



**APPLICATION FOR
FUTURE LAND USE MAP (FLUM)
AMENDMENT
(50 + ACRES)**

(OFFICIAL USE ONLY)
Application #: CPA23-011
Date Filed: 10-11-23
MU to MU

(1) Name and Address of the Owner:

Name: Three Rivers Developers, LLC
Mailing address: 7807 Baymeadows Rd. E., Ste. 205
Jacksonville, FL 32256
Telephone: (904) 996-2485
Email: gmiares@greenpointellc.com

& Three Rivers Community Development District
c/o Wrathell Hunt & Associates LLC
2300 Glades Rd., Suite 410W
Boca Raton, FL 33421

(2) Name and Address of the Applicant / Authorized Agent:

Name: Emily G. Pierce
Mailing address: 1301 Riverplace Blvd., Ste. 1500
Jacksonville, FL 32207
Telephone: (904) 346-5787
Email: epierce@rtlaw.com

(PLEASE NOTE: If applicant is not the owner, this application must be accompanied by completed Owner's Authorization for Agent form.)

(3) Location:

On the south side of SR200
(north, south, east, west) (street)
between Edwards Rd. and Westberry Lane
(street) (street)

(4) Parcel Identification Numbers:

See Attached

Please attach additional Parcel Identification numbers using 8½" x 11" size paper with the answers typed or printed legibly

(OFFICIAL USE ONLY)
Legal Advertisement deadline: / /
Newspaper for legal advertisement: Fernandina Beach News Leader Nassau County Record
PZB Hearing Date: / / BOCC Hearing Date: / /

(5) **Current Future Land Use Map Designation:** MU

(6) **Proposed Future Land Use Map Designation:** MU

(7) **Area (acres):** 1,546

(8) **Current Use (list any improvements or uses on the site):**

See Policy FL.01.02(H)(2)(a) - no change

(9) **Water Supply:**

- Private Well
- Private treatment plant
- Public Water System JEA (name of provider)

(10) **Wastewater Treatment:**

- On-site Sewage Treatment System
- Private Sewer Treatment Plant
- Public Water System JEA (name of provider)

(11) **Review Criteria for Future Land Use Map Amendments:**

All amendments to the Future Land Use Map (FLUM) shall provide justification for the need for the proposed amendment. In evaluating proposed amendments, the County shall consider each of the following. Please attach a response to the following using 8½" x 11" size paper with the answers typed or printed legibly and identifying the question on the application.

(A) Demonstrate the extent to which the proposed amendment discourages urban sprawl per F.S. 163.3177(6)(a)(9), of which indicators are:

- i. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*
- ii. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*
- iii. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*
- iv. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

- v. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*

- vi. *Fails to maximize use of existing public facilities and services.*

- vii. *Fails to maximize use of future public facilities and services.*

- viii. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*

- ix. *Fails to provide a clear separation between rural and urban uses.*

- x. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*

- xi. *Fails to encourage a functional mix of uses.*

- xii. *Results in poor accessibility among linked or related land uses.*

- xiii. *Results in the loss of significant amounts of functional open space.*

(B) Demonstrate the extent to which the proposed amendment is contiguous to an existing urban or urban transitioning area served by public infrastructure;

(C) Demonstrate the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

- (D) Demonstrate the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County's Capital Improvement Plan, the Florida Department of Transportation Five -Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;
- (E) Demonstrate the extent to which the amendment will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.
- (F) Demonstrate the extent to which the amendment results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:
1. Clustered population and/or employment centers;
 2. Medium to high densities appropriate to context;
 3. A mix of land uses;
 4. Interconnected street networks;
 5. Innovative and flexible approaches to parking;
 6. Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;
 7. And proximity to transit.
- (G) Demonstrate the extent to which the amendment does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.

(12) Required Attachments:

- x (a) Location Map (see instructions)
- x (b) Legal description (see instructions)
- x (c) Survey (see instructions) - See Ord. 2006-81
- x (d) Environmental Assessment (see instructions) - See Ord. 2006-81 & Res. 2006-126
- x (e) Transportation Impact Analysis (see instructions) - See Ex. C to pending DRI-DO application
- x (f) Owners Authorization for Agent* (form is attached to this application)
- x (g) Consent for Inspection Form (form is attached to this application)

*NOTE: If prepared or signed by an agent, a notarized Owner's Authorization for Agent form must be provided.

