



## APPLICATION FOR AMENDMENT TO THE FUTURE LAND USE ELEMENT & MAP

### APPLICATION & SURROUNDING AREA INFORMATION

<b>OWNER/APPLICANT:</b>	Three Rivers Developers, LLC			
<b>AGENT:</b>	Emily Pierce, Esq., Rogers Towers, P.A.			
<b>REQUESTED ACTION:</b>	FLUM amendment to revise FLUM-7 map and Future Land Use text amendment for FLUE Policy FL.01.02.H.2.a			
<b>LOCATION:</b>	South side of SR200/A1A, west of I-95, between Edwards Road and Four Creeks State Forest			
<b>CURRENT LAND USE AND ZONING:</b>	MU (Multi-Use), Conservation (CSV I) + PUD (Planned Unit Development)			
<b>PROPOSED LAND USE AND ZONING:</b>	MU (Multi-Use), Conservation (CSV I) + PUD (Planned Unit Development)			
<b>EXISTING USES ON SITE:</b>	SF residential, regional park			
<b>PROPERTY SIZE AND PARCEL ID:</b>	1,546 acres - Multiple Parcel Numbers			
<b>ADJACENT PROPERTIES:</b>	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SR 200/A1A, Agriculture	OR	AGR
	South	Marsh, Nassau River	Water/OR	AGR, CSV II
	East	Vacant, SF Residential	OR, PUD	LDR, AGR
	West	Marsh, Agriculture	OR	AGR
<b>COMMISSION DISTRICT:</b>	5			

\*\*\* All required application materials have been received. All fees have been paid. 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. \*\*\*

### SUMMARY OF REQUEST AND BACKGROUND INFORMATION



Figure 1: Location Map (NCPA GIS)

This proposed amendment to the Comprehensive Plan Future Land Use Map (FLUM) is comprised of multiple parcels totaling approximately 1,546-acres located on the south side of SR200/A1A, west of I-95. The property is currently designated on the FLUM as Multi-Use and Conservation (CSV I), which includes a number of customized future land use subcategories (see Figure 2). The FLUM-7 map was adopted by Nassau County through Ordinance 2006-67 which was subsequently rescinded based on an Objections, Recommendations, and Comments report received from the Florida Department of Community Affairs. Ordinance 2006-81 was adopted by Nassau County in response to the report. The FLUM-7 map has not been modified since the 2006-81 ordinance was adopted.



The Three Rivers PUD was adopted in August 2006 through Ordinance 2006-81. It was amended in February 2019 by Ordinance 2019-03, which revised the preliminary development plan to move the school and community park sites to locations in the southeast part of the development off Edwards Road, revised permissible development types within village types (Table 5.1), and removed a 2.02-acre parcel on the east side of the property from the PUD (the former FOP parcel).

It was further amended in August 2021 in Ordinance 2021-16, which amended the preliminary development plan, revising the configuration of commercial areas and the roadway system; officially re-named the PUD as “Tributary”; amended the land use summary and phasing tables, amended the permissible uses table to allow various housing types and additional non-residential uses, amended community development standards to add new housing types; added a provisions for a boat/watercraft/recreational vehicle storage facility; and amended environmental quality standards to address procedures for delineation of wetlands.

The applicant is requesting a map change to the FLUM that adjusts the boundaries of the currently adopted land use sub-categories (see Figures 3 and 4). Additionally, there are companion Notice of Proposed Change (NOPC) and Planned Unit Development (PUD) modification applications for the subject property (NOPC23-001 and PUD23-004). This application includes a request to revise Future Lane Use Element Policy FL.01.02.H.2.a for a few points of clarification and correction.

Pursuant to Sec. 163.3184, F.S., FLUM amendments containing fifty (50) acres, or more are considered “Large Scale” and require transmittal to FDOC for inter-agency state review.

