginfo@nassaucountyfl.com](mailto:planninginfo@nassaucountyfl.com)  
[www.nassaucountyfl.com/planning](http://www.nassaucountyfl.com/planning)

**NASSAU COUNTY  
DEPARTMENT OF  
PLANNING AND  
ECONOMIC  
OPPORTUNITY  
FLORIDA**

Nassau County PEO Department  
 2018 American Planning  
 Association-Florida  
 Best Practices Award Winner





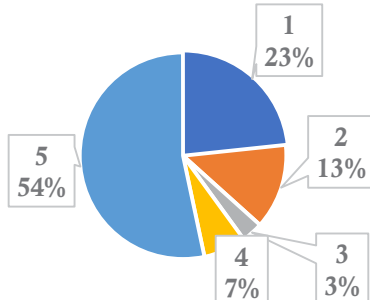




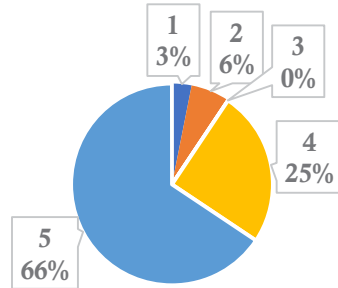
# PLAY - How Important Is...

Rating on a scale of 1 to 5; 1 being lowest and 5 being highest

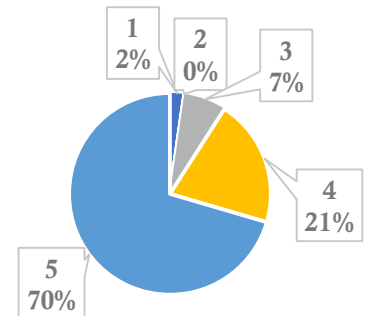
Close proximity to private recreational opportunities such as a YMCA?



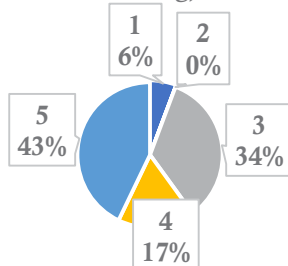
Recreation opportunities in close proximity to your home?



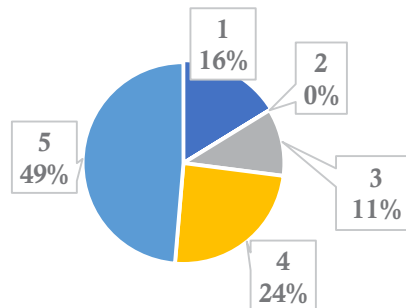
Public parking at public parks?



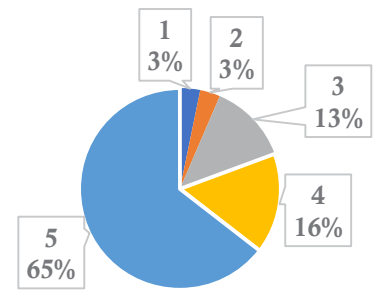
Access to nearby entertainment centers (movie theaters, gaming facilities, laser tag)?



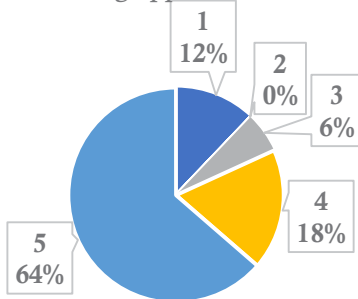
Youth sport facilities a short driving distance from your home?



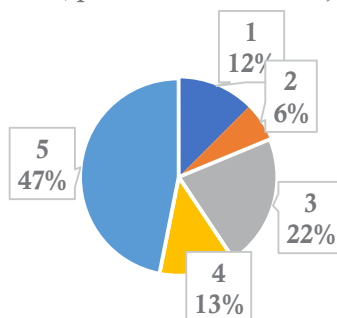
Access to nearby recreation centers?



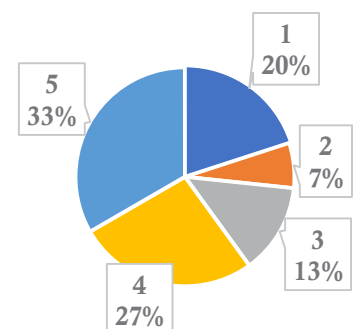
Having access to land for fishing opportunities?



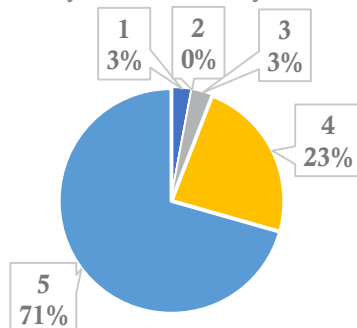
Having opportunities to experience the cultural arts (museums, music halls, performance theaters)?



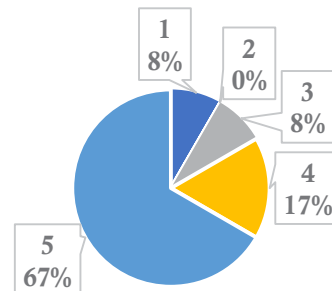
Local clubs and sport teams?



A variety of recreation opportunities for people of all ages and abilities in your community?



Having boat ramps, canoe/kayak launches, docks, etc. to access the county's waterways, including the Nassau River?

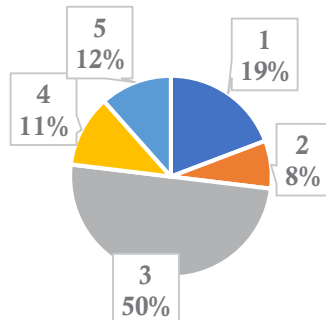




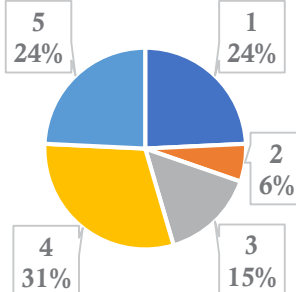
# LIVE – Education & Culture - How Important Is...

Rating on a scale of 1 to 5; 1 being lowest and 5 being highest

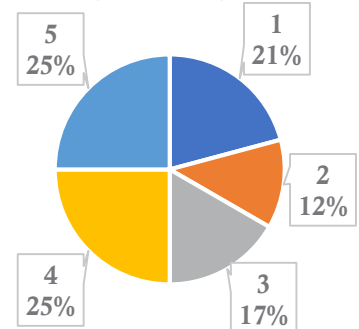
Living nearby to community centers and gathering spaces?



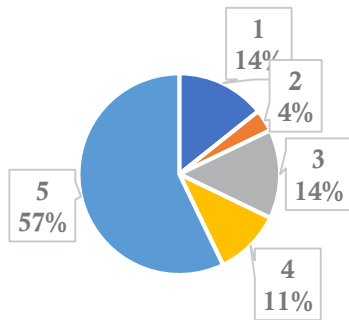
Being able to take public transportation to meet your basic needs (grocery shopping, public schools, etc.)?



Affordable housing options your family?

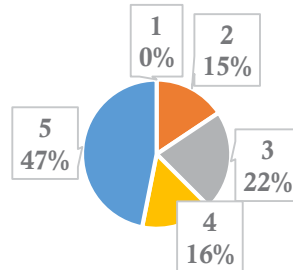


Close access to healthcare facilities?

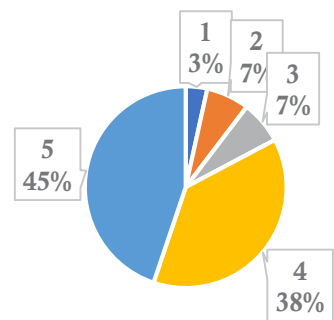


A well-designed neighborhood that is pedestrian friendly?