(13) Signatures:

In filing this application, the undersigned understands it becomes a part of the official records of the Planning and Zoning Board and does hereby certify that all information contained herein is true to the best of his/her knowledge.

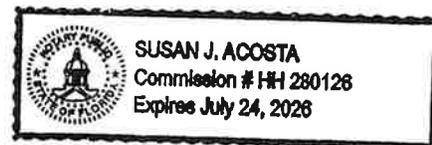
Signature of Owner: _____

Signature of Applicant/Agent: *[Handwritten Signature]*
(if different than Owner)

State of Florida
County of Duval

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of physical presence or online notarization, this 10th day of October, 2023 by Emily G. Pierce who is personally known to me or has produced _____ as identification.

[Handwritten Signature]
Notary Signature
Name (Typed or Printed) Susan J. Acosta





Planning Department of
 Nassau County
 96161 Nassau Place
 Yulee, Florida 32097

CONSENT FOR INSPECTION

I, Graydon E. Myers, the owner or authorized agent for the owner of the premises located at Tributary (east of Edwards Road, South of SR 200) do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Department of Planning, Nassau County, Florida, in conjunction for an application pursuant to a:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Rezoning/Modification | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Preliminary Binding Site Plan |
| <input type="checkbox"/> Plat | <input type="checkbox"/> Future Land Use Map Amendment |

without further notice.

Dated this 10th day of October, 2023

[Signature]
 Signature of Owner or Authorized Agent

904-996-2485
 Telephone Number

State of Florida
 County of Hernando

The foregoing Instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of October, 2023, by Graydon E. Myers, who is personally know to me or has produced _____ as Identification.

[Signature]
 Notary Signature
 My Commission expires: 5/28/27



Tributary Parcel Identification Numbers:

10-2N-26-2010-0192-0000	10-2N-26-2010-0264-0000	10-2N-26-2010-0077-0000
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Planning Department of
 Nassau County
 96161 Nassau Place
 Yulee, Florida 32097

OWNER'S AUTHORIZATION FOR AGENT

England-Thims & Miller, Inc. is hereby authorized TO ACT ON BEHALF OF

Three Rivers CDD, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Nassau County, Florida, for an application pursuant to a:

- Rezoning/Modification
- Conditional Use
- Variance
- Preliminary Binding Site Plan
- Plat
- Future Land Use Map Amendment

BY: [Signature]
 Signature of Owner
GREGG F. KERN Print
 Name

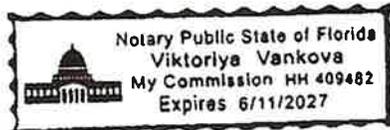
 Signature of Owner
 _____ Print
 Name
904.323.7732
 Telephone Number

State of Florida
 County of Duval

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of physical presence or online notarization, this 10th of October, 2023, by _____, who is _____ personally known to me or has produced _____ as identification.

[Signature]
 Notary Signature

My Commission Expires: 6/11/27





Planning Department of
Nassau County
96161 Nassau Place
Yulee, Florida 32097

Nassau County Planning Dept
2023 OCT 11 PM 3:40

OWNER'S AUTHORIZATION FOR AGENT

Rogers Towers PA is hereby authorized TO ACT ON BEHALF OF

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- Rezoning/Modification
- Variance
- Plat
- Conditional Use
- Preliminary Binding Site Plan
- Future Land Use Map Amendment

BY: 
Signature of Owner

Greg F. Mern Print
Name

Signature of Owner

Name

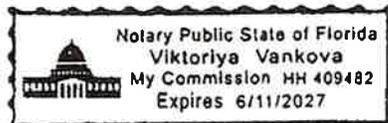
904.323.7732
Telephone Number

State of Florida
County of Duval

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Notary Signature

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Planning Department of
 Nassau County
 96161 Nassau Place
 Yulee, Florida 32097

OWNER'S AUTHORIZATION FOR AGENT

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- Rezoning/Modification
- Variance
- Plat
- Conditional Use
- Preliminary Binding Site Plan
- Future Land Use Map Amendment

BY: [Signature]
 Signature of Owner

Graydon E. Myers Print
 Name

 Signature of Owner
 _____ Print

 Name
904-996-2485
 Telephone Number

State of Florida
 County of Herndon

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Ellen Johnson
 Notary Signature