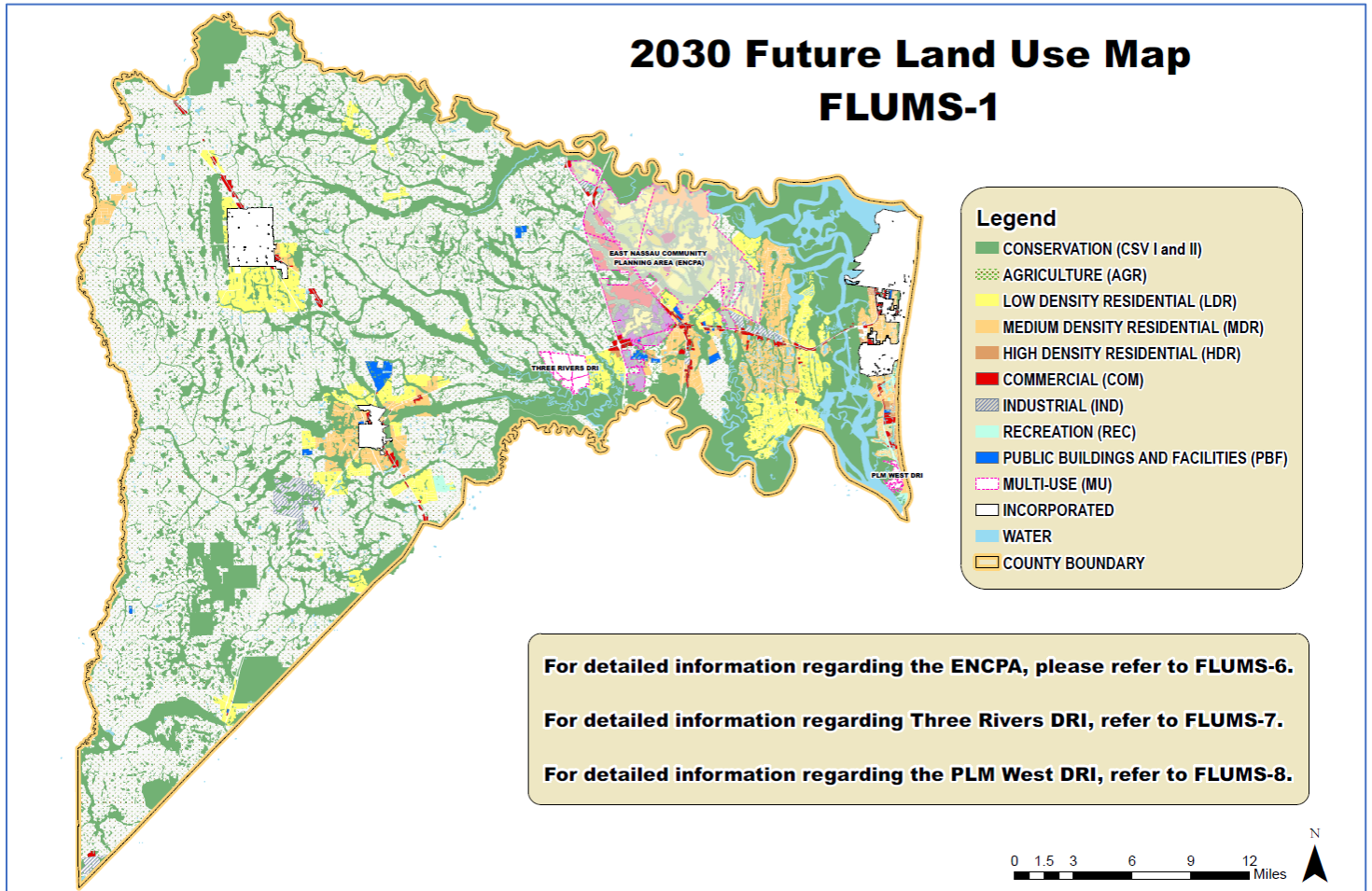
