



NASSAU COUNTY  
**Planning Department**  
FLORIDA

March 4, 2025

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# NASSAU COUNTY PLANNING AND ZONING BOARD

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CPA23-011

TRIBUTARY  
FLUMS  
And FLUE  
Policy Text  
Amendment

**Request**

Amend FLUMS map 7 and amend FLUE Policy FL.01.02.H.2.a text

**Change**

- 1) Revise FLUMS-7 map to reflect previous and current revision requests and,
- 2) For FLUE Policy FL.01.02.H.2.a, correct the name of the DRI to Tributary in conformance with a previous NOPC request, clarify language regarding Light Industrial uses, correct the square footage permitted for Light Industrial uses (scrivener's error), and clarify that dry storage of watercraft is for "berths".

**Owner/Applicant:**

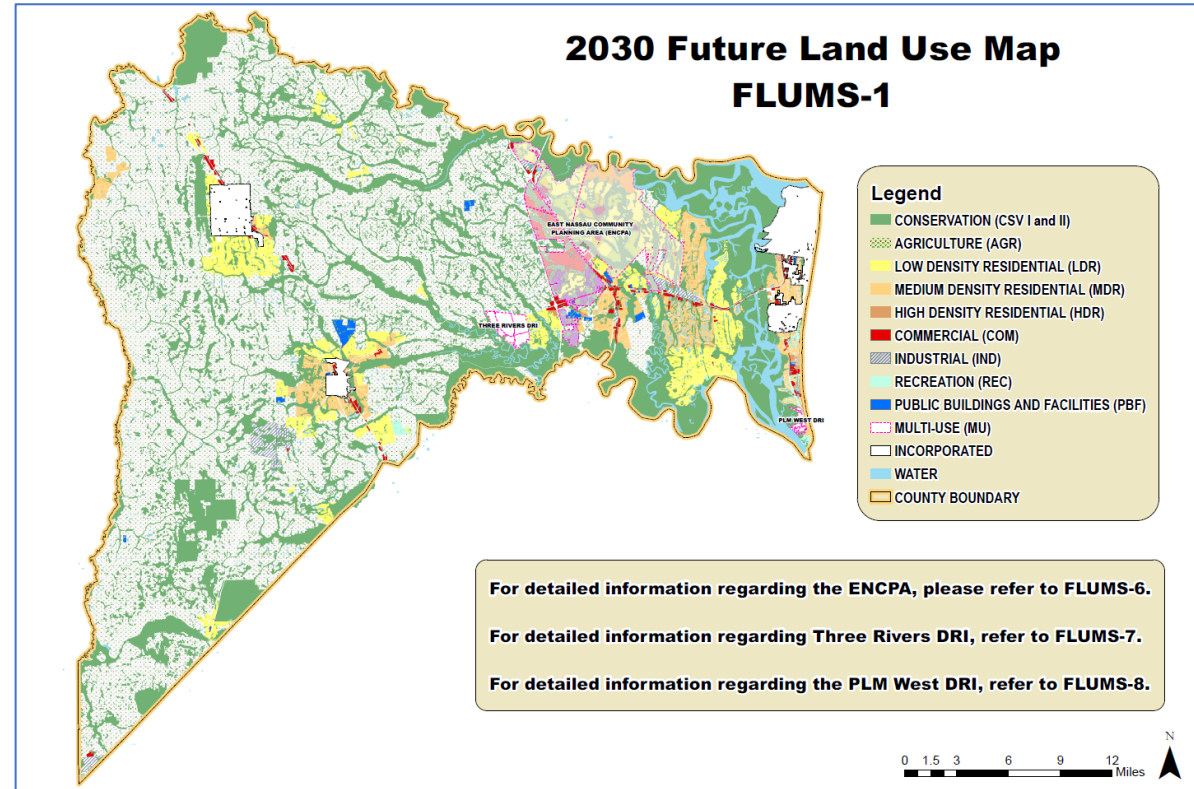
Three Rivers Developers, LLC

**Agent**

Emily Pierce, Esq., Rogers Towers, P.A.

