



APPLICATION FOR REZONING

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Three Rivers Developers, LLC & Three Rivers Community Development District			
AGENT:	England-Thims & Miller, Inc.; Casey Dendor, AICP			
REQUESTED ACTION:	Modification of Three Rivers Planned Unit Development (PUD)			
LOCATION:	South side of SR 200/A1A, west of I-95, between Edwards Rd and Four Creeks State Forest			
CURRENT LAND USE + ZONING:	Multi-Use (MU), Conservation (CSV I) + Planned Unit Development (PUD)			
PROPOSED LAND USE + ZONING:	Multi-Use (MU), Conservation (CSV I) + Planned Unit Development (PUD)			
EXISTING USES ON SITE:	SF residential, regional park			
PROPERTY SIZE + PARCEL ID:	1,546 acres – Multiple Parcel Numbers			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SR 200/A1A, Agriculture	OR	AGR
	South	Marsh, Nassau River	Water/OR	AGR/CSV II
	East	Vacant, SF Residential	OR/PUD	LDR, AGR
	West	Marsh, Agriculture	OR	AG
COMMISSION DISTRICT:	5			

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The Three Rivers Development of Regional Impact (DRI) was approved in 2006 along with a Planned Unit Development (PUD) zoning. The development program includes a maximum of 3,200 residential dwelling units; 500,000 square feet of retail space; 250,000 square feet of industrial space; 50,000 square feet of office space; and 300 dry boat storage slips.

This request to modify the PUD also includes a request to amend the DRI development order and a Comprehensive Plan Amendment to update Future Land Use Map (FLUM) 7. The PUD has been amended two previous times, most recently in 2021.

The applicant has requested several modifications to the PUD, including a revised preliminary development plan.



Figure 1: Location Map



The proposed changes include:

- 1) Update the land use summary to reflect proposed mix of land uses and phasing.
- 2) Provide for a conceptual site layout for the 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.
- 3) Reflect the dedication of the forty (40) acre Regional Park to the County and that phases I and II have been completed.
- 4) Require the 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.
- 5) Revise the Preliminary Development Plan Map (Map H) with a map series (see below Figure 2).