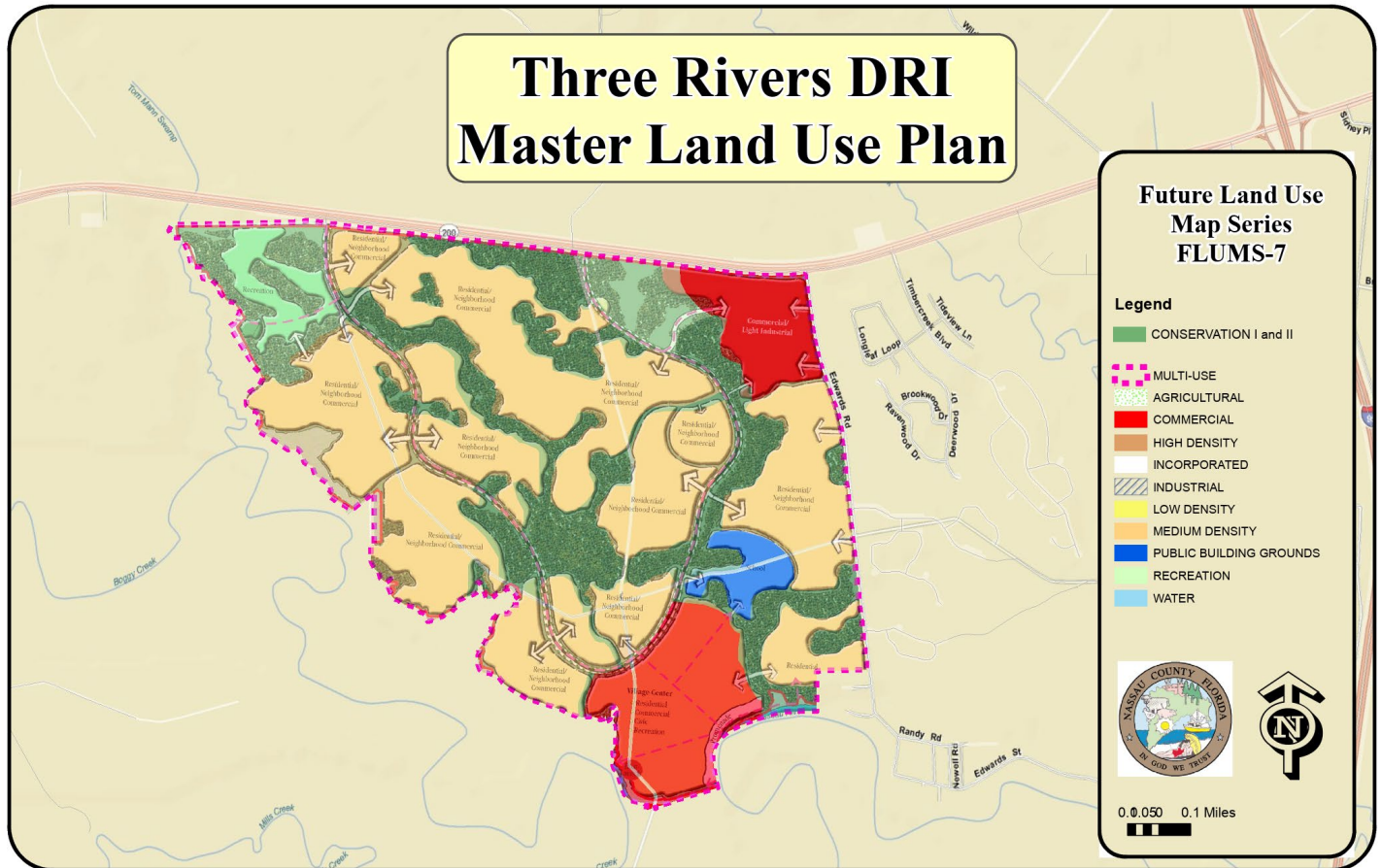