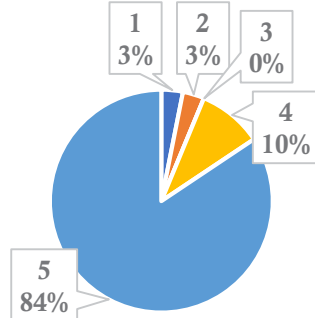
(Sidewalks, bike paths, shade trees over sidewalks, amenities within a 5 min. walk)



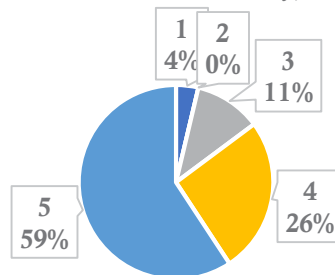
Access to public water and sewer?



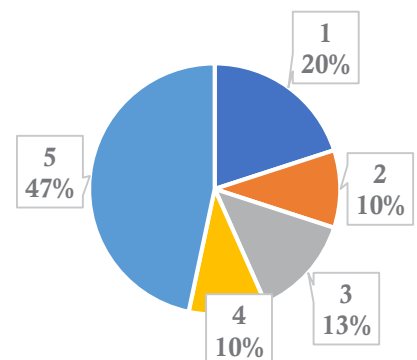
Large community-based social events such as a Christmas Parade?



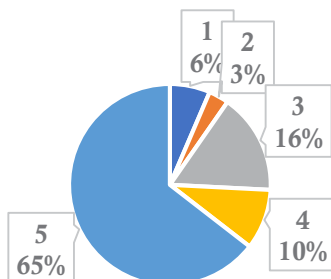
Having community-based social organizations in your community (ex. Church groups, garden clubs, 4-H, historical society)?



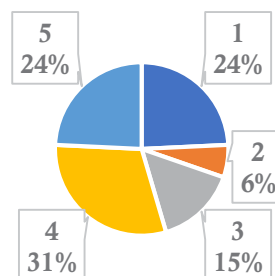
Housing and care options for elderly family members?



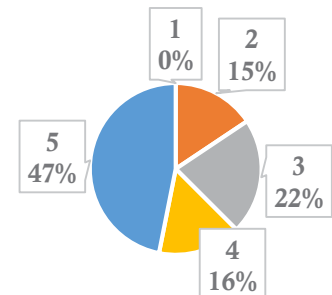
Close proximity to recreation areas and parks?



Being able to walk or bike to meet your basic needs (grocery shopping, public schools, etc.)?



Close proximity to grocery stores, retail outlets, and restaurants?

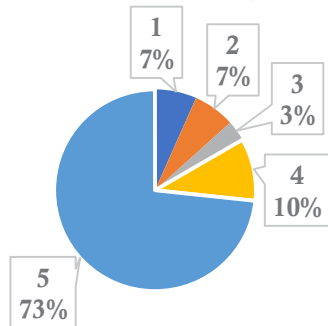




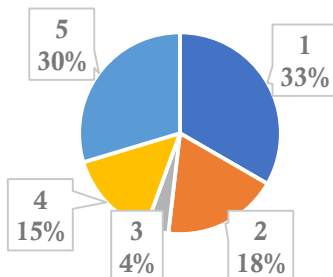
# WORK - How Important Is...

Rating on a scale of 1 to 5; 1 being lowest and 5 being highest

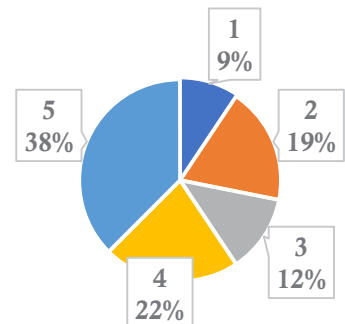
Skilled labor jobs available in Nassau County?



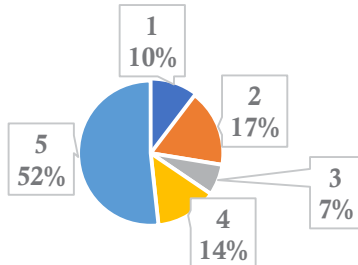
Being in close proximity to your children's school from work?



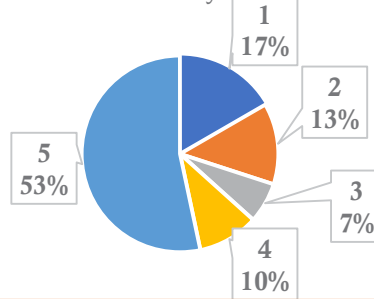
Elder-care options close to your home or work?



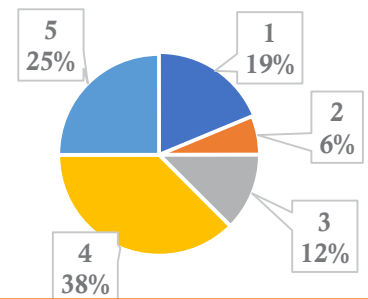
Having diverse job opportunities close to where you live so that you can walk or bike to work?



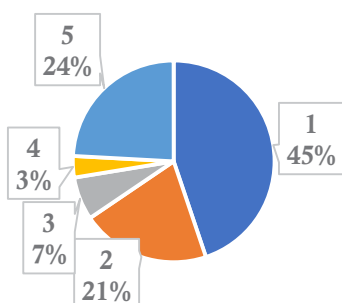
High wage job opportunities for your children in Nassau County?



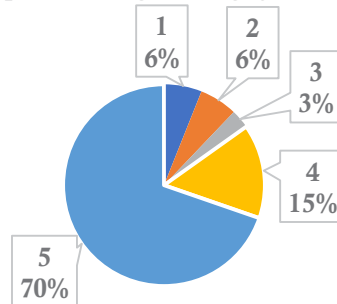
Creating neighborhoods and town centers that attract young college educated people?



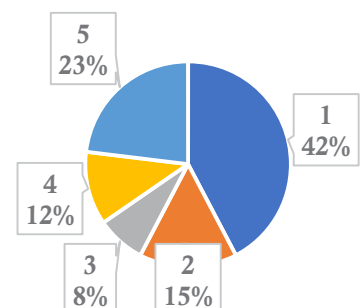
Being able to take public transportation to your job?



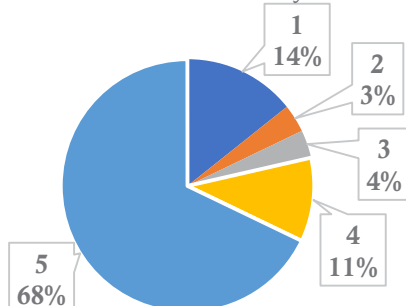
Creating new job centers that promote higher wage jobs?



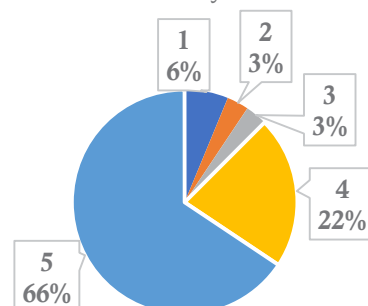
Childcare options close to your home or work?



Having opportunities to advance in your job and not having to relocate from Nassau County?



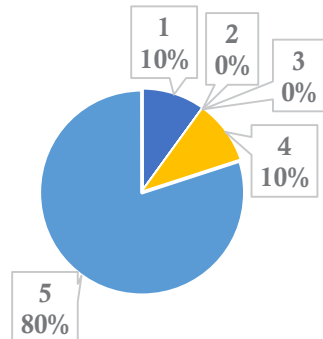
Attracting a more diverse pool of employers and employees to Nassau County?



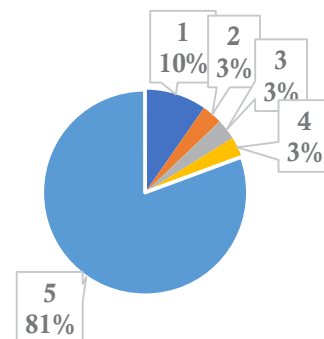
# History & Archaeology - How Important Is...

Rating on a scale of 1 to 5; 1 being lowest and 5 being highest

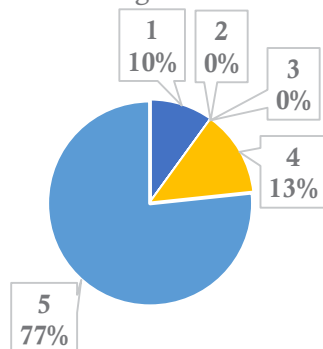
Ensuring Nassau does not lose its rural charm and sense of place (uniqueness)?



