



NASSAU COUNTY  
**Planning Department**  
FLORIDA

March 4, 2025

---

# NASSAU COUNTY PLANNING AND ZONING BOARD

Tyrone Blue, Chair

Elizabeth Backe, AICP, Planning Director

Stephanie Keyser, AICP, Assistant Planning Director

Drew Pearson, Senior Planner

Adam Olsen, Planner II

Mikhael Eyerman, Planning Technician

Nassau County Planning Department

96161 Nassau Place, Yulee, FL 32097

(904) 530-6320

[planning@nassaucountyfl.com](mailto:planning@nassaucountyfl.com)

PUD23-004

---

TRIBUTARY  
DRI

## PUD Amendment

---

**Request:** Amend Tributary PUD

**Applicant:** Three Rivers Developers, LLC & Three Rivers Community Development District

**Agent:** Casey Dendor, AICP, ETM, Inc.

**Location:** South side of SR200/A1A, west of 1-95 between Edwards Road and Four Creeks State Forest

# PUD Amendment

---

PUD23-004

---

TRIBUTARY  
DRI



## Tributary DRI

DRI Approved in 2006

1,546 acres

Zoned PUD

Multi-Use, Conservation  
Land Uses

## Development Rights:

3,200 DUs

500,000 SF Retail

250,000 SF Industrial

50,000 SF Office

300 Boat Storage Slips

PUD23-004

---

TRIBUTARY  
DRI

## PUD – Requested Amendments

---

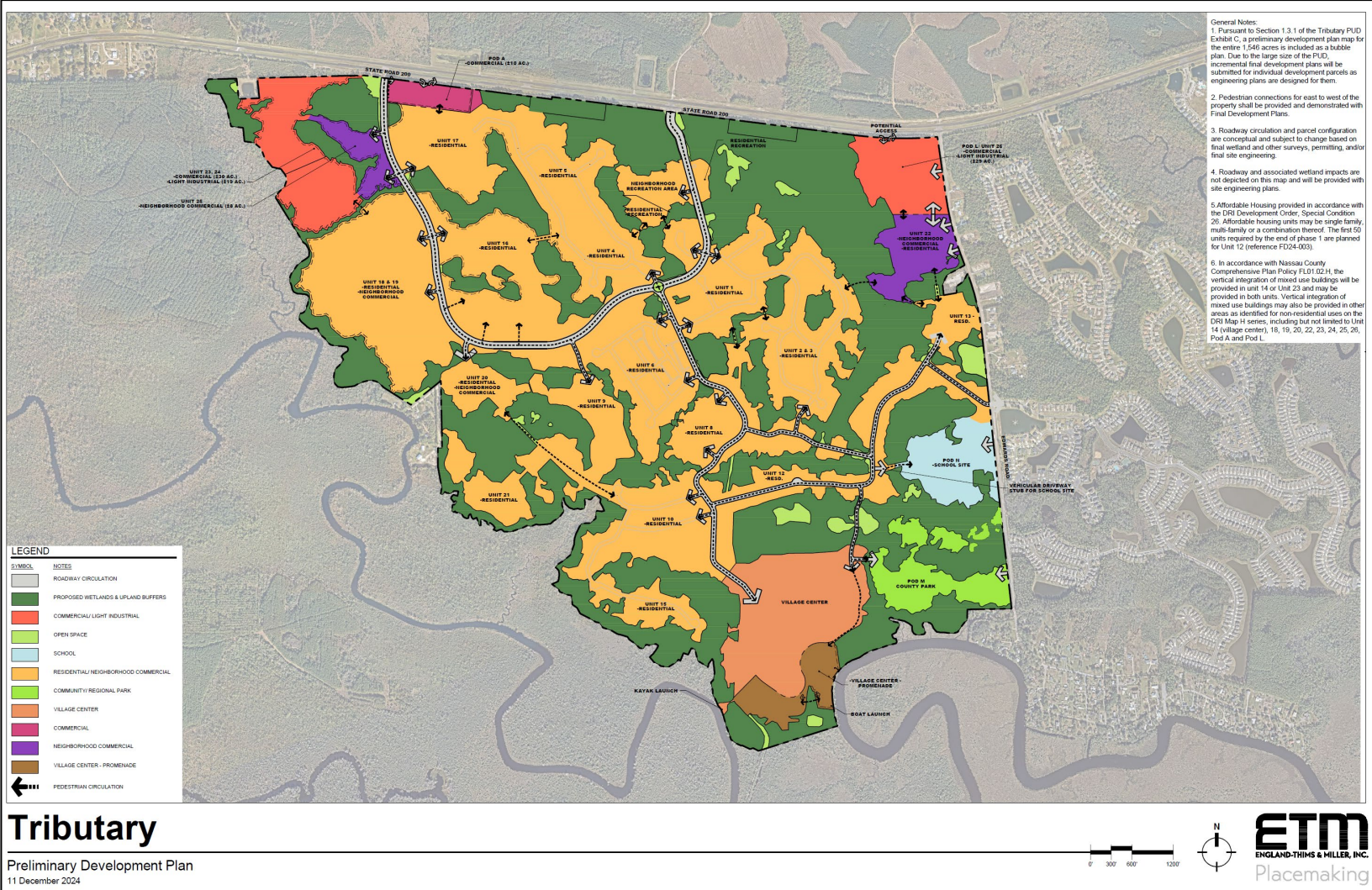
- Update the land use summary to reflect proposed mix of land uses and phasing.
- Provide conceptual layout for river front Village Center to ensure the boat ramp, truck and trailer parking area, kayak launch, and promenade are generally located where depicted on the Preliminary Development Plan.
- Reflect the dedication of the forty (40) acre Regional Park to the County and that phases I and II have been completed.
- Require submittal of Final Development Plan (FDP) Unit 14 which includes a boat launch facility open for public access and an alternative plan should the boat launch facility not be permitted.
- Revise the Preliminary Development Plan Map (Map H) with a map series.