My Commission Expires: 5/28/27



Planning Department of
 Nassau County
 96161 Nassau Place
 Yulee, Florida 32097

Nassau County Planning Dept
 2023 OCT 11 PM 3:40

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- Variance
- Plat
- Conditional Use
- Preliminary Binding Site Plan
- Future Land Use Map Amendment

BY: [Signature]
 Signature of Owner

Graydon E. Miras Print
 Name

 Signature of Owner

 Name

904 416 2485
 Telephone Number

State of Florida
 County of Herrando

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Ellen Johnson
 Notary Signature



My Commission Expires: 5/20/27

OWNER'S AUTHORIZATION FOR AGENT



Planning Department of
Nassau County
96161 Nassau Place
Yulee, Florida 32097

Nassau County Planning Dept
2023 OCT 11 PM3:39

CONSENT FOR INSPECTION

I, GREGG F. KEARN, the owner or authorized agent for the owner of the premises located at Tributary (east of Edwards Road, South of SR 200) do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Department of Planning, Nassau County, Florida, in conjunction for an application pursuant to a:

- Rezoning/Modification
- Variance
- Plat
- Conditional Use
- Preliminary Binding Site Plan
- Future Land Use Map Amendment

without further notice.

Dated this 10th day of October, 2023

Gregg F. Kearn
Signature of Owner or Authorized Agent

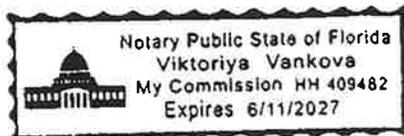
904.323.7732
Telephone Number

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of October, 2023, by _____, who is personally know to me or has produced _____ as identification.

Vankova
Notary Signature

My Commission expires: 6/11/27



CONSENT FOR INSPECTION

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Review Criteria for Future Land Use Map Amendment

(A) Demonstrate the extent to which the proposed amendment discourages urban sprawl per F.S. 163.3177(6)(a)(9), of which indicators are:

- i. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.***

The Tributary Development of Regional Impact (f/k/a the Three Rivers DRI) is an existing development which was originally approved in 2006 pursuant to a Development Order adopted as Resolution 2006-126 (the "DRI DO"). The DRI DO has been amended numerous times since its adoption and is currently undergoing an additional amendment. Pursuant to Ordinance 2006-81, the Future Land Use Map designation for the DRI property is Mixed Use ("MU") which designation is not being modified by this amendment. Additionally, Policy FL.01.02(H)(2)(a) of the Nassau County 2030 Comprehensive Plan Future Land Use Element governs development of the DRI DO. Like the MU designation, this Policy is not being modified by this amendment. The only amendment being requested is a substitution of the current 2030 Future Land Use Map Series FLUMS-7 Three Rivers DRI: Master Land Use Plan with the new Tributary Map H/Master Land Use Plan attached hereto as Exhibit "1" to this application. Compliance with the criteria set forth above was demonstrated with the adoption of Ordinance 2006-81 and is not being modified by this application.

- ii. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.***

See the answer to (A)(i) above. The only amendment being requested is a substitution of current 2030 Future Land Use Map Series FLUMS-7 Three Rivers DRI: Master Land Use Plan with the new Tributary Map H/Master Land Use Plan attached hereto as Exhibit "1" to this application. Compliance with the criteria set forth above was demonstrated with the adoption of Ordinance 2006-81 and is not being modified by this application.

- iii. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.***

See the answer to (A)(i) above. The only amendment being requested is a substitution of current 2030 Future Land Use Map Series FLUMS-7 Three Rivers DRI: Master Land Use Plan with the new Tributary Map H/Master Land Use Plan attached hereto as Exhibit "1" to this application. Compliance with the criteria set forth above was demonstrated with the adoption of Ordinance 2006-81 and is not being modified by this application.

- iv. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.***

See the answer to (A)(i) above. The only amendment being requested is a substitution of current 2030 Future Land Use Map Series FLUMS-7 Three Rivers DRI: Master Land Use Plan with the new Tributary Map H/Master Land Use Plan attached hereto as Exhibit "1" to this application. Compliance with the criteria

set forth above was demonstrated with the adoption of Ordinance 2006-81 and is not being modified by this application.