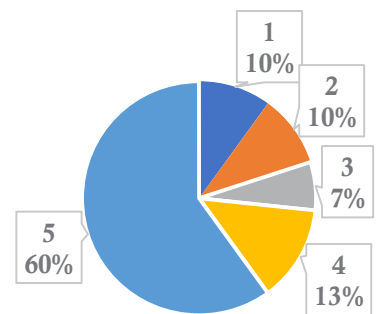
Preserving local history in monuments, museums, and public squares?



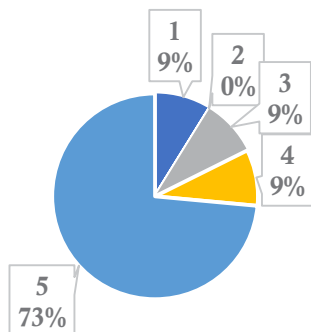
Preserving the heritage of Nassau County for future generations?



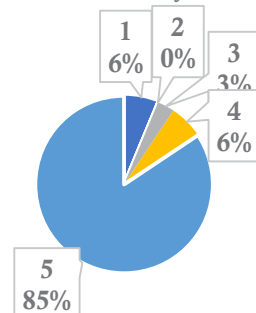
Having access to museums and cultural events?



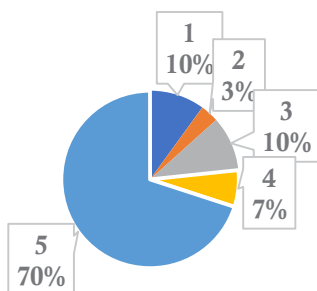
Preserving historic buildings and examples of unique architecture?



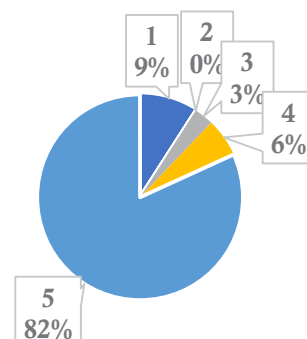
Identifying and protecting historically significant sites and structures in your community?



Celebrating the local history and culture through community events and festivals such as a Christmas Parade?



Preserving sites that have historical significance for Nassau County?

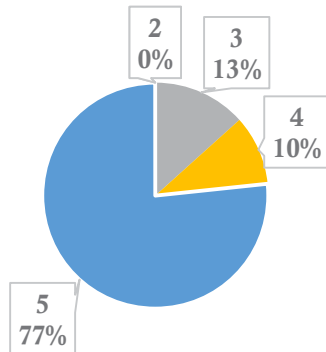




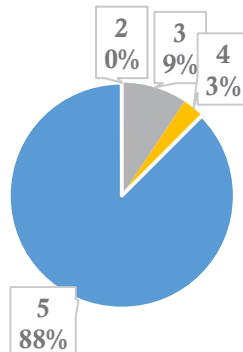
# Natural Features & Ecology - How Important Is...

Rating on a scale of 1 to 5; 1 being lowest and 5 being highest

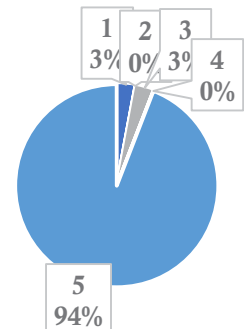
Access to public waterways?



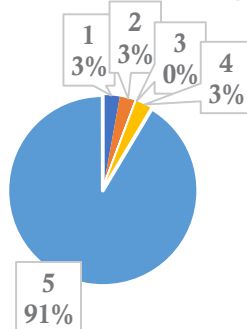
Access to state forests?



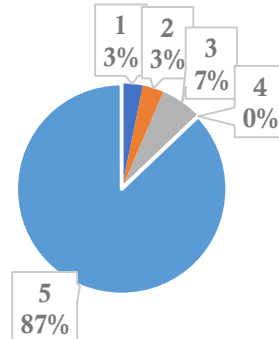
Preserving wetlands and forests?



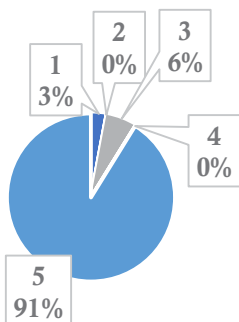
Directing growth to suitable areas while leaving ecologically sensitive areas (wetlands, flood zones) natural and vegetated?



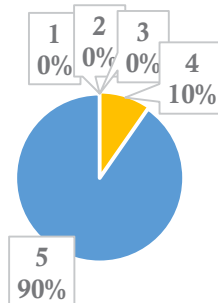
Using the natural beauty of Nassau County for eco-tourism?



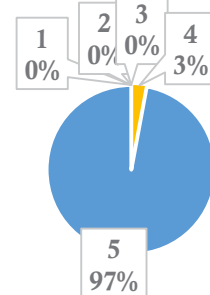
Protecting a prominent natural feature in your area?



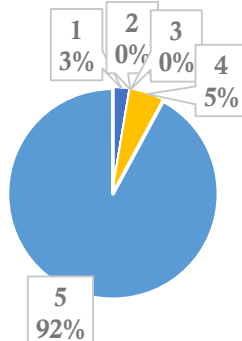
Preserving the natural features unique to the state of Florida?



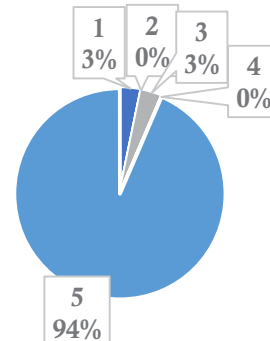
Protecting our aquifer (the source of our drinking water)?



Taking proactive measures to protect property from flooding?



Protecting natural and sensitive habitat areas such as streams and rivers?





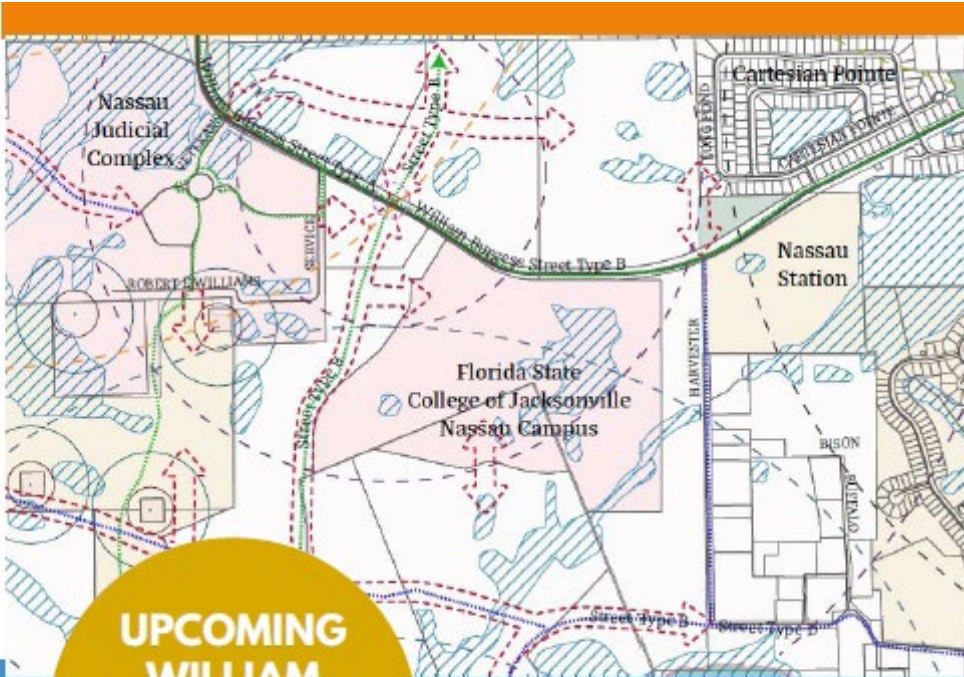




## Working with citizens to plan the future of Nassau County.

Join us at the following outreach event to get an update on the future of the William Burgess Corridor, bounded by I-95, SR 200, Nassau River, and Hwy. 17. We appreciate you joining us last fall to provide input and look forward to sharing what we captured from you in our work!