CPA23-011

TRIBUTARY  
FLUMS  
And FLUE  
Policy Text  
Amendment

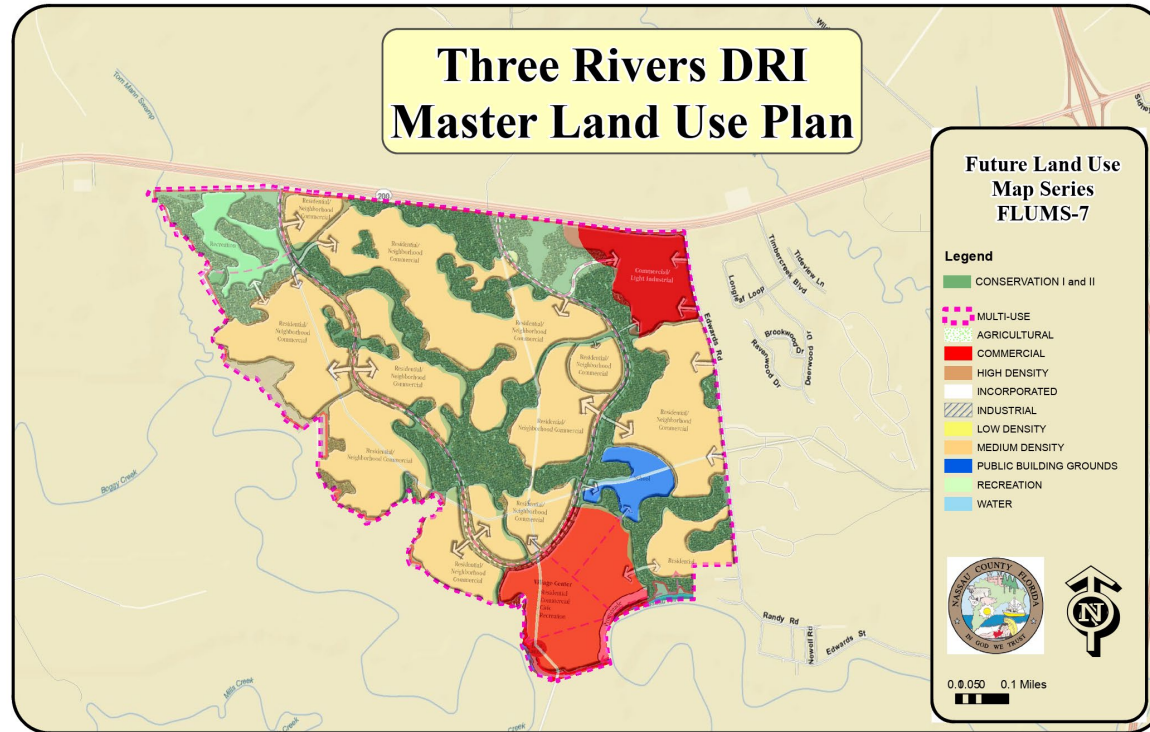


2030 Future Land Use  
Map Series  
FLUMS-1

Three Rivers DRI  
Multi-Use (MU) &  
Conservation (CSV-1)  
Land Uses

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# TRIBUTARY FLUMS And FLUE Policy Text Amendment