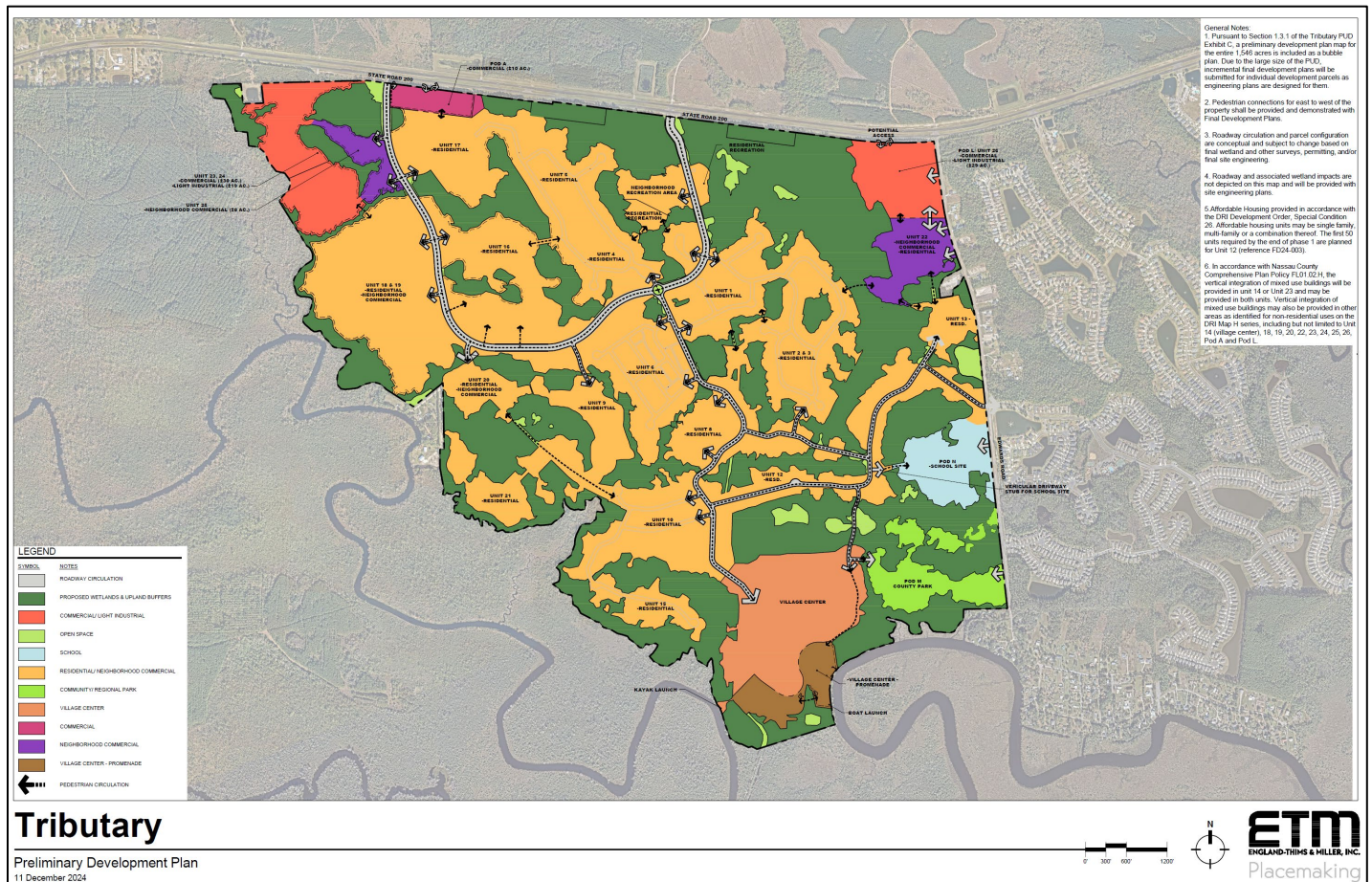


Figure 2: PUD23-004 Preliminary Development Plan



CONSISTENCY WITH COMPREHENSIVE PLAN

The County follows the guidance of the Comprehensive Plan when reviewing development proposals. The following policies are applicable to this application.

Future Land Use Element

Policy FL01.02(H): The primary purpose and intent of the Multi-Use designation is to accommodate, in a more innovative fashion, development or redevelopment of areas in a larger size and scale.

Staff Comment: The purpose of the Future Land Use Map (FLUM) Multi-use designation, which is applied to this development, is to accommodate large-scale developments, plan for a mix of residential, nonresidential, and recreation/civic uses, and protect natural habitats. A companion Comprehensive Plan Map Amendment is being requested (CPA23-011) to bring FLUM-7 which depicts the Tributary DRI, into conformance with the requested Preliminary Development Plan (PDP) for the PUD and to serve as the Map H map series for the DRI Development Order. The proposed changes to the FLUM-7 are explained in detail in the staff report for CPA23-011 and reflect changes requested as part of the PUD modification and previous changes made through prior PUD modification requests.

Policy FL08.06: The County shall direct new residential and commercial development in rural and transitioning areas to accomplish the following:

- (A) Develop in a pattern providing for compact, mixed use, contiguous development patterns and avoids development indicative of urban sprawl as defined in Policy FL01.04.
- (B) Develop in clustered or nodal patterns, eliminating or reducing strip-style development along arterial and collector roads.
- (C) Develop in a pattern that supports the creation, extension and maximization of central (municipal or regional) water and sewer systems.
- (D) Contribute to a sustainable development pattern of mixed-use communities that provide for integrated residential and employment opportunities; and provide for civic and public facilities including emergency medical, fire protection and police facilities, parks and other recreational facilities, schools, hospitals and other public or institutional uses.
- (E) Ensure compatible development adjacent to agriculture lands and minimize the potential impact of urban development on the agricultural productivity of the area.
- (F) Provide for safe and accessible streets, support the interconnectivity of roadways and the use of bicycle, pedestrian and multi-modal transportation facilities.
- (G) Through the use of Planned Unit Developments (PUDs) or similar development orders, 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.

Staff Comment: The Tributary PUD 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.



Policy FL.09.05: The County shall evaluate development plans to ensure that open space is provided for recreation in all proposed residential or mixed use development projects in accordance with the established level of service.

Staff Comment: This development provides a unique opportunity to provide public access to the Nassau River at the Promenade as shown on the existing and proposed Preliminary Development Plan (Map H) map series. In addition, a public boat ramp and kayak launch will be developed adjacent to the Village Center.

Policy FL.10.06: The Land Development Code shall promote the construction of master planned and mixed use developments by providing incentives such as density bonuses, flexible design standards and funding options for required infrastructure improvements.

Staff Comment: This master planned PUD contains flexible design standards with diverse housing options including different lot configuration options and the provision of affordable housing.

CONSISTENCY WITH LAND DEVELOPMENT CODE

Section 5.02. – Rezoning (criteria).

Pursuant to Section 5.02 (C) and (D), staff shall review all rezoning applications for consistency with the Nassau County Comprehensive Plan and provide a recommendation to the Planning and Zoning Board regarding the merits of the request based upon the goals, objectives and policies of the adopted comprehensive plan.

The Planning and Zoning Board's recommendation to the Board of County Commissioners for any rezoning shall show that the planning and zoning board studied and considered:

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

The need and justification for this application includes:

- 1) Requesting the changes necessary within the PUD to enable the Tributary DRI to come into compliance with the issues raised in the April 7, 2023, letter to Emily G. Pierce;
- 2) Redistributing the 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
- 4) Stating that the forty (40) acre Regional Park has been dedicated to the County and that Phases I and II have been completed.



Section 25.05(C). – PUD Criteria

According to Section 25.05(C), the Planning and Zoning Board and the Board of County Commissioners shall consider the following criteria when reviewing the Preliminary Development Plan (PDP) for a PUD:

- (1) Degree of consistency of the proposed PUD with the surrounding area in terms of character and density.

Staff Response: The proposed 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 future public education and recreation facilities, transportation, water supply, sewage disposal, surface drainage, flood control and soil conservation.

Staff Response: The applicant already has an approved DRI and PUD which has made accommodations for providing essential public facilities.

- (3) The nature, intent and compatibility of common open space, including the proposed method for the maintenance and conservation of open space.

Staff Response: Designated open space has not been reduced or otherwise changed.

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

Staff Response: 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.

- (5) The benefits inherent in a PUD classification to the general public that justify the requested departure from standard land use requirements.

Staff Response: 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.

Staff Response: 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:



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.

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

CONCLUSION

Based on these findings, staff recommends APPROVAL of application PUD23-004.