**Wednesday, March 27**  
Outreach Update  
FSCJ: Nassau Room  
(Red Bean Center)  
76346 William Burgess Blvd.  
6:30pm

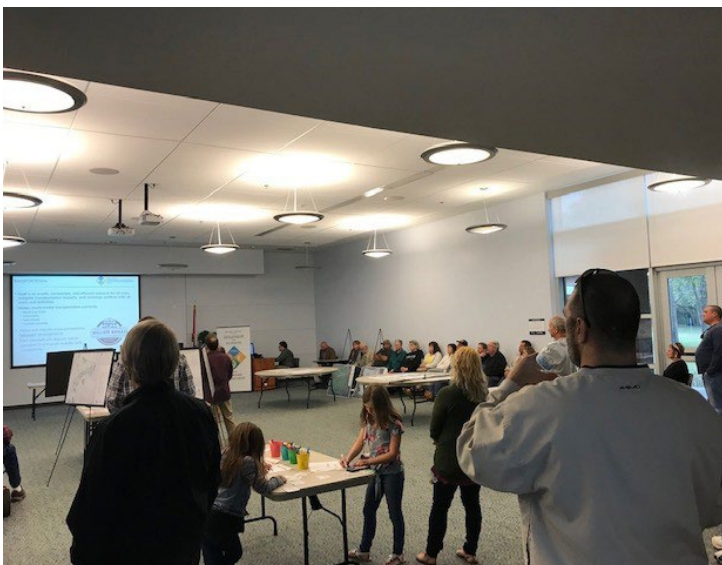


**UPCOMING WILLIAM BURGESS CORRIDOR EVENT**

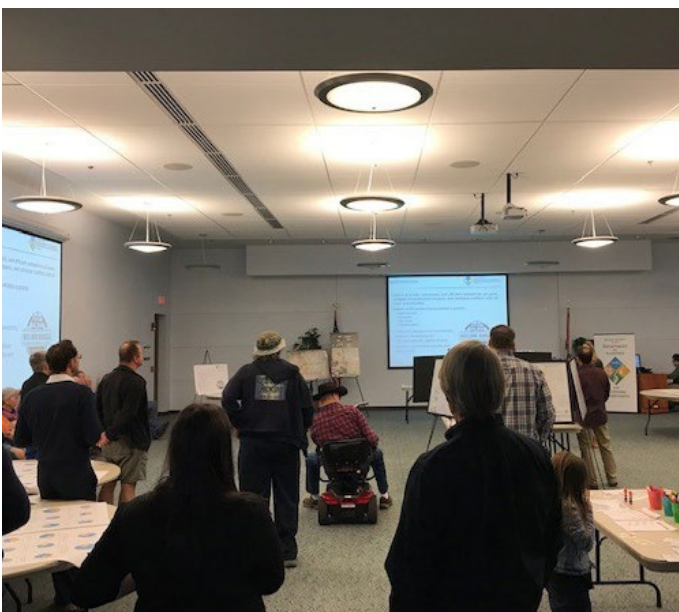
**QUESTIONS?**  
(904) 530-6300  
planninginfo@nassaucountyfl.com  
www.nassaucountyfl.com/planning

**NASSAU COUNTY DEPARTMENT OF PLANNING AND ECONOMIC OPPORTUNITY FLORIDA**

Nassau County PEO Department  
2018 American Planning Association-Florida  
Best Practices Award Winner









# 2018 APA FLORIDA PROJECT AWARDS

## AWARDS OF MERIT

### William Burgess Overlay District

Category: Best Practices

The William Burgess Overlay District (WBD) and associated Vision Book represent a philosophical shift in landuse planning in Nassau County away from the auto-dependent development pattern that has dominated growth and towards a sustainable, compact, mixed-use and multi-modal development pattern. The intent of the WBD is to utilize the built environment to promote strong social ties and the cultivation of community, highlight Nassau's railroad history to facilitate an authentic sense of place experience, and take advantage of multi-modal transportation opportunities in a growing part of Yulee.



### South Florida Avenue (SR 37) Complete Street Charrette and Master Plan

Category: Best Practices

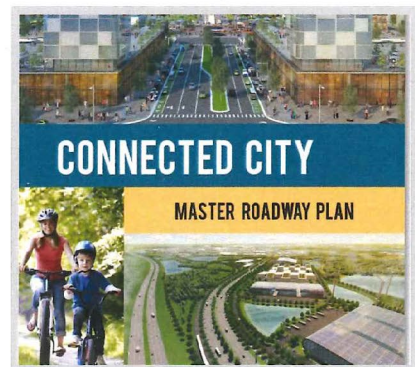
The Florida Department of Transportation, District 1 (FDOT), with Central Florida Regional Planning Council, supported by Treasure Coast Regional Planning Council staff, and City of Lakeland, studied and evaluated implementation strategies to improve mobility, quality of life, and economic vitality along the South Florida Avenue (SR 37) corridor (Ariana Street and Pine Street) in Lakeland, Florida. A significant public involvement process including a "Complete Streets" public design charrette was conducted, along with an economic development analysis and detailed traffic study on South Florida Avenue to assist FDOT with goals of promoting safety, quality of life, and economic development.



### Connected City Plan & Land Development Code

Category: Best Practices

Pasco County's Connected City is America's first Gigabit community built from the ground up that will have roads ready for driverless vehicles, multi-modal transportation options, flexible zoning attracting high tech companies, an incremental approval process that significantly reduces construction costs, new school and startup funds, builder credits for incorporating gigabit technologies and solar power, and the first community in America with a Crystal Lagoon. The public private partnership created the necessary enabling documents (Comprehensive Plan, Land Development Code, Stewardship Ordinance, Financial Plan, Master Roadway Plan and Conceptual Utilities Plan), demonstrating a successful model of how counties and private sector can work together to create new plans, codes, and review processes, and how counties can offer mobility fee credits rather than cash investments to motivate the private sector to install gigabit fiber and other high tech improvements in future communities.



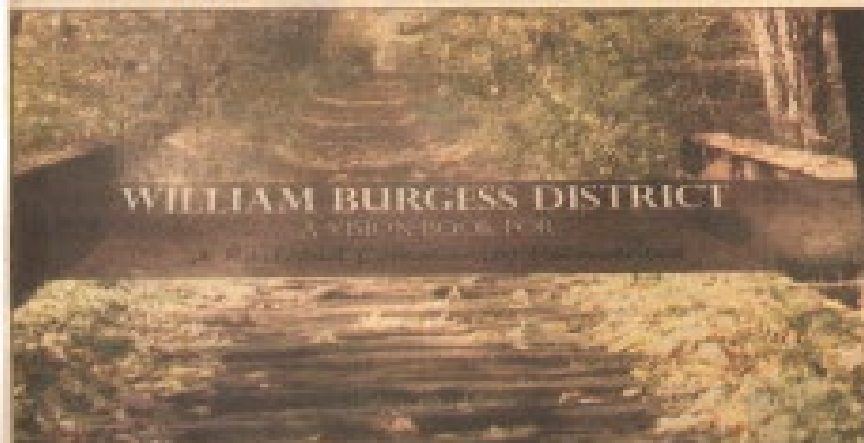
# NEWS LEADER

\$1.00

AMELIA ISLAND • FERNANDINA BEACH • YULEE • NASSAU COUNTY

Wednesday, December 13, 2006 / 15 Pages, 2 Sections • [newsleader.com](http://newsleader.com)

## County reveals 'vision books' for development



The cover of the vision book outlining plans to develop approximately 150 acres south of S.R. 200 (S.R. 200) east of Harts Road and largely west of U.S. 17.

CINDY JACKSON  
News Leader

"Vision books" for the "William Burgess District" and the Marine Crossing Planned Unit Development in Yulee were unveiled at the Nassau County Board of County Commissioners meeting on Dec. 11. The board voted unanimously to approve the William Burgess District vision book.

