



Planning and Zoning Board

Item Title: Consider CPA23-011, an ordinance of the Board of County Commissioners of Nassau County, Florida, amending the 2030 Nassau County Comprehensive Plan; amending the Future Land Use Map Series Map FLUMS-7, Three Rivers DRI Master Land Use Plan; renaming the FLUMS-7 Map Series Map as "Tributary DRI Master Plan", amending Policy FL.01.02.H.2.a, providing for transmittal; providing for severability; and providing an effective date. **District 5.** (TRANSMITTAL)

Date: March 4, 2025

Department: Planning

Background:

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 The FLUM-7 map was adopted by Nassau County through Ordinance 2006-67 which was subsequently rescinded based on an Objections, Recommendations, and Comments report received from the Florida Department of Community Affairs.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 2006-68. 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 also includes a request to revise Future Land Use Element Policy FL.01.02.H.2.a for a few points of clarification and correction.

Pursuant to Sec. 163.3187, F.S., FLUM amendments containing fifty (50) acres, or more are considered "Large Scale" and require transmittal to FDOC for inter-agency state review.

Request:

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Project/Case Number:

CPA23-011

Parcel ID:

Multiple

Owner/Agent:

Three Rivers Developers, LLC/Emily Pierce, Esq., Rogers Towers, P.A.

Existing FLUM/Zoning:

MU (Multi-Use), Conservation (CSV I) + PUD (Planned Unit Development)

Address:

South side of SR200/A1A, west of I-95, between Edwards Road and Four Creeks State Forest.

Staff Recommendation:

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