- v. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.***

See the answer to (A)(i) above. The only amendment being requested is a substitution of current 2030 Future Land Use Map Series FLUMS-7 Three Rivers DRI: Master Land Use Plan with the new Tributary Map H/Master Land Use Plan attached hereto as Exhibit "1" to this application. Compliance with the criteria set forth above was demonstrated with the adoption of Ordinance 2006-81 and is not being modified by this application.

- v. *Fails to maximize use of existing public facilities and services.***

See the answer to (A)(i) above. The only amendment being requested is a substitution of current 2030 Future Land Use Map Series FLUMS-7 Three Rivers DRI: Master Land Use Plan with the new Tributary Map H/Master Land Use Plan attached hereto as Exhibit "1" to this application. Compliance with the criteria set forth above was demonstrated with the adoption of Ordinance 2006-81 and is not being modified by this application.

- vi. *Fails to maximize use of future public facilities and services.***

See the answer to (A)(i) above. The only amendment being requested is a substitution of current 2030 Future Land Use Map Series FLUMS-7 Three Rivers DRI: Master Land Use Plan with the new Tributary Map H/Master Land Use Plan attached hereto as Exhibit "1" to this application. Compliance with the criteria set forth above was demonstrated with the adoption of Ordinance 2006-81 and is not being modified by this application.

- viii. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.***

See the answer to (A)(i) above. The only amendment being requested is a substitution of current 2030 Future Land Use Map Series FLUMS-7 Three Rivers DRI: Master Land Use Plan with the new Tributary Map H/Master Land Use Plan attached hereto as Exhibit "1" to this application. Compliance with the criteria set forth above was demonstrated with the adoption of Ordinance 2006-81 and is not being modified by this application.

- ix. *Fails to provide a clear separation between rural and urban uses.***

See the answer to (A)(i) above. The only amendment being requested is a substitution of current 2030 Future Land Use Map Series FLUMS-7 Three Rivers DRI: Master Land Use Plan with the new Tributary Map H/Master Land Use Plan attached hereto as Exhibit "1" to this application. Compliance with the criteria set forth above was demonstrated with the adoption of Ordinance 2006-81 and is not being modified by this application.

- x. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.**

See the answer to (A)(i) above. The only amendment being requested is a substitution of current 2030 Future Land Use Map Series FLUMS-7 Three Rivers DRI: Master Land Use Plan with the new Tributary Map H/Master Land Use Plan attached hereto as Exhibit "1" to this application. Compliance with the criteria set forth above was demonstrated with the adoption of Ordinance 2006-81 and is not being modified by this application.

- xi. Fails to encourage a functional mix of uses.**

See the answer to (A)(i) above. The only amendment being requested is a substitution of current 2030 Future Land Use Map Series FLUMS-7 Three Rivers DRI: Master Land Use Plan with the new Tributary Map H/Master Land Use Plan attached hereto as Exhibit "1" to this application. Compliance with the criteria set forth above was demonstrated with the adoption of Ordinance 2006-81 and is not being modified by this application.

- xii. Results in poor accessibility among linked or related land uses.**

See the answer to (A)(i) above. The only amendment being requested is a substitution of current 2030 Future Land Use Map Series FLUMS-7 Three Rivers DRI: Master Land Use Plan with the new Tributary Map H/Master Land Use Plan attached hereto as Exhibit "1" to this application. Compliance with the criteria set forth above was demonstrated with the adoption of Ordinance 2006-81 and is not being modified by this application.

- xiii. Results in the loss of significant amounts of functional open space.**

See the answer to (A)(i) above. The only amendment being requested is a substitution of current 2030 Future Land Use Map Series FLUMS-7 Three Rivers DRI: Master Land Use Plan with the new Tributary Map H/Master Land Use Plan attached hereto as Exhibit "1" to this application. Compliance with the criteria set forth above was demonstrated with the adoption of Ordinance 2006-81 and is not being modified by this application.

(B) Demonstrate the extent to which the proposed amendment is contiguous to an existing urban or urban transitioning area served by public infrastructure;

See the answer to (A)(i) above. The only amendment being requested is a substitution of current 2030 Future Land Use Map Series FLUMS-7 Three Rivers DRI: Master Land Use Plan with the new Tributary Map H/Master Land Use Plan attached hereto as Exhibit "1" to this application. Compliance with the criteria set forth above was demonstrated with the adoption of Ordinance 2006-81 and is not being modified by this application. Further, the DRI DO property is immediately adjacent to SR 200 and is served by public water and sewer.