As presented by Department of Planning and Economic Opportunity Director Tom Pope, the vision book shows the district and the Marine Crossing PUD within the county's expanding development of approximately 150 acres in Yulee, north and south of William Burgess Boulevard between Barn Road and U.S. 17.

According to a county map, a portion of the William Burgess Mixed-Use Activity Center Overlay District also extends across an area just south of Nevada Avenue south to Calloway Drive, on the east side of U.S. 17.

The board also voted to change the Future Land Use Map of the county's Comprehensive Plan to reclassify the acreage discussed from Industrial and Conservation I to Medium

Density Residential, Commercial, and Conservation I, and limit the county's Future Land Use Element Policy PL-11.06.

The plan for the area includes "up to 250 single-family residential units, 150 multi-family residential units (of which 15% are to be affordable/workforce housing), 150,000 square feet of office space and 150,000 square feet of retail space."

Complete with photographs, maps, schematics, charts, and architectural renderings, the guidelines for the William Burgess District describe it as "A rail-road community... envisioned... An authentic... intended to connect the social evolution of Yulee by creating an engaging and creative place by incorporating old styles with a new feel."

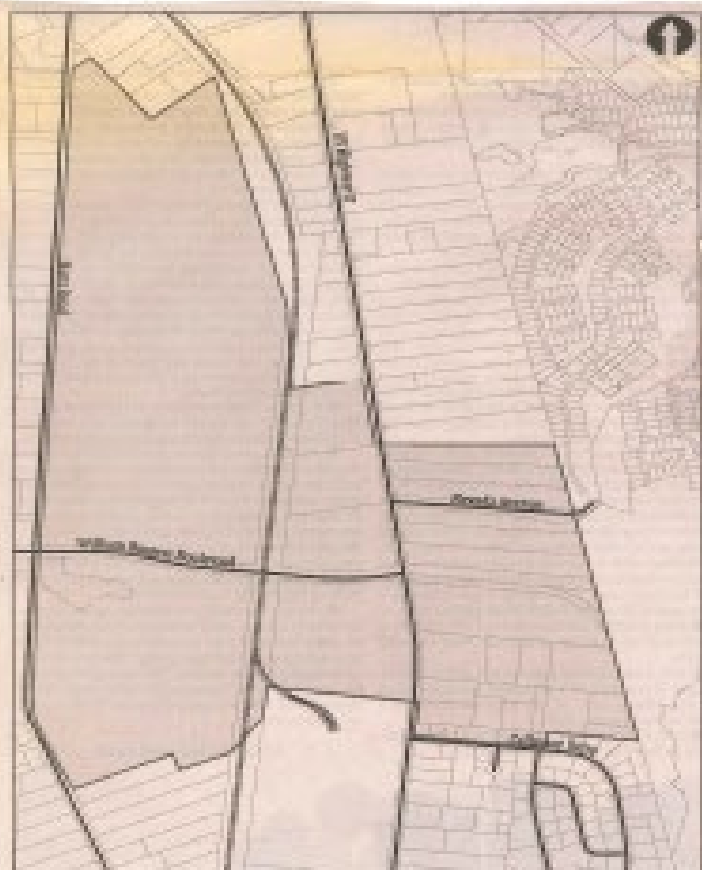
Included in the report are documents are pictures captioned "The Thin" and "The Thick," depicting desirable and undesirable design elements.

BCCC Chairman Sherry Loper and other commissioners commended the work of Pope and his department.

A few residents rose to express concerns about the district and the Nassau

VISION Continued on 3A

Editor: 904-241-1111 ext. 211



MAP PLUM-1 William Burgess Mixed-Use Overlay District

Legend  
Future Land Use  
Overlay District  
Scale  
0 1/2 1 mile

### VISION Continued from 3A

Crossing PUD, including a lot that "would be sold as a 'place for lots to be sold to take drugs," that there would not be adequate parking at the various recreational areas, and that maintaining work as a minimum plan could be a problem, saying that "it is not a thing to build and another to maintain."

Gregory McIntire, a builder from Jacksonville, took his time at the lecture to commend the Department of Planning and Economic Opportunity for an

outstanding planning document.

After hearing the public comments, the commissioners voted unanimously to approve and authorize adopting the William Burgess District vision book and its use in "the subsequent implementation phases of the William Burgess Mixed-Use Activity Center Overlay District as shown in the 2006 Comprehensive Plan."

For more information about the 2006 Comprehensive Plan and the Vision 2020 plan, contact the Department of Planning and Economic Opportunity at 904-241-

1111 ext. 211 or visit [www.nassaucountyfla.com/2006Planning-Economic-Opportunity](http://www.nassaucountyfla.com/2006Planning-Economic-Opportunity).

The commissioners also approved a resolution honoring and commending Mark H. Deff, a local graphic designer and photographer, for having one of his photographs selected to be on the cover of the 2006 Florida Association of Counties calendar.

The next meeting of the Board of County Commissioners takes place at 9 a.m. Wednesday, Dec. 20.

[cjackson@newsleader.com](mailto:cjackson@newsleader.com)



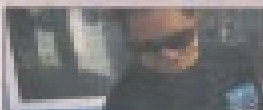
# NEWS LEADER

\$1.00

AMELIA ISLAND • FERNANDINA BEACH • YULEE • NASSAU COUNTY

WEDNESDAY, OCTOBER 10, 2018 / 20 PAGES, 2 SECTIONS • [newsleader.com](http://newsleader.com)

## BLESS THE BEASTS



## 'Nassau Crossing,' Yulee's railroad-themed development, is on track

GARY D. MORGAN  
Contributing Editor

A glimpse into the future of the Yulee community took its first step in May 2007 when the Nassau County Board of County Commissioners, along with the Chairman of Companies' Joint Committee to create Nassau Crossing, approved the plan. In December 2011, the Nassau County Board of County Commissioners approved the plan.

The Nassau County Board of Commissioners' website describes the plan as follows: "The Nassau Crossing Development is a railroad-themed development that captures the essence of the railroad's rich heritage and cultural significance and applies that spirit in a new and modern way. The authority is intended to interest to local residents of Yulee by creating an engaging and creative place by incorporating old styles with a new twist."

Nassau Crossing is the first Planned Development approved as part of the William Burgess Developer District and will encompass over 1,000 acres. The property is split in two by William Burgess Boulevard. The southern part of the development is currently undeveloped, while the northern part will be developed.

The Nassau Crossing is a railroad-themed development that captures the essence of the railroad's rich heritage and cultural significance and applies that spirit in a new and modern way. The authority is intended to interest to local residents of Yulee by creating an engaging and creative place by incorporating old styles with a new twist."

The Nassau Crossing is a railroad-themed development that captures the essence of the railroad's rich heritage and cultural significance and applies that spirit in a new and modern way. The authority is intended to interest to local residents of Yulee by creating an engaging and creative place by incorporating old styles with a new twist."

family homes. In the southern portion of the site, we have zoning for up to 100,000 square feet of commercial space—100,000 square feet will be retail space and 100,000 square feet will be office space," Matovina said. Under the plan, the builder is required to set aside a small lot of the commercial area for a future transit station next to the railroad track.

"There will be up to 100 multi-family apartments that are intended to be a very high-density development and in a 'condo-style' or a 'townhome' style," Matovina said about multi-family housing.

Matovina also stated his plan on dedicating the site to be a public park. The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park.

ON TRACK Continued on B1

A1

### ON TRACK Continued from B1

As the BOCC meeting Monday, commissioners were asked to approve the plan for the development of the site. The plan is to create a public park on the site. The plan is to create a public park on the site. The plan is to create a public park on the site.

"There is roughly 10 acres that is located on the north side of William Burgess that will be developed. It has been described as a public place and a multi-use place. There will be a public place and a multi-use place. There will be a public place and a multi-use place. There will be a public place and a multi-use place.

"The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park.

