



APPLICATION FOR REZONING

Official Use Only

Zoning District: _____
FLUM Designation: _____
Commission District: _____
Application #: _____
Date Filed: _____

(1) Name and Address of the Owner:

Name: Three rivers Developers, LLC

Mailing address: 7807 Baymeadows Road E. , Suite 205
Jacksonville, FL 32256

Telephone: 904-996-2485

Email: gmiars@greenpointllc.com

& Three Rivers Community
Development District
C/O Wrathell Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33421

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

Name: England-Thims & Miller, Inc.; Attn: Casey Dendor, AICP

Mailing address: 14775 Old St Augustine Road
Jacksonville, FL 32258

Telephone: 904-642-8990

Email: DendorC@etminc.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 SR 200
(north, south, east, west) (street)

between Edwards Road 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 Zoning District:** PUD (Ord 2006-68, as amended)
 (6) **Proposed Zoning District:** PUD (Ord 2006-68, as amended)
 (7) **Future Land Use Map Designation:** MU
 (8) **Area (acres):** 1,546 +/-

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

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

See PUD Ordinance 2006-68, as amended

(10) **Water Supply:**

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

(11) **Wastewater Treatment:**

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

(12) **Review Criteria for Rezoning:**

All rezoning applications shall provide justification for the proposed rezoning. In evaluating proposed rezoning, 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) Consistency of the proposed rezoning with the uses, densities and intensities permitted by the underlying Future Land Use Map (FLUM) designation and the goals, objectives, and policies of the adopted Comprehensive Plan.

(see attached)

- (B) Consistency of the proposed rezoning with the uses, densities and intensities permitted by the adjacent and surrounding zoning districts.

(see attached)

- (C) Consistency of the proposed rezoning with the applicable portions of small area plans, overlay districts or any current County plans or programs.

(see attached)

- (D) The rezoning does not result in a sprawl development pattern as determined by Chapter 163 Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing urban or transitioning areas.

(see attached)

- (E) The availability of, and potential impact to, public infrastructure and facilities that will serve the site in question including public water and wastewater, public roads, public schools, public parks, police and fire service and other similar items. These items may also be reviewed if an amendment to the Future Land Use Map filed is filed in conjunction with a rezoning.

(see attached)

- (F) Consistency of the proposed rezoning with any applicable substantive requirements of the Code, including minimum or maximum district size, access, setback and buffering requirements.
(see attached)
- (G) The nature and degree of potential adverse impacts the proposed rezoning could have upon permitted conforming uses on neighboring lands.
(see attached)
- (H) The nature and degree of potential adverse impacts the proposed rezoning could have upon environmentally sensitive lands or areas of historical or cultural significance.
(see attached)
- (I) Substantial changes in the character or development of areas in or near the area under consideration which affect the suitability or unsuitability of the land for its use as presently zoned.
(see attached)
- (J) The extent to which land use and development conditions have changed since the effective date of the existing zoning district regulations involved which are relevant to the property.
(see attached)
- (K) Public policies in favor of the rezoning. Examples include identified economic development or affordable housing projects, mixed-use development, or sustainable environmental features, which are consistent with specific adopted plans or policies of the Board of County Commissioners.
(see attached)
- (L) The extent to which the rezoning 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 attached)
- (M) The extent to which the rezoning 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 attached)
- (N) The extent to which the rezoning 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) Proximity to transit.

(see attached)

(13) Required Attachments:

- ☒ (a) *Location Map (see instructions)*
- ☒ (b) *Legal description (see instructions)*
- ☒ (c) *Survey (see instructions)* - See Ordinance 2006-68, as amended
- ☒ (d) *Environmental Assessment (see instructions)* - See Ordinance 2006-68, as amended
- ☒ (e) *Transportation Impact Analysis (see instructions)* - See Exhibit C to pending DRI/DO application
- ☒ (f) *Owners Authorization for Agent* (form is attached to this application)*
- ☒ (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.

(14) Additional Attachments for Planned Unit Developments (PUD):

- ☒ (a) *Preliminary Development Plan (see instructions)*
- ☒ (b) *PUD Written Description/Conditions (see instructions)*
- ☒ (c) *Proposed Deed Restrictions and Association Bylaws (see instructions)* - See Ordinance 2006-68, as amended (no change)

(15) 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: Casey Dendor
(if different than Owner)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 10th day of October, 20 23, by Casey Dendor, who is personally

known to me or has produced: _____

Charles Joseph Biederman
Notary Signature

My Commission expires: May 6, 2024



CHARLES JOSEPH BIEDERMAN
Commission # GG 985115
Expires May 6, 2024
Bonded Thru Budget Notary Services