Figure 2: 2030 Future Land Use Map FLUM-1



*Figure 3: Three Rivers DRI Existing FLUM-7*



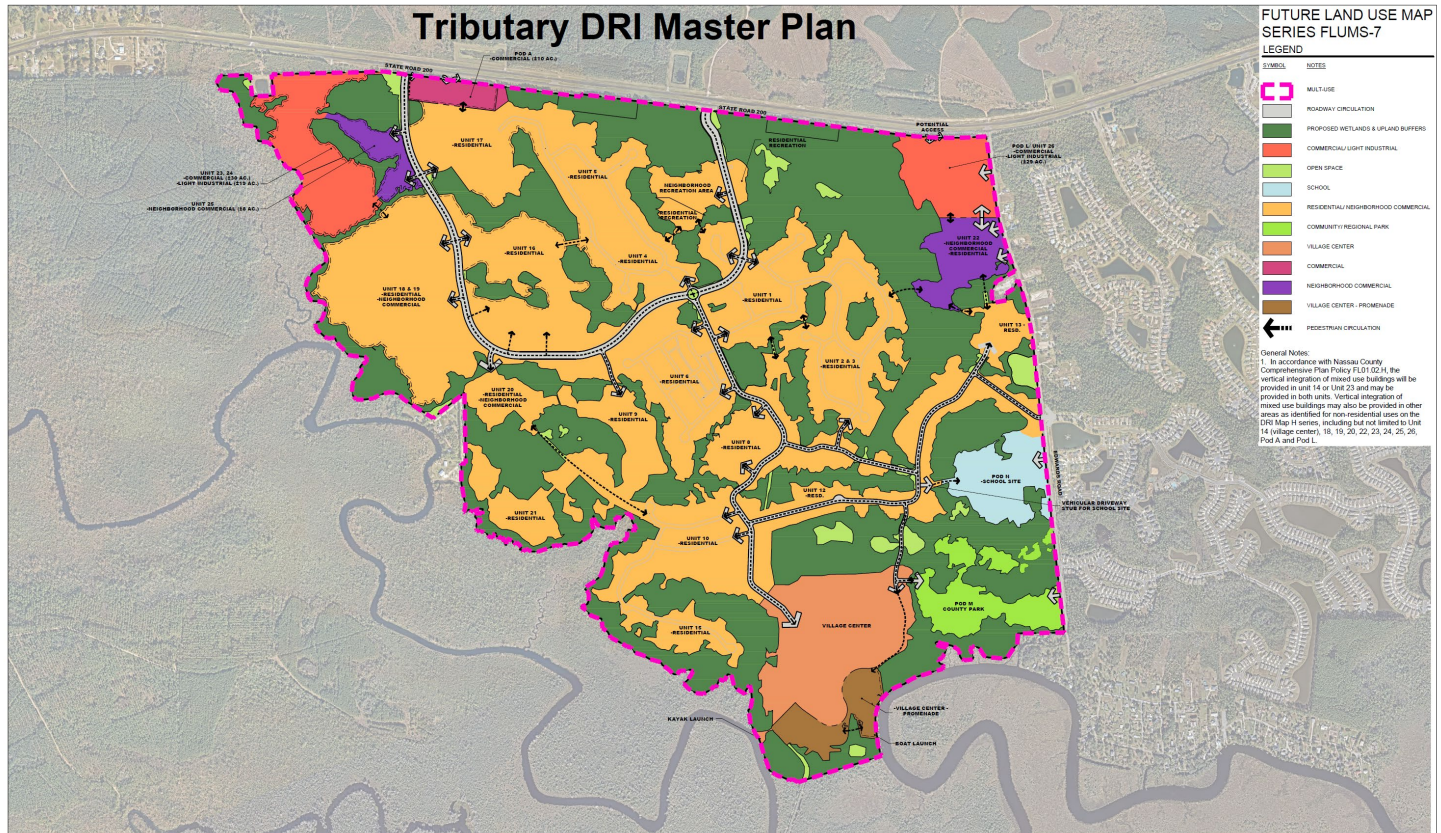


Figure 4: Tributary DRI Master Plan  
Proposed FLUM-7



**Staff Report Exhibits for CPA23-011** include the following:

- Exhibit A: The Property legal description
- Exhibit B: Application Request for CPA23-011
- Exhibit C: Current FLUM-7
- Exhibit D: Proposed FLUM-7
- Exhibit E: Fiscal and Economic Impact Analysis
- Exhibit F: Traffic Impact Analysis (TIA)
- Exhibit G: Surface Water Quality Monitoring Plan
- Exhibit H: April 7, 2023, Letter to Emily G. Pierce
- Exhibit I: Biennial Report
- Exhibit J: Solid Waste Capacity Review
- Exhibit K: Comments received
- Exhibit L: Draft Ordinance