(C) Demonstrate the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

See the answer to (A)(i) above. The only amendment being requested is a substitution of current 2030 Future Land Use Map Series FLUMS-7 Three Rivers DRI: Master Land Use Plan with the new Tributary Map

H/Master Land Use Plan attached hereto as Exhibit "1" to this application. Compliance with the criteria set forth above was demonstrated with the adoption of Ordinance 2006-81 and is not being modified by this application. Further, this development is already under construction.

(D) Demonstrate the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County's Capital Improvement Plan, the Florida Department of Transportation Five -Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

See the answer to (A)(i) above. The only amendment being requested is a substitution of current 2030 Future Land Use Map Series FLUMS-7 Three Rivers DRI: Master Land Use Plan with the new Tributary Map H/Master Land Use Plan attached hereto as Exhibit "1" to this application. Compliance with the criteria set forth above was demonstrated with the adoption of Ordinance 2006-81 and is not being modified by this application. Further, this development is served by public water and sewer, and as demonstrated in the Land Development Traffic Assessment prepared by England Thims & Miller dated October 16, 2023, attached as Exhibit C to the pending DRI DO amendment application, construction of the Tributary DRI will not result in any transportation deficiencies on significantly impacted roads or facilities.

(E) Demonstrate the extent to which the amendment will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.

See the answer to (A)(i) above. The only amendment being requested is a substitution of current 2030 Future Land Use Map Series FLUMS-7 Three Rivers DRI: Master Land Use Plan with the new Tributary Map H/Master Land Use Plan attached hereto as Exhibit "1" to this application. Compliance with the criteria set forth above was demonstrated with the adoption of Ordinance 2006-81 and is not being modified by this application. Further, the Special Conditions set forth in the DRI DO address vegetation, wildlife, wetlands, upland buffers, conservation easements, stormwater pollution prevention, surface water quality monitoring, floodplain management, water supply, wastewater management, stormwater management, and solid waste management to ensure compatible development with environmentally sensitive lands and adjacent uses. The DRI DO also provides for a series of interconnected multi-use paths that lead to the school site, the regional park and the commercially designated areas which supports non-automotive modes of transportation.

(F) Demonstrate the extent to which the amendment results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:

- 1. Clustered population and/or employment centers;**
- 2. Medium to high densities appropriate to context;**