Examples of some of the proposed plans for the site are Nassau Crossing Way, the

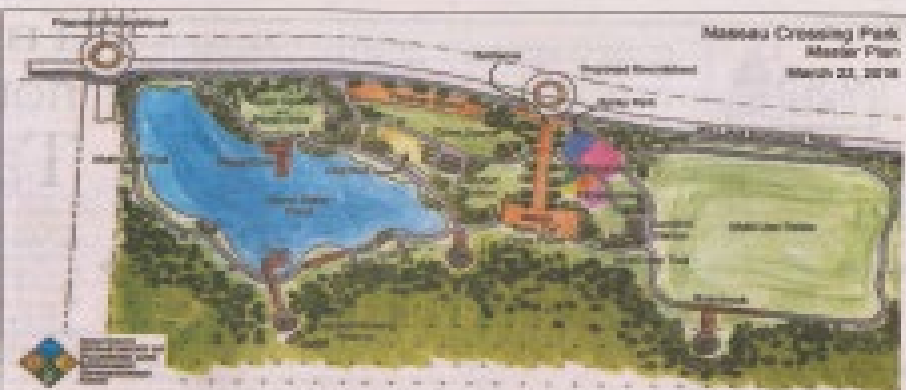
Car Court, the Station, the

"We are actively searching for a railroad car which would be located on the site. The plan is to create a public park on the site. The plan is to create a public park on the site. The plan is to create a public park on the site. The plan is to create a public park on the site.

"The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park.

"The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park.

Wednesday, October 10, 2018 NEWS News Leader



Part of the Master Plan for Nassau Crossing includes a large public park.

long distance, and as part of our development, we are extending that multi-use trail to 10 to 15 miles. The plan is to create a public park on the site. The plan is to create a public park on the site. The plan is to create a public park on the site. The plan is to create a public park on the site.

"The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park.

"The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park.

"The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park. The site is located on the north side of the county for a public park.



The Nassau Crossing Development team recently recognized the William Burgess Developer District as Nassau County's "best project" project. Nassau Crossing is the first major development to get off the ground in this district, which stretches east and west of the Nassau Crossing Development. The plan is to create a public park on the site. The plan is to create a public park on the site. The plan is to create a public park on the site. The plan is to create a public park on the site.

years of developing commercial areas in Nassau County. It is a place where there are the Planning Department evaluating one of our proposed developments, including about 10 years and working collaboratively with our neighbors to develop a successful community. The plan is to create a public park on the site. The plan is to create a public park on the site. The plan is to create a public park on the site. The plan is to create a public park on the site.

and Economic Development Department in Nassau County, led by Tom Page, saying it has been a pleasure to work with them. The plan is to create a public park on the site. The plan is to create a public park on the site. The plan is to create a public park on the site. The plan is to create a public park on the site.

Nassau Crossing is a Nassau Crossing Development team. The plan is to create a public park on the site. The plan is to create a public park on the site. The plan is to create a public park on the site. The plan is to create a public park on the site. The plan is to create a public park on the site.

horizons

## Sunday Brunch

10:30am-1:30pm

BUY ONE 50%  
GET ONE OFF  
LUNCH OR DINNER

Good for one only special menu. Excludes all other special menu items.

Horizons is a registered trademark of Horizons Inc.

Dinner: Tues.-Sat. 4pm-9pm

Lunch: Tues.-Sat. 11pm-3pm

Park Place • 3472 First Coast Highway

904-321-2430

[www.horizonsameiaisland.com](http://www.horizonsameiaisland.com)

## NEWS LEADER \$1.00

MELIA ISLAND • FERNANDINA BEACH • YULEE • NASSAU COUNTY

FRIDAY, NOVEMBER 30, 2018/18 PAGES, 2 SECTIONS • [newsleader.com](http://newsleader.com)

# County asks its citizens for input on the future of development

## On the east side...

GARY D. MORGAN  
For the News-Leader

The Nassau County Planning and Economic Opportunity Department held an "outreach open house" on Nov. 14 to ask concerned residents for their input on the future planning of the William Burgess Corridor. This was to be the first of a number of meetings in both east and west Nassau County. The meeting was held at the Florida State College at Jacksonville's Betty P. Cook Nassau Center campus in Yulee.

Taco Pope, the director of the department, and his staff set up an elaborate display of maps and visuals as well as a slideshow in an effort to show the 44 people in attendance what is under consideration.

Pope said he and his department were tasked by the Nassau County Board of County Commissioners to come up with their future plan by March.

"The current initiative is known as the William Burgess Context + Connectivity Blueprint (WB CCB)," Pope wrote in an email. "The study area is (the) area of Yulee south of State Road 200, east of I-95, west of Highway 17 and north of the Nassau River."

Pope's department came up with a "Vision Book" in December 2017 about a specific "overlay" area for one of five "village centers" in the study area called the William Burgess Mixed-use Activity Center Overlay District. That district, abbreviated as the William Burgess District or WBD, lies east of Harts Road and south of S.R. 200/A1A, and is transected by the CSX railroad tracks and U.S. 17.

The Vision Book calls for a multi-modal transit facility to be located at the intersection of the CSX railroad line and William Burgess Boulevard. The district extends east of U.S. 17 for about half a mile on both sides of William Burgess Boulevard. In year three of the county's current five-year capital improvement program, William Burgess Boulevard



Nicola Barnack and Whitney Barnack, 5, of Yulee, working on the children's table, helping the county's Planning and Economic Opportunity Department to plan the future of the area around William Burgess Boulevard.

is to be extended east from U.S. 17 to Miner Road.

"The overlay we created last year...is a much smaller area that (is) concentrated on the area near William Burgess Blvd. and U.S. 17," Pope wrote. "The WB CCB is a much broader study that is far more comprehensive not only in land area but also impact."

"The work we did last year concentrated on a single village center and only superficially analyzed the adjacent lands."

EAST SIDE Continued on 5A

FRIDAY, NOVEMBER 30, 2018 NEWS News-Leader

5A

## EAST SIDE Continued from 1A

The current initiative looks at five distinct village centers and all the land area surrounding them. The direction we are heading, we are going to expand the previously adopted 'William Burgess District' to include the full study area of the William Burgess Context + Connectivity Blueprint initiative."

The William Burgess District Vision Book can be viewed at <http://bit.ly/2ACngwy>.

"We will be trying to come up with a more sustainable manner in which we go into the future," Pope said at the meeting earlier this month. "A top down approach did not work, and now, based upon the last legislative session in Florida, citizens were empowered to take control of planning for their communities. We now have a bottom-up approach to common planning where citizens can engage in activities like this."

"We will take your feedback, we will get your ideas. You tell us what you want your community to look like, what you value and want to preserve and what you would like to see your community look like in 20 to 30 years. That is why tonight is really important."

Pope made it clear that planning for the area involves looking into how much growth can be expected. Nassau County currently has a population of approximately 82,000 people and projections are that by 2045 the population will almost double. The Yulee area, where there is significant land available, is ground zero.

"Our direction is to look and to plan for common growth. Today there are 660 homes, 1,600 people and 1.3 million square feet of non-residential space. So what we did is, we went and looked at the current entitlements of all the properties that are in the study area and we said, if we build-out at the current rate, based on what is entitled by the Future Land Use Map, in 2045 we will have 4,000 homes, 10,000 people and 4 million square feet of non-residential space," Pope said.

"The need to plan for this growth when the development comes online is that you hold to a

higher standard, that you make sure that the schools, the parks, the roads, all the civic infrastructure is put into place."

The displays for the attendees were set up as stations covering natural features, ecology, transportation, education, culture, archaeology, and history. There was also a children's table.

Pope discussed the need to create a community to make day-to-day life comfortable and functional, using examples of parks with amenities for all ages, abilities and interests, and having shops, parks and other amenities accessible by sidewalk and within a 5- to 10-minute walk from home.

Adrienne Burke, the assistant director of the Planning and Economic Opportunity Department, discussed the need to hear from the citizenry about flooding concerns and low-lying property. Burke talked about the department recently receiving funding for a vulnerability assessment to explore the most vulnerable areas and how to improve them.

Burke also expressed the importance of history and preservation and gave the example of the "historic area" in the U.S. 17 and S.R. 200/A1A area with older buildings and the railroad's history.

"We really have to get prepared and we want to be proactive," Burke said. "We don't really want to wait for it to come and say, 'Wow, we wish we could have done something better.' We are trying to get ahead of it and cannot do it without the citizens. This is your chance to step in and say, 'Wait a minute, we want parks, we need a school there, we need this, we are worried about a road going in here.' That is what we need to hear about now, when we can do something."