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**CPA23-011 AMENDMENT SUMMARY**

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This amendment is primarily concerned with the revision of the Future Land Use Map, specifically changes to the location and distribution of the land use subcategories, as shown in Figure 4. During previous modifications to the Tributary DRI, the County has not required the FLUM-7 map to be updated to reflect requested revisions to the Map H/Preliminary Development Plan. However, due to the multiple cumulative changes to the map, the County has requested the applicant to submit a revised FLUM-7 map to capture the current status of the development in the Comprehensive Plan FLUM series. The current FLUM-7 map is the original Map B/Preliminary Development Plan (PDP) for the Three Rivers DRI PUD, adopted on August 28, 2006.

Since the original map was adopted, several amendments have been made to the PDP. Other ordinances were also adopted which either addressed scrivener's errors or included modifications to PUD conditions which did not include a revision to the PDP.

The ordinances which have amended the PDP are discussed as follows:

- Ordinance 2019-03 removed a small parcel (2.02 acres) from the PUD and the location of the proposed school site was shifted further to the east along Edwards Road.
- Ordinance 2021-16 relocated the Recreation area to the southern portion of Edwards Road for the provision of a Community Regional Park and the depiction of the spine road and connecting roadways was brought into substantial alignment with the current plan. Neighborhood commercial and light industrial uses replaced the previous recreation area at the northwest corner of the project along SR200.

The present FLUM-7 comprehensive plan amendment, changes include refinement of the areas proposed for residential uses as opposed to residential/neighborhood commercial along the northern section of the spine road, relocation of the boat launch area to the eastern side of the Village Center area with a kayak launch being proposed along the western edge, provision of additional detail regarding connections (vehicular and pedestrian) and locations of access points, a depiction of open space areas, and greater detail afforded to depictions of the various units within the greater development. Lastly, while not included in the FLUM-7, the companion PUD modification (PUD23-004) includes a map series which depicts how land use could be maximized in the development. These map series pages are intended to be conceptual in nature but provide a potential site layout to demonstrate that the DRI minimums can be achieved within the allotted land use areas.



This application also includes a request to revise Future Lane Use Element Policy FL.01.02.H.2.a for a few minor housekeeping items: to correct the name of the DRI to Tributary in conformance with a previous NOPC request, to clarify language regarding Light Industrial uses, to correct the square footage permitted for Light Industrial uses (scrivener's error), and to clarify that dry storage of watercraft is for "berths".

### **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

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The Future Land Use Element of the 2030 Comprehensive Plan describes the intent and purpose of the Multi-Use (MU) land use designation to accommodate, in a more innovative fashion, development or redevelopment of areas in a larger size and scale with the following guiding principles. Staff have provided responses to each of the guiding principles in light of the requested FLUM-7 comprehensive plan map amendment request:

- Plan for communities, not a single use suburban development.

*With the requested revisions to the FLUM-7 map, the Tributary DRI does still include a large scale and master planned community plan not reflective of single use suburban development. The Tributary DRI plan is innovative and includes multiple components necessary for a convenient lifestyle where residents are not dependent on traveling large distances for their primary needs including parks/recreation, education, housing, safety, government, and commercial purchases. Additionally, the DRI includes a requirement to provide affordable housing, thus the variation in design options extends not only to architecture and site layout but also to financial affordability.*

