

Nassau County
Planning and Economic Opportunity
Department
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Date of Hearing: December 4, 2018

Public Hearing Number: R18-014

A. General Information

Applicant: Rogers Towers, P.A., Agent

Owners: Three Rivers Timber LLC

Request: Modification of the *Three Rivers* Planned Unit Development (PUD) (Ord. 2006-68)

Applicable Regulations: Policies FL.01.02 (H), FL.08.06, FL.09.05, and FL.10.06 of the 2030 Nassau County Comprehensive Plan; Articles 5 and 25 of the Nassau County Land Development Code

Related Application: NOPC18-002 (Amendment to Three Rivers DRI)

B. Site Information

Site Area: +- 1,546 acres

Location: On the south side of US301/SR200, west of I-95, Tax Parcel #s 10-2N-26-0000-0001-0020; 11-2N-26-0000-0001-0120; 11-2N-26-0000-0001-0050; 14-2N-26-0000-0001-0000; 44-2N-26-0000-0001-0000; 15-2N-26-0000-0001-0000; and 09-2N-26-0000-0001-0000.

Directions: Head west on SR200, past I-95 interchange, property is to the left on the south side of US301/SR200

C. Existing Use

Subject Site: Vacant Land

Surrounding: North: Vacant Land
South: Water
East: SF Residential
West: Vacant Land

D. Existing Zoning

Subject Site: Planned Unit Development(PUD)

Surrounding: North: Open Rural (OR)
South: Open Rural (OR)
East: Planned Unit Development(PUD)*
Open Rural (OR)
West: Open Rural (OR)

** Timber Creek Plantation (Ord.99-05, as amended)*

E. FLUM Designation

Subject Site: Multi-Use (MU)

Surrounding: North: Agriculture (AGR)
South: Agriculture (AGR)
East: Low-Density Residential (LDR)
West: Agriculture (AGR)

F. Background

The Three Rivers Development of Regional Impact (DRI) was approved in 2006. It is to be developed in two phases with a maximum development program 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.

The proposed modification to the Planned Unit Development will include:

1. rezoning 2.30 acres previously removed from the DRI to Residential Single-Family 1 (RS-1) (FOP property);
2. revising the legal description of the PUD boundary;
3. revising the Preliminary Development Plan;
4. amending Section 5.2 of the Project Description- Design Standards, to allow the "Single Family Village Center" development type in areas designated Residential/Neighborhood Commercial on the Preliminary Development Plan (which is identical to Map H of the DRI Development Order).

The maximum development program for the Three Rivers PUD will remain the same. The proposed modifications will not increase density or intensity of development.

G. Analysis

1. *Is the proposed change contrary to the established land use pattern?*

No. The proposed PUD modification will not increase density or intensity of previously approved development and will be in keeping with the development patterns of this area. The surrounding properties that are currently undeveloped will be encouraged to be planned and developed with residential, office, commercial and recreational uses as appropriate.

2. *Would the proposed change create an isolated district unrelated to adjacent and nearby districts?*

No. Three Rivers is a previously approved PUD which contains residential and commercial components. The proposed modifications will remain in keeping with the approved PUD and recent development patterns of this area.

3. *Would the proposed change materially alter the population density pattern and thereby overload public facilities such as schools, utilities, streets, etc.?*

No. The proposed modification will not increase density or intensity of development.

The property is part of an approved Development Regional Impact (DRI), Three Rivers (Reso. 2006-126, as amended). A Notice of Proposed Change had been submitted (NOPC18-002) to amend the Development Order Three Rivers to. No additional units are to be added to the DRI.

4. *Are existing district boundaries illogically drawn in relation to existing conditions on the property proposed for change?*

No. The proposed modifications will remove a 2.3 acre parcel that was removed from the DRI Development Order in 2012. No other changes are proposed to the boundaries of the existing PUD.

5. *Is the proposed change contrary to the long-range land use plans?*

No. The proposed modification will not increase density or intensity of previously approved development. The property is part of an approved Development Regional Impact (DRI), Three Rivers (Reso.

2006-126, as amended). It is in compliance with all other goals, objectives and policies of the Comprehensive Plan.

6. *Do changed or changing conditions make the approval of the proposed zoning desirable?*

Yes. The PUD/DRI was adopted in 2006. Since that time the developer, in conjunction with the County and the Nassau County School Board have agreed that the school site and community park site should be relocated to the southeastern portion of the site to have access off Edwards Road, and that this adjustment would provide better access to these facilities and better benefit the residents of the County.

7. *Will the proposed change adversely influence living conditions in the neighborhood?*

No. It is the intent of the Three Rivers PUD to create a sense of place through the application of sound land-use planning, urban design and placemaking techniques.

The PUD is intended to promote multi-modal transportation through the provision of integrated multi-use trail systems, pedestrian/bicycle facilities, and reasonable automobile access. Sidewalks and bicycle facilities will be provided to connect the individual components of the development to the multi-use trail system, recreation areas and open space.

8. *Will the proposed change create or excessively increase traffic congestion or otherwise affect public safety?*

No. The proposed modification will not increase density or intensity of previously approved development. A thorough traffic analysis was performed and submitted to the County for review as part of the original PUD zoning application, to assess what impacts the proposed development may have on the surrounding area and what improvements may be required.

Future development on the site will be subject to fees assessed as part of the County's adopted Mobility Plan (see Ord. 2014-16). Traffic operational issues that may be created by the new development will also need to be resolved at the developer's expense if required by Engineering Services.

9. *Will the proposed change create drainage problems?*

No. