

ORDINANCE NO. 2017- _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA ADOPTING THE WILLIAM BURGESS VISION BOOK AS RECOMMENDED FOR APPROVAL BY THE LOCAL PLANNING AGENCY; APPROVING THE USE OF THE WILLIAM BURGESS DISTRICT VISION BOOK 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.

WHEREAS, on April 18, 2007 the Board of County Commissioners, in accordance with agreed upon guiding principles with the Amelia Island Fernandina Beach Yulee Chamber of Commerce' Board of Directors, entered into an Agreement with MGT of America to undertake a community-driven visioning process; and

WHEREAS, in April 2007 the Board of County Commissioners appointed a Steering Committee with broad geographic and socio-economic representation to administer the Vision 2032 process; and

WHEREAS, the Vision 2032 process encouraged and enabled participants to identify a desired future by defining core values and goals and strategies to achieve that future; and

WHEREAS, in April of 2009 the Board of County Commissioners passed Resolution No. 2009-95 adopting the 2032 Vision Plan; and

WHEREAS, the 2032 Vision Plan was utilized as the guiding principles in the creation of the 2030 Comprehensive Plan; and

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 2030 Vision 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 District Vision book 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 American Planning Association (APA) in their 2017 work, 'The Benefits of Compact, Mixed Use Development, asserts that "compact mixed use development requires fewer miles of roads and pipes, fewer police officers and fire fighters, and fewer square feet of public facilities per person to provide a specific level of service when compared to low-density, single use development"; and "compact, mixed-use development is associated with higher rates of walking and biking, and ...this also translates to higher levels of physical activity and lower incidences of chronic health conditions", and;

WHEREAS, the United States Environmental Protection Agency (EPA) in their 2012 work, 'Smart Growth and Economic Success: Benefits for Real Estate Developers, Investors, Businesses, and Local Governments, found that "Compact development can generate more revenue per acre because it used land more efficiently"; and

WHEREAS, the Center for Clean Air Policy, in their 2011 work, 'Growing Wealthier: Smart Growth, Climate Change and Prosperity' found that "Returns on Investment, such as increased property values and rents, job creation, higher tax revenues, attracting other investment to the area", and "Savings on Expenditures for households and local government, including reduced costs for transportation time and fuels, infrastructure construction and maintenance, health care, water, police and fire services", and "Quality of Life Improvements, including access to a diversity of restaurants and shops, parks and open space, street trees, lively public spaces, sidewalks, bike paths, and public transportation"; and

WHEREAS, the Local Planning Agency/Planning and Zoning Board of Nassau County held publicly noticed workshops on the creation and implementation of the William Burgess Mixed-use Activity Center Overlay District on April 18, 2017, May 2, 2017, May 16, 2017, June 20, 2017, July 18, 2017 and September 19, 2017; and

WHEREAS, the Local Planning Agency/Planning and Zoning Board of Nassau County held a publicly noticed hearing on _____ and recommended the Board of County Commissioners adopt Ordinance No. _____ affirming the use of the William Burgess District Vision Book in the implementation of the William Burgess Mixed-use Activity Center Overlay District; and

WHEREAS, the Board of County Commissioners held a publicly noticed hearing on _____ 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 INTENT

The William Burgess District (WBD) implements the 2032 Vision Plan and 2030 Comprehensive Plan. More specifically, the WBD is the implementation vehicle of Policy FL.02.05, the William Burgess Mixed-use Activity Center Overlay District. The William Burgess District is the same land area as defined in Comprehensive Plan Policy FL.02.05 as the William Burgess Mixed-use Activity Center Overlay District.

SECTION 2 ADOPTION

The William Burgess District Vision Book, referenced as Document William Burgess District #1, is hereby adopted and is applicable to the property defined in Comprehensive Plan Policy FL.02.05.

SECTION 3 INTERPRETATION OF THE WILLIAM BURGESS DISTRICT (WBD).

The Department of Planning and Economic Opportunity shall, using the William Burgess District (WBD) Vision Book, review all development within the land described in Comprehensive Plan Policy FL.02.05 to determine compliance with the William Burgess District.

SECTION 4

This Ordinance shall become effective upon its being filed with the Office of the Department of State.

DULY ADOPTED this _____ day of _____, 2017.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

By: _____
DANIEL B. LEEPER
Its: Chairman

ATTEST AS TO CHAIRMAN'S
SIGNATURE:

JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the Nassau County Attorney:

MICHAEL S. MULLIN