- Create community identity, a sense of place and definition through urban form.
  - *The Tributary DRI continues to reflect a unique sense of place through the urban form by way of multiple residential design options, signage and landscape design standards unique to the development, and through the inclusion of the innovative Village Center component which includes a promenade and boat ramp/kayak launch. The Tributary development pattern is structured to keep natural corridors intact and to link residents through the various units to the river via a series of natural corridors.*
- Promote innovative design standards through development orders and implementation of county development regulations.
  - *The requested comprehensive plan map amendment does not propose any changes to the design standards for the DRI and county development regulations will continue to be applied as development enters the site engineering phase.*



- Facilitate mixed-use development with horizontal and vertical land use integration.
  - *The Tributary DRI has included horizontal and vertical land use integration prior to this map amendment request; the FLUM-7 map now includes a note indicating the planned locations of the horizontal and vertical land use integration. The note specifies the vertical integration of mixed use buildings will be provided in Unit 14 (Village Center) or Unit 23 and may be provided in both units. The note further allows for vertical integration in other areas of the DRI including but not limited to units 18, 19, 20, 22, 23, 24, 25, 26, Pod A, and Pod L.*
- Reduce the need for automobile travel by promoting multimodal transportation options.
  - *Multimodal transportation options are included throughout the Tributary DRI in the form of pedestrian circulation points, multi-use pathways, and accommodation of bicycle travel. In addition, the Village Center which will contain the promenade with amenities including a boat ramp and kayak launch will be designed with a grid street pattern for more efficient connection and multimodal travel.*
- Promote energy efficiency and reductions in vehicle miles traveled (VMT).
  - *The requested comprehensive plan map amendment does not propose any changes to the design standards for the DRI and county development regulations will continue to be applied as development enters the site engineering phase.*
- Create walkable neighborhoods connected by multi-use paths, recreational trails and streets.
  - *The requested comprehensive plan map amendment does not propose any changes to the DRI's provision of walkable neighborhoods connected by multi-use paths, recreational trails and streets. These provisions have been key components of the DRI since its inception in 2006.*
- Provide opportunities for workforce housing.
  - *The development plan for Tributary includes multiple options for design and it should be noted that affordable housing is a requirement within the Development Order. The companion request, NOPC23-001 includes the requirement for the provision of a minimum of one hundred twenty-five (125) affordable housing units. Fifty (50) of the affordable housing units must be constructed for moderate-income households and seventy-five (75) are to be constructed for low-income households. At least fifty (50) of the affordable housing units are to be "For-Sale" units for the creation of permanent affordable housing while the remaining seventy-five (75) may be "For-Sale" units or "For-Rent" units at the developer's discretion.*





- Provide economic development opportunities.
  - *The requested comprehensive plan map amendment does not propose any changes to the provision of economic development opportunities within the DRI. Multiple units within the proposed development permit commercial, light industrial, and neighborhood commercial uses which will provide Tributary residents with job options close to home. The provision of economic development opportunities also has the potential to positively impact the fiscal sustainability of the County as a whole by providing new economic opportunities and diversification of the tax base. Looking at job generating uses, the DRI is limited to a maximum of 500,000 square feet of retail uses, 50,000 square feet of office uses, 250,000 square feet of Light Industrial uses, and 300 Watercraft Dry Storage/Berths.*
- Protect and strengthen existing environmental systems and habitats.
  - *The requested comprehensive plan map amendment does not propose any reduction to the protection and strengthening of existing environmental systems and habitats. Federal, State, and County development regulations and environmental protections will continue to be applied as development enters the site engineering phase.*

#### **CONSISTENCY WITH THE LAND DEVELOPMENT CODE**

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These amendments include the revision of the Future Land Use Map, specifically changes to the location and distribution of the land use subcategories, as shown in Figure 4 and for a minor edit to a Future Land Use Element Policy (FL01.02.H.2.a). Development within the DRI is required to adhere to the Development Order for the DRI, the PDP/Map H map series, and the PUD conditions of approval. Where the Development Order and PUD are silent and/or ambiguous, the Land Development Code applies.

#### **CONCLUSION AND RECOMMENDATION**

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Staff finds the proposed amendments to be consistent with the Comprehensive Plan, the Code of Ordinances, and the Land Development Code. Therefore, Staff recommends APPROVAL of application CPA23-011.