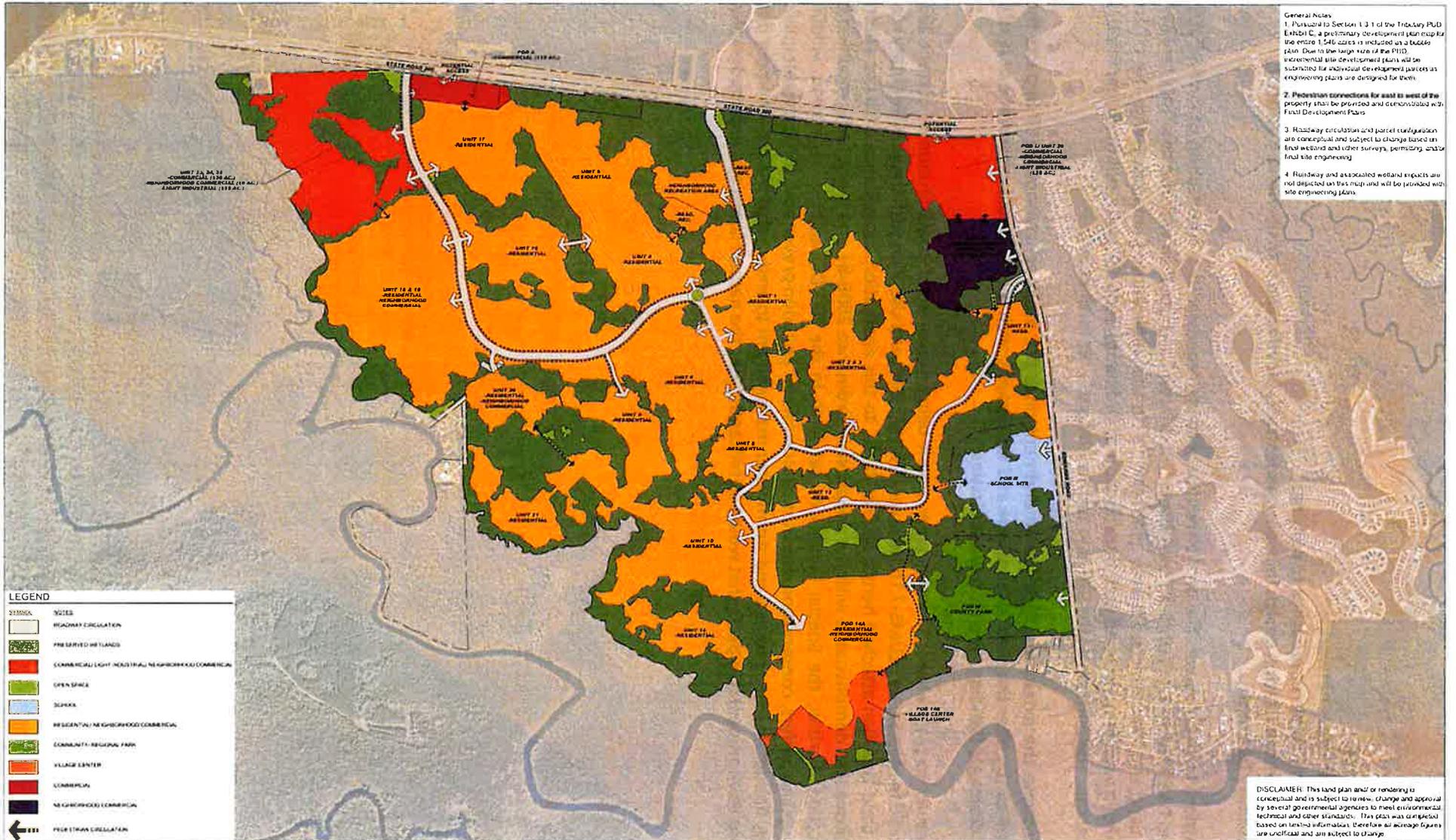
- 3. A mix of land uses;**
- 4. Interconnected street networks;**
- 5. Innovative and flexible approaches to parking;**
- 6. Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;**
- 7. And proximity to transit.**

See the answer to (A)(i) above. The only amendment being requested is a substitution of current 2030 Future Land Use Map Series FLUMS-7 Three Rivers DRI: Master Land Use Plan with the new Tributary Map H/Master Land Use Plan attached hereto as Exhibit "1" to this application. Compliance with the criteria set forth above was demonstrated with the adoption of Ordinance 2006-81 and is not being modified by this application. The purpose of the DRI is to further the goals set forth above.

(G) Demonstrate the extent to which the amendment does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.

See the answer to (A)(i) above. The only amendment being requested is a substitution of current 2030 Future Land Use Map Series FLUMS-7 Three Rivers DRI: Master Land Use Plan with the new Tributary Map H/Master Land Use Plan attached hereto as Exhibit "1" to this application. Compliance with the criteria set forth above was demonstrated with the adoption of Ordinance 2006-81 and is not being modified by this application. Further, the Special Conditions set forth in the DRI DO address vegetation, wildlife, wetlands, upland buffers, conservation easements, stormwater pollution prevention, surface water quality monitoring, floodplain management, and stormwater management to ensure that the development does not propose environmental impacts that would significantly alter the natural landscape and topography.

Exhibit "1"



Tributary

Preliminary Development Plan
3 October 2023



LEGAL DESCRIPTION

PARCEL A

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 88°33'22" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 974.33 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A) (A VARIABLE WIDTH RIGHT-OF-WAY AS CURRENTLY ESTABLISHED) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°33'22" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1549.02 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1050, PAGE 800 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 06°04'20" EAST, ALONG SAID EASTERLY LINE, 296.32 FEET TO THE SOUTHERLY LINE OF SAID LANDS; THENCE SOUTH 88°33'22" WEST, ALONG SAID SOUTHERLY LINE, 299.55 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE NORTH 06°04'20" WEST, ALONG SAID WESTERLY LINE, 296.32 FEET TO THE AFORESAID NORTH LINE OF SECTION 9; THENCE SOUTH 88°33'22" WEST, ALONG SAID NORTH LINE, 410.50 FEET; THENCE SOUTH 26°32'28" WEST, 110.54 FEET; THENCE SOUTH 27°17'20" EAST, 112.08 FEET; THENCE SOUTH 83°09'20" EAST, 171.14 FEET; THENCE SOUTH 26°57'15" EAST, 189.89 FEET; THENCE SOUTH 13°47'00" EAST, 305.12 FEET; THENCE SOUTH 83°54'46" EAST, 174.52 FEET; THENCE SOUTH 05°49'27" EAST, 199.02 FEET; THENCE SOUTH 81°13'39" EAST;