Those present were energized and enthusiastic in their participation at the various tables and with the staff.

Laura Rhodes of Yulee stated, "Every meeting I attend, they talk about the growth of Nassau County, but they never mention about a center, a convention center, a multi-purpose building or whatever, to build so that the high schools can

have their graduation exercises without going to Duval County. Well, I have learned tonight about the growth that is coming to Yulee in the west side of (U.S.) 17 if I be around 'bout that time, because I am almost 83 years old."

Randy Davis had practical concerns.

"I am out here because I have been here for 19 years and I want to see how the growth is going to affect my standard of living and my property values. I see a huge influx of people and different businesses coming in, which is great, but I am concerned about the traffic, (how) the highways are going to sustain all the growth," Davis said. "Right now, A1A has a traffic jam on it. It's very difficult to have a secondary road to get around it, so I'm anxious to see how they expand the infrastructure."

Vida Willis and her mother, Lois Willis, came to the meeting together. "We both live in this area the William Burgess growth community and what Taco had to say was very important to me," Lois said. "I would like to see my community to grow the way he described versus what's happened in the Chester area. It's horrible over there. I live in a rural area and I want it to stay peaceful, and if growth comes, you don't want the personality of your area to change."

Christine Platel of Fernandina Beach, who has been active on affordable housing committees, said she has been talking with Pope, Burke and Fernandina Beach Planning Manager Kelly Gibson for three years about affordable housing.

"Last year in December they changed some of the ordinances to allow for greater density in the William Burgess area. That is a good thing, because everyone is living on huge lots that you can only put one house on. I am interested in creating what is called 'pocket neighborhoods' so that there are little cottage communities with smaller footprints for the homes, smaller lots and a lot of shared space, like shared garden space. It is a different way of living and affordable."

When asked, "What does affordable mean to you at this time?" Platel was blunt: "Well, I

can't afford anything here. We actually prefer to use the term 'income-based housing' rather than affordable housing because what is affordable to one person is not the same for somebody else. So my focus is on income-based housing so that you have mixed income, a median income for this area ... so that you can have a diverse population, not just old people stuck in an elderly community or very low-income people but a mixture of people, a mixture of ages."

After the last person had left the meeting, Pope discussed the planning, process and reason for the meeting.

"I think the most important part is remembering that we design communities for people and for people's daily lives and that's been lost as we concentrate more on planning for cars, or planning for buildings, or planning for shopping, as opposed to planning for people," Pope said. "Get into the community, find out what their concerns are, what desires they have, what assets they want to protect, and then how can we create public policy that enhances their community, and makes it a more enjoyable place to live, and to raise families."

"The purpose of these meetings is community engagement, to get feedback from the public, to understand what they'd like to see in their community. It is very rare people are concerned with changes take place. The civic infrastructure necessary to support that (future) change is not keeping pace with development. That's one of the big pushes with this project, which is to make sure that the civic facilities come online concurrent with the development. Along with the people, come the parks and schools, and the roads, and all the components that make a complete community."

The next meeting to work "with citizens to plan the future of Nassau County" will be held at 6:30 p.m. Wednesday, Dec. 12, in the Nassau Room at Florida State College at Jacksonville, Betty P. Cook Nassau Center, 76346 William Burgess Blvd.

For more information, visit <http://www.nassau-countyfl.com/burgessoverlay>.



# County shares plans for new growth with School Board

ELLA ROBERTS  
News Leader

It is no secret that Nassau County is growing by leaps and bounds, with county planners recently seeking input from citizens on the "William Barakat corridor" south of State Road 200/1A between I-95 and U.S. 17, and west of the Nassau, one of the county's two areas of new development. Nassau County's Director of Planning and Economic Opportunity, Tom Pope, told the Nassau County School Board Thursday that county leaders want to ensure the community is at the heart of that growth.

"We are really anticipating western Nassau to explode as quickly as we anticipate it to do," Pope said, the board at its Dec. 13 meeting. "So we brought in the Urban Land Institute, and Dr. Burns worked with us last year. We brought in outside people. Their analysis came back and said that, ready or not, western Nassau is in the crosshairs for development, and if you do nothing, it's going to go bad. Their recommendation is to, as a county, was to get out in front of it and ready to practice."

Pope said that, while there is not a lot of visible growth currently off the William Barakat corridor, developers



Rimberty Padayee was sworn in, Dec. 13 as a member of the Nassau County School Board following his appointment by Gov. Rick Scott to replace Dr. Rimberty Padayee, who resigned Aug. 1.

from across the country are looking at the area. He said the growth is following a pattern that has been seen in other parts of the state.

"It's very similar to 20 years ago. When job centers moved north and

south of downtown Jacksonville, you had a residential push into northern St. Johns County," Pope said. "We're starting to see that same influence into

GROWTH Continued on 5A

## GROWTH Continued from 4A

southern and western Nassau County. Couple that with development inside of Nassau County with the Crawford Diamond Industrial Park in southwest Nassau County and now the residential portions of the East Nassau Community Planning Area, PMlight, coming online, it's going to continue to drive that residential growth."

Pope gave the board some

data. "Today, we have 12,000 people in our community. The Department of Economic Opportunity projects that to be somewhere (about) 97,000 to 110,000 by 2036. We have a planning horizon of 2045. We're going to be at 120,000 people. To put that in perspective, the population is going to functionally double."

He said the "hotter" area for growth currently is south of State Road 200, east of Interstate 95, west of U.S. 17 and north of the Nassau River.

"There's approximately 5,000 acres, currently about 600 homes, 1,000 people and 1.3 million square feet of non-residential space," he said the NC200. Looking at current estimates based on the Future Land Use Map, you can reasonably expect, with that 2045 projection of the population doubling in size, about capacity of 4,000 homes, about 10,000 people and 4 million square feet of non-residential space."

Pope said county leaders want the growth to be centered around civic institutions such as schools, as opposed to being in business and having the community grow around them.

"What we want to do is, and what I've been directed to do and my staff is to be very proactive instead of reactive, and start looking at social and civic life, to put that as a priority," Pope said. "We want to see schools, parks, libraries and community and all these things that are part of community life and make those a priority, as opposed to just a physical expansion of roads and buildings and shopping centers and housing developments. It's a philosophical shift in the direction that the county wants to take."

Pope said the Nassau County Board of County Commissioners wants to work with the School Board to ensure that when the institutions such as schools are already down, so that growth can follow, not the other way around.



Six Nassau County schools were recognized at the Dec. 13 meeting of the Nassau County School Board for being designated as Schools of Excellence by the Florida Department of Education. Pictured from left are Fernandina Beach High School Principal Dr. John Mauts, Hilliard Elementary Principal Lee Ann Jackson and Assistant Principal Tammy Smith, Tolon Elementary School Principal George Rayner, Emma Lane Hardin Elementary School Principal Rebecca Smith, Bryceville Elementary School Principal Amber Nicholas-Bornstein, and Callahan Intermediate School Assistant Principal Aubrey Clark.

ELLA ROBERTS/NEWS LEADER

"I am much less concerned with the manufacturing and the great things that are happening inside the Crawford Diamond and more concerned that we all collectively work together that makes sure we have the schools and parks and all those things that are part of that, when those external factors come in and go to town - it's going to happen really quickly - we are prepared for it," he said. "Otherwise, it's going to put a tremendous strain on all our civic institutions, especially schools."

"We're very appreciative of Dr. Burns, who invited us to be part of the growth committee. Our side developments come in, it's nice to be able to say we are working with the school superintendent and we know where we will need capacity in the future."

In other business, the board

recognized a student for receiving a Science Scholarship from the Florida Association for the Gifted. The Science Scholarship was created in honor of Dick Gaudin, the commissioner of the space shuttle Challenger, and is awarded annually by FGAFL. Two \$1,000 scholarships are awarded to an eighth grade and Nassau gifted student interested in pursuing studies in the areas of math, science and technology. Brooke Mastromonte, a Fernandina Beach High School senior won one of the scholarships this year.