# PUD – Requested Amendments

PUD23-004

TRIBUTARY  
DRI

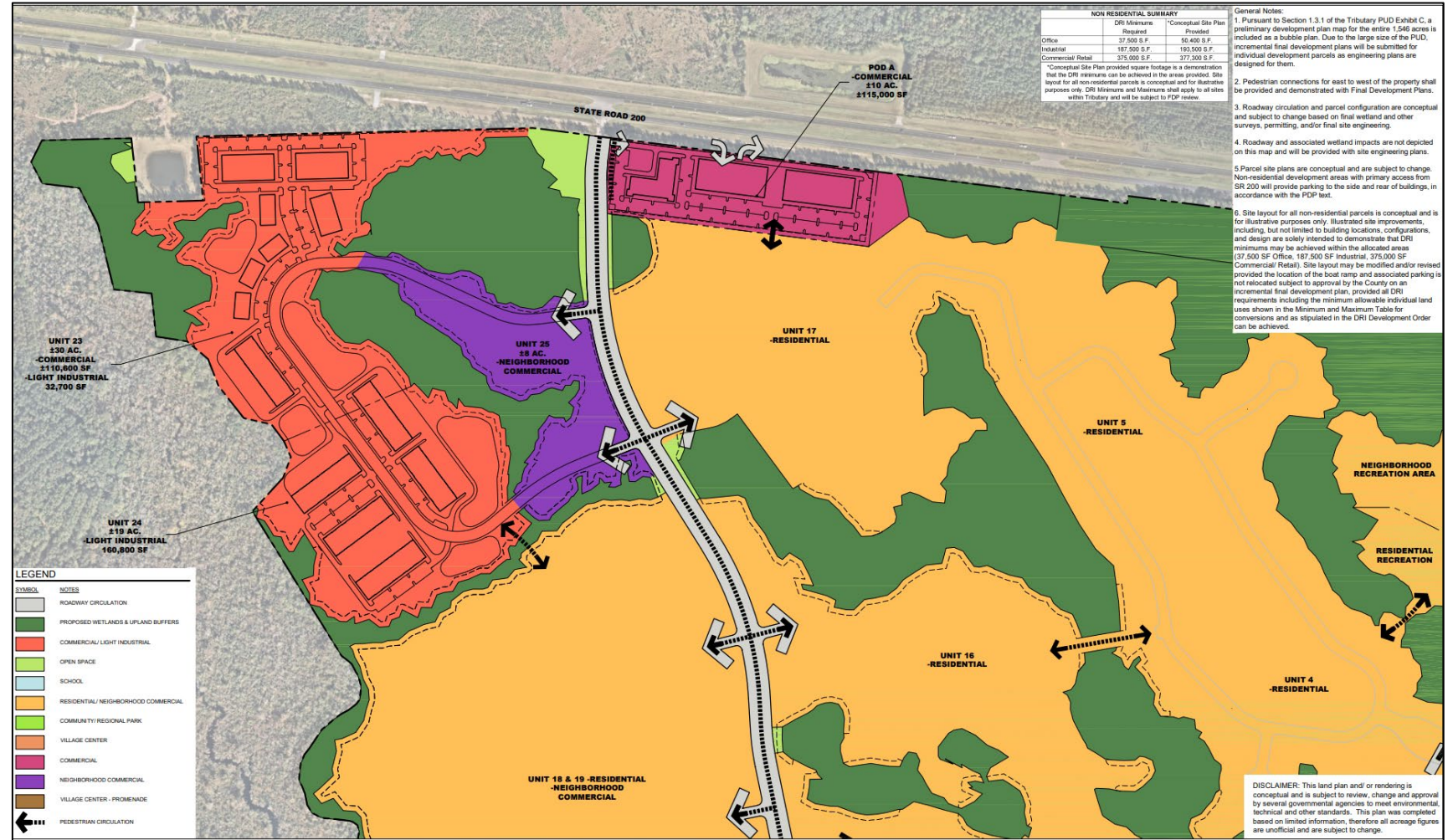




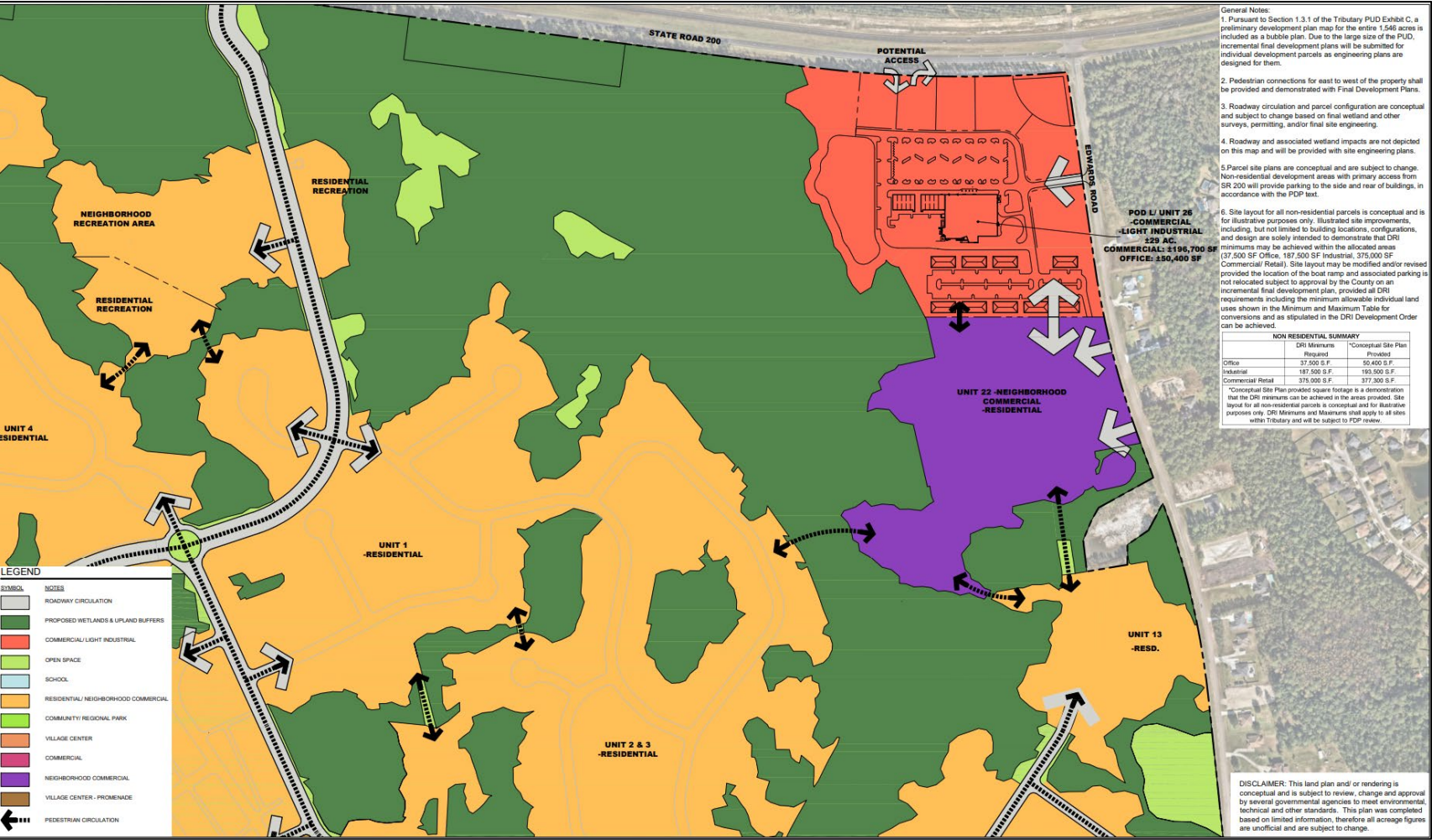
# PUD – Requested Amendments

PUD23-004

TRIBUTARY  
DRI



# PUD – Requested Amendments



PUD23-004

TRIBUTARY  
DRI



# PUD – Requested Amendments

PUD23-004

TRIBUTARY  
DRI





PUD23-004

TRIBUTARY  
DRI

## PUD – Comp Plan Consistency

---

FL.01.01 and FL.01.02: Consistency with land use.

FL.01.02(H): Multi-use land use designation to accommodate development in a larger size and scale.

FL.08.06: Direct new residential development in rural and transitioning areas to accomplish key planning principles:  
(G) **Planned Unit Developments** shall use enhanced development standards and design elements for new development to promote community identity and a sense of place. This includes but is not limited to standards for diverse housing types, public spaces, street design, architectural design standards, multi-use trails, stormwater management facilities, landscaping, and signage.

# PUD – Comp Plan Consistency

---

PUD23-004

---

TRIBUTARY  
DRI

FL.09.05: Open space is provided for recreation in accordance with the established level of service.

FL.10.06: Master planned/mixed use developments are promoted by providing incentives such as density bonuses, flexible design standards and funding options for required infrastructure improvements.



PUD23-004

---

TRIBUTARY  
DRI

## PUD – LDC Consistency

---

Rezoning shall show PZB studied and considered the following in making their recommendation:

- 1) need and justification for change; and
- 2) relationship of proposed rezoning to County's general planning program.

**Need and justification include:**

PUD23-004

---

## TRIBUTARY DRI

### PUD – LDC Consistency

---

- 1) Requesting changes necessary to enable the Tributary DRI to come into compliance with the issues raised in the April 7, 2023, letter;
- 2) Redistributing mix of residential dwelling units by Phase;
- 3) Addressing the conceptual layout, timing, and potential for an alternative design for the Village Center to include the boat ramp, kayak launch, truck and trailer parking, public entertainment space, and publicly accessible river front promenade to be located as depicted on the PDP; also clarifying that the boat launch will be open for public access;