144.06 FEET; THENCE SOUTH 49°49'29" EAST, 126.55 FEET; THENCE SOUTH 21°07'20" EAST, 130.97 FEET; THENCE SOUTH 38°10'00" EAST, 189.46 FEET; THENCE SOUTH 77°24'55" EAST, 130.05 FEET; THENCE SOUTH 36°38'15" EAST, 95.96 FEET; THENCE SOUTH 23°18'40" EAST, 79.92 FEET; THENCE SOUTH 20°27'40" WEST, 101.47 FEET; THENCE SOUTH 42°31'10" WEST, 208.76 FEET; THENCE SOUTH 31°39'09" EAST, 780 FEET MORE OR LESS, TO THE MEAN HIGH WATER LINE OF TOM MANN CREEK; THENCE SOUTHEASTERLY ALONG SAID MEAN HIGH WATER LINE AND THE MEANDERINGS THEREOF, AND ALONG THE MEAN HIGH WATER LINE OF BOGGY CREEK AND THE MEANDERINGS THEREOF, 3780 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 716, PAGE 1633, SAID PUBLIC RECORDS; THENCE SOUTH 57°36'07" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, 397.69 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 58°10'17" EAST, CONTINUING ALONG SAID NORTHEASTERLY LINE, 72.47 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LOGAN ROAD (A 60 FOOT RIGHT-OF-WAY AS ESTABLISHED); THENCE NORTH 51°19'32" EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 433.20 FEET TO AN ANGLE POINT; THENCE NORTH 51°03'16" EAST, CONTINUING ALONG SAID NORTHWESTERLY LINE, 595.67 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF POLICE LODGE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED, BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 711, PAGE 1706, SAID PUBLIC RECORDS); THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES: COURSE NO. 1: NORTH 20°29'45" WEST, 3252.42 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY,

HAVING A RADIUS OF 996.86 FEET, AN ARC DISTANCE OF 343.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°38'19" WEST, 341.31 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: NORTH 00°46'53" WEST, 723.06 FEET TO THE AFORESAID SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A); THENCE NORTH 82°46'55" WEST, ALONG LAST SAID LINE, 275.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 200 ACRES, MORE OR LESS

PARCEL B

A PORTION OF SECTIONS 9, 10, 11, 14, 15, THE W. LOFTON GRANT, SECTION 44, AND THE ROBERT HARRIS GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 01°04'10" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 148.29 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A) (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE NORTH 82°46'55" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 648.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF POLICE LODGE ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 00°46'53" EAST, 714.62 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE

NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 936.86 FEET, AN ARC DISTANCE OF 322.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°38'19" EAST, 320.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 20°29'45" EAST, 3315.67 FEET; THENCE SOUTH 69°30'15" WEST, 60.00 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF- LINE OF SAID POLICE LODGE ROAD WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LOGAN ROAD (A 60 FOOT RIGHT-OF- WAY AS NOW ESTABLISHED); THENCE SOUTH 51°03'16" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 499.11 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 720, PAGE 1963, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01°01'45" EAST, ALONG SAID EASTERLY BOUNDARY, 899.20 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS; THENCE SOUTH 88°42'51" WEST, 60.80 FEET TO A POINT ON THE WESTERLY LINE OF SECTION 15, SAID POINT HEREINAFTER REFERED TO AS REFERENCE POINT "A"; THENCE SOUTHEASTERLY ALONG A TRAVERSE LINE FOLLOWING THE MEANDERINGS OF BOGGY CREEK RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 65°44'20" EAST, 1108.97 FEET; COURSE NO. 2: SOUTH 73°13'20" EAST, 923.84 FEET; COURSE NO. 3: SOUTH 34°18'04" EAST, 1252.54 FEET; COURSE NO. 4: SOUTH 62°34'44" EAST, 1004.12 FEET; COURSE NO. 5: SOUTH 48°44'48" EAST, 913.35 FEET; COURSE NO. 6: SOUTH 18°11'58" EAST, 1646.63 FEET TO A POINT HEREINAFTER REFERED TO AS REFERENCE POINT "B"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE EASTERLY AND NORTHERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 200, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 82°46'55"