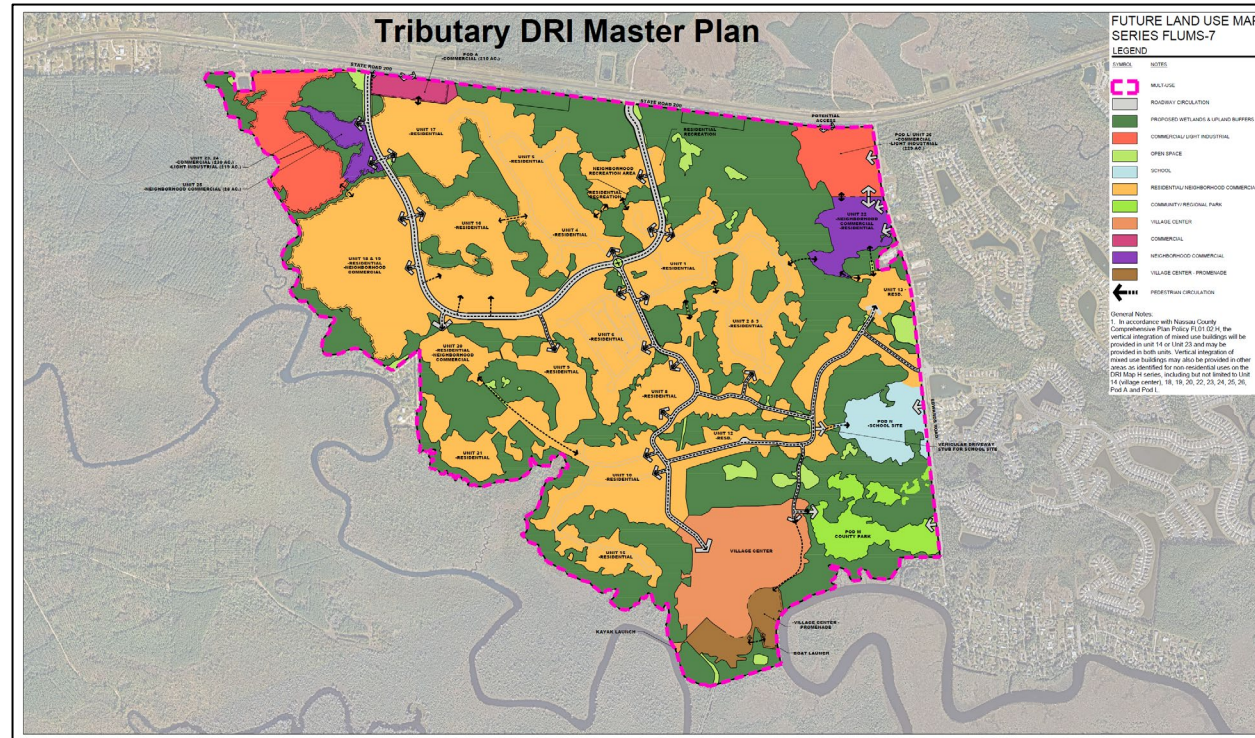


2030 Future Land Use  
Map Series  
FLUMS-7

**Three Rivers DRI**  
Multi-Use (MU) &  
Conservation (CSV-1)  
Land Uses with land use  
sub-categories

CPA23-011

# TRIBUTARY FLUMS And FLUE Policy Text Amendment



Tributary DRI Master Plan  
Proposed FLUMS-7

**Amendment CPA23-011**  
1,546 acres  
Tributary DRI  
Zoned PUD  
Multi-Use, Conservation  
Land Uses

**Allowable Mix of Uses:**  
3,200 Dwelling Units  
300 watercraft dry  
storage slips  
500,000 SF Retail  
50,000 SF Office  
250,000 SF Light  
Industrial