Five Nassau County schools were recognized for earning the State School of Excellence from the Florida Department of Education.

In order to qualify for initial designation as a School of Excellence, schools had to

receive a grade of A or B in each of the most recent three school years (2015-16, 2016-17 and 2017-18) and had to meet at the 8th percentile or higher for

their school type for at least two of the last three years.

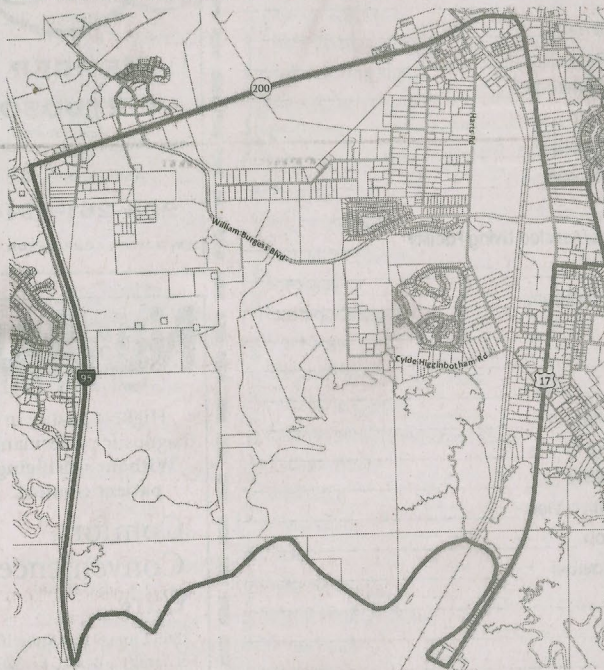
Fernandina Beach High, Yule Elementary, Emma Lane Hardin Elementary, Bryceville

Elementary, Hilliard Elementary and Callahan Intermediate schools all received the recognition.

ellenroberts@newsleader.com

Wednesday, December 13, 2018 NEWS News Leader

# NOTICE OF INTENTION TO CONSIDER ENACTMENT OF ORDINANCES



NOTICE IS HEREBY GIVEN that the Nassau County Planning and Zoning Board will conduct a public hearing on Tuesday, June 4, 2019 at 6:00pm or soon thereafter, as the matter to be heard, regarding the proposed Ordinance amending the Nassau County Land Development Code. The public hearing will be held at the James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida 32097. Also, the Nassau County Board of County Commissioners will conduct public hearings on Monday, June 24, 2019 and Monday, July 8, 2019 at 6:00pm or soon thereafter, as the matter to be heard, regarding the proposed Ordinance. The public hearings will be held at the James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida 32097.

## 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.

NOTICE IS HEREBY GIVEN that the Nassau County Board of County Commissioners will conduct public hearings on Monday, June 24, 2019 and Monday, July 8, 2019 at 6:00pm or soon thereafter, as the matter may be heard, regarding the proposed Ordinance amending the Nassau County Comprehensive Plan. The public hearings will be held at the James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida 32097.

## ORDINANCE NO. 2019 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING THE 2030 NASSAU COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE ELEMENT; AMENDING THE FUTURE LAND USE MAP SERIES (FLUMS) MAP FLUMS-10, AMENDING THE WILLIAM BURGESS MIXED USE ACTIVITY CENTER OVERLAY DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

All interested parties are invited to attend the public hearings and to be heard. Copies of the proposed Ordinance and supporting information are available for inspection in the Department of Planning and Economic Opportunity, 96161 Nassau Place, Yulee, FL 32097. Comments may also be directed in writing to the Department of Planning and Economic Opportunity, e-mailed to [planninginfo@nassaucountyfl.com](mailto:planninginfo@nassaucountyfl.com), or received by telephone at (904) 530-6300. All comments will become part of the record in this matter and subject to Florida's public records law.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact (904) 530-6300 at least twenty-four (24) hours in advance to request such accommodation.

THE PUBLIC IS INVITED TO BE PRESENT AND BE HEARD. IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH APPEAL IS TO BE BASED.

The Planning & Zoning Board and the Board of County Commissioners may continue hearings on these matters.

Linda Morris, Chairman  
Nassau County Planning and Zoning Board

Justin M. Taylor, Chair  
Board of County Commissioners

John A. Crawford, Ex-Officio Clerk



## Working with citizens to plan the future of Nassau County.

Join us at the following public meetings regarding proposed Comprehensive Plan and Land Development Code changes in the William Burgess District:

- **Tuesday, June 4, 2019** (Planning and Zoning Board)
- **Monday, June 24, 2019** (1st Reading at Board of County Commissioners)
- **Monday, July 8, 2019** (Final hearing at Board of County Commissioners)

All meetings start at 6pm and are held at **BOCC Chambers, 96135 Nassau Place, Yulee, FL.**



**See reverse for more information.**

View the proposed language at:  
[www.nassaucountyfl.com/burgessoverylay](http://www.nassaucountyfl.com/burgessoverylay)  
 or contact our office at  
 (904) 530-6300 to learn more.

### UPCOMING WILLIAM BURGESS CORRIDOR EVENTS



**NASSAU COUNTY  
DEPARTMENT OF  
PLANNING AND  
ECONOMIC  
OPPORTUNITY  
FLORIDA**

### QUESTIONS?

(904) 530-6300  
[planninginfo@nassaucountyfl.com](mailto:planninginfo@nassaucountyfl.com)  
[www.nassaucountyfl.com/planning](http://www.nassaucountyfl.com/planning)

Nassau County PEO Department  
 2018 American Planning  
 Association-Florida  
 Best Practices Award Winner

Properties within the proposed William Burgess Overlay District include those south of SR200/A1A, east of I-95, west of US Highway 17, a portion east of US Highway 17, and north of the Nassau River. A map depicting the William Burgess Overlay District is below.

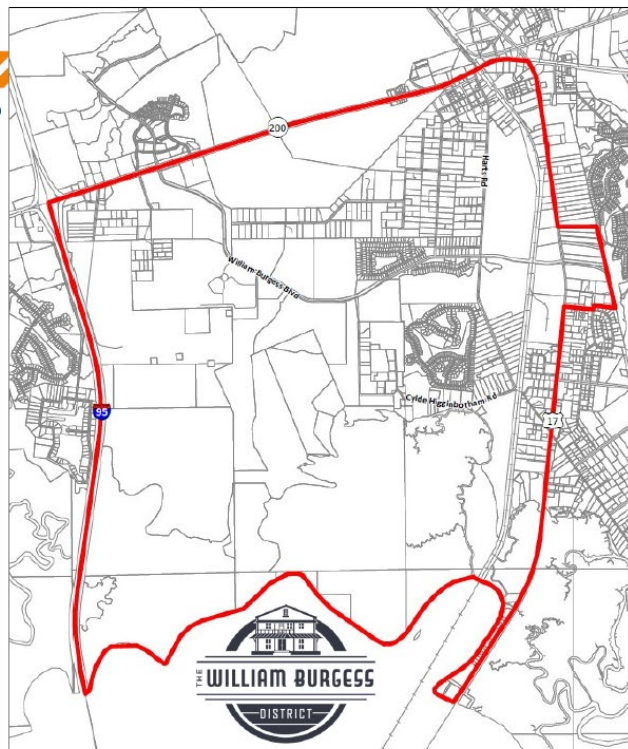
[www.nassaucountyfl.com/burgessoverylay](http://www.nassaucountyfl.com/burgessoverylay)

**What does this mean for me? We encourage you to take a look at the whole document online, but key takeaways are:**

- Does not change your underlying land use or zoning.
- Single family homes can replace homes under existing zoning.
- Does not apply to a Family Hardship development.
- Does not override HOA requirements or rules.

#### What does it do?

- Applies to NEW development or redevelopment of a certain scale.
- NEW development or redevelopment will be required to comply with architectural design and landscaping standards, streetscape and transportation standards, and meet requirements related to schools and parks.
- Property owners have voluntary options to change land use or zoning consistent with the proposed overlay map and district guidelines.



Persons with disabilities requiring accommodations in order to participate in this program or activity should contact 904-530-6300 at least 24 hours in advance to request accommodation.