EAST, 1763.43 FEET; COURSE NO. 2: NORTH 07°13'05" EAST, 34.00 FEET; COURSE NO. 3: SOUTH 82°46'55" EAST, 4306.10 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1533, PAGE 1651 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY, NORTHEASTERLY AND EASTERLY, ALONG THE WESTERLY AND SOUTHERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 03°57'30" WEST, 128.96 FEET; COURSE NO. 2: SOUTH 12°29'20" EAST, 472.58 FEET; COURSE NO. 3: SOUTH 27°41'52" EAST, 582.37 FEET; COURSE NO. 4: NORTH 51°40'36" EAST, 402.26 FEET; COURSE NO. 5: NORTH 89°57'51" EAST, 763.55 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 08°10'18" EAST, 49.68 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 4086.51 FEET, AN ARC DISTANCE OF 869.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°15'58" EAST, 867.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 20°21'38" EAST, 168.46 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1521, PAGE 1321 OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, SOUTHERLY, EASTERLY, NORTHERLY AND NORTHEASTERLY, ALONG THE NORTHWESTERLY, WESTERLY, SOUTHERLY AND SOUTHEASTERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 61°05'54" WEST, 287.49 FEET; COURSE NO. 2: SOUTH 29°25'03" WEST, 66.67 FEET; COURSE NO. 3:

SOUTH 22°36'39" WEST, 97.74 FEET; COURSE NO. 4: SOUTH 06°26'34" EAST, 148.74 FEET; COURSE NO. 5: NORTH 80°27'24" EAST, 188.89 FEET; COURSE NO. 6: NORTH 00°03'21" EAST, 95.86 FEET; COURSE NO. 7: NORTH 55°40'09" EAST, 116.85 FEET; COURSE NO. 8: NORTH 28°06'20" EAST, 140.53 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD AND THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3779.72 FEET, AN ARC DISTANCE OF 931.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°03'12" EAST, 929.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 05°59'38" EAST, 2635.19 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; COURSE NO. 3: SOUTH 06°28'24" EAST, 1354.14 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 518, PAGE 1229, SAID PUBLIC RECORDS; THENCE SOUTH 88°52'12" WEST, ALONG SAID LINE, 203.68 FEET; THENCE NORTH 79°50'18" WEST, 13.73 FEET; THENCE SOUTH 86°11'02" WEST, 57.36 FEET; THENCE SOUTH 88°52'12" WEST, 367.49 FEET; THENCE SOUTH 02°15'50" WEST, 160 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF NASSAU RIVER; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, SOUTHWESTERLY, AND SOUTHERLY, FOLLOWING THE MEANDERINGS OF SAID MEAN HIGH WATER LINE, 3920 FEET MORE OR LESS TO A POINT ON SAID MEAN HIGH WATER LINE, SAID POINT LYING NORTH 72°32'01" EAST, 1170 FEET MORE OR LESS FROM THE AFOREMENTIONED REFERENCE POINT "B"; THENCE SOUTH 72°32'01" WEST, THROUGH SAID REFERENCE POINT "B", 1215 FEET MORE OR LESS TO THE MEAN

HIGH WATER LINE OF BOGGY CREEK; THENCE WESTERLY, NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY, SOUTHERLY, AND SOUTHEASTERLY, FOLLOWING THE MEANDERINGS OF SAID BOGGY CREEK, 11465 FEET MORE OR LESS TO ITS INTERSECTION WITH THE WESTERLY LINE OF SAID SECTION 15, SAID POINT LYING SOUTH 00°12'35" EAST, 270 FEET MORE OR LESS FROM THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 00°12'35" WEST, 270 FEET MORE OR LESS TO THE SOUTHERLY BOUNDARY OF AFOREMENTIONED LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 720, PAGE 1963 OF THE OFFICIAL RECORDS OF SAID COUNTY AND SAID REFERENCE POINT "A" TO CLOSE.

CONTAINING 1,546 ACRES, MORE OR LESS.