CPA23-011

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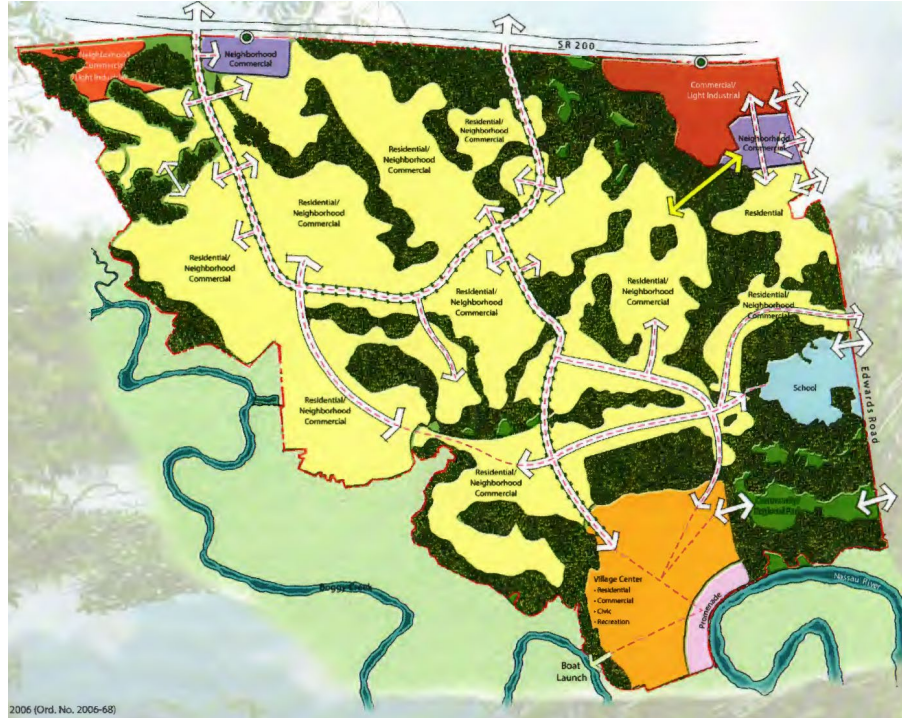
TRIBUTARY  
FLUMS  
And FLUE  
Policy Text  
Amendment

**FLUE Text Amendment Policy FL.01.02.H.2.a**

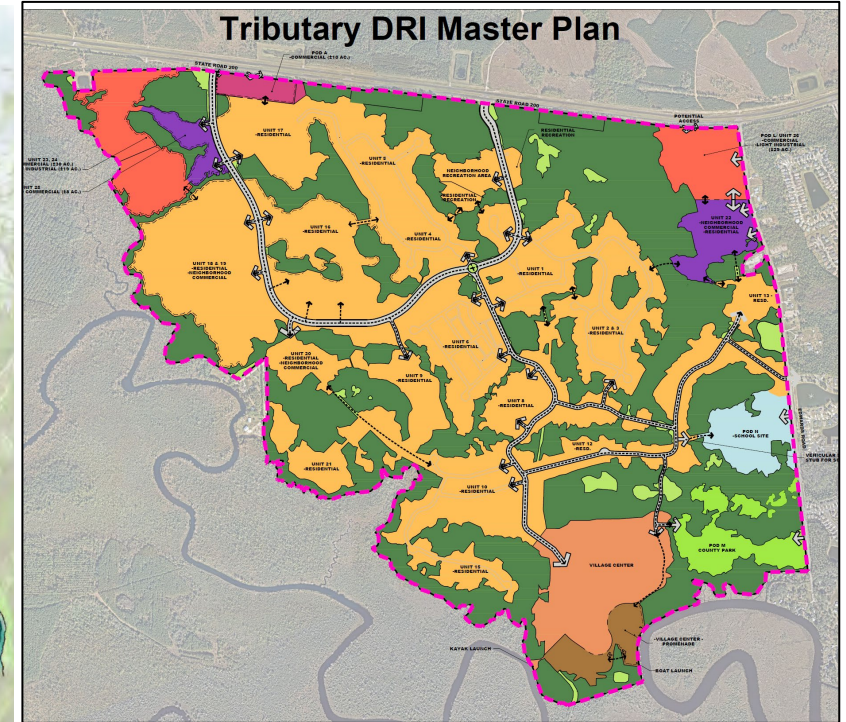
- Corrects the name of the DRI to Tributary in conformance with a previous NOPC request;
- Clarifies language regarding Light Industrial uses;
- Corrects the square footage permitted for Light Industrial uses (scrivener's error); and,
- Clarifies that dry storage of watercraft is for "berths".