And,



# PUD – LDC Consistency

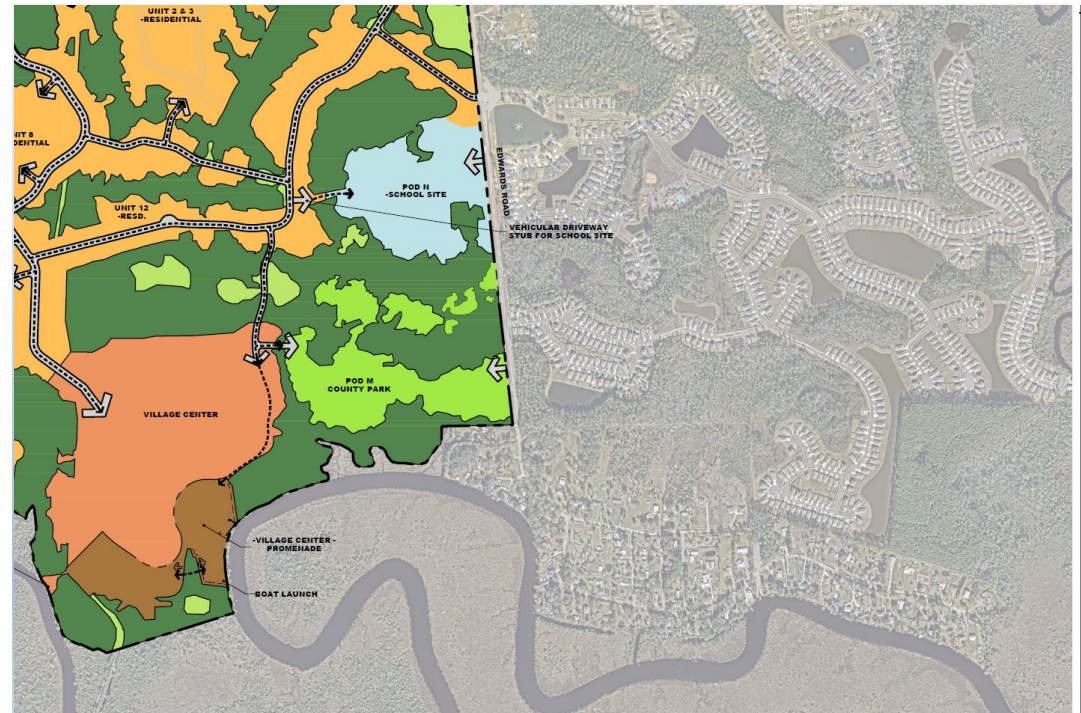
---

4) Stating that the forty (40) acre Regional Park (Pod M) has been dedicated to the County and that Phases I and II have been completed.

PUD23-004

---

TRIBUTARY  
DRI



PUD23-004

---

TRIBUTARY  
DRI

## PUD Review Criteria

---

- 1) Degree of consistency with surrounding character and density. *Amendment does not change the character or density of the development in terms of the number of dwelling units or approved square footage of commercial/industrial space. The number of dwelling units previously approved will remain.*
- 2) Provision for and adequacy of public facilities (school, recreation, transportation, etc.) *Applicant provided essential public facilities through DRI process.*
- 3) Nature, intent, compatibility of open space. *No changes to open space are proposed.*



PUD23-004

## TRIBUTARY DRI

# PUD Review Criteria

---

(4) The feasibility and compatibility of the specified stages contained in the preliminary development plan to exist as an independent development.

*The modification request for the PUD does not seek to amend the phasing dates for the DRI. However, an additional amount of residential units (+350) is being requested within Phase I. Currently, Phase I is limited to 1,400 dwelling units and this modification seeks to increase the Phase I maximum number of dwellings to 1,750. A corresponding decrease in dwelling units (-350) is requested for Phase II. The current maximum number of dwellings for Phase II is 1,800 and this modification seeks to reduce that amount to a maximum of 1,450 dwellings.*

PUD23-004

---

TRIBUTARY  
DRI

## PUD Review Criteria

---

(5) The benefits inherent in a PUD classification to the general public that justify the requested departure from standard land use requirements. *The approved DRI provides for a number of unique and innovative benefits including the Recreation and Education components, the inclusion of a mixed-use Village Center with a promenade and boat ramp/kayak launch, preservation of wetlands and associated uplands, and design supportive of multimodal transportation. The requested modification to the PUD would not diminish any of these public benefits.*

(6) The conformity and compatibility of the proposed PUD with the Nassau County Comprehensive Plan. *The proposed rezoning, if approved, would be in compliance with the underlying Future Land Use Map (subject to approval of the companion comprehensive plan map amendment for FLUM-7, CPA23-011) and the following:*

PUD23-004

---

TRIBUTARY  
DRI

## PUD Review Criteria

---

LDC Section 25.04.(E)(1) (Special requirements for PUDs): Open spaces and recreation areas provided within a proposed planned unit development shall be evaluated based on conformance with the policies of the comprehensive plan and the ability of such areas to provide recreational opportunities, protect sensitive environmental areas, protect areas of archaeological or historical significance, contribute to community design, and encourage compatible and cooperative relationships between adjoining land uses.

*The proposed PUD provides recreational opportunities, contributes to community design, and encourages compatible and cooperative relationships between adjoining land uses.*



PUD23-004

---

TRIBUTARY  
DRI

## PUD Amendment- Recommendation

Staff has reviewed the proposed changes and has deemed the changes to be consistent with the Comprehensive Plan and Land Development Code.

Staff recommends APPROVAL.