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# TRIBUTARY FLUMS And FLUE Policy Text Amendment



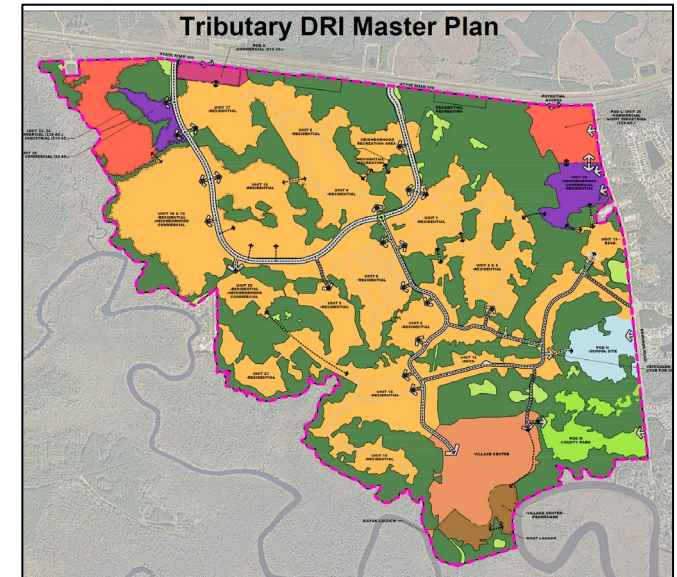
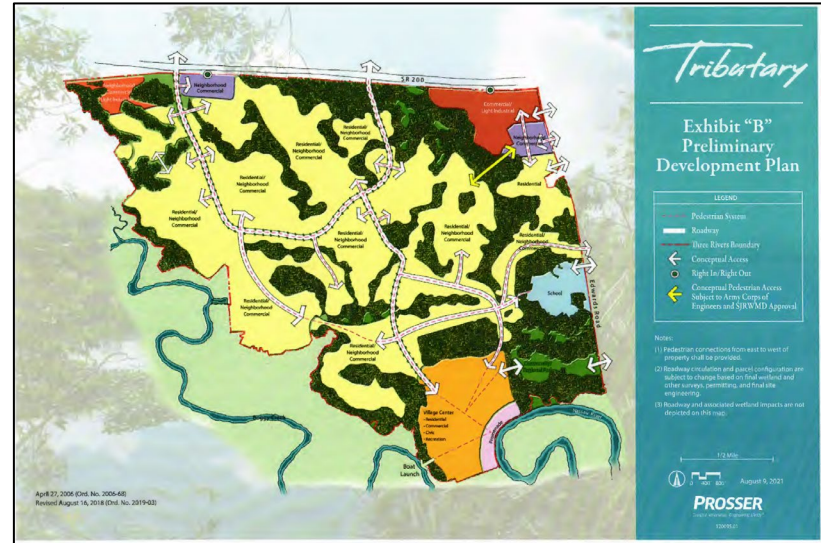
Current Preliminary  
Development Plan



Proposed Preliminary  
Development Plan  
and FLUMS-7

CPA23-011

# TRIBUTARY FLUMS And FLUE Policy Text 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;
- Inclusion of a depiction of open space areas; and,
- Inclusion of greater detail afforded to depictions of the various units within the greater development.

CPA23-011

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TRIBUTARY  
FLUMS  
And FLUE  
Policy Text  
Amendment

**CONCLUSION AND RECOMMENDATION**

Based on the consistency analysis provided in the staff report, staff finds the proposed amendment to be consistent with the Comprehensive Plan, the County Code of Ordinances, and the Land Development Code.

Based on these findings, staff recommends **TRANSMITTAL** of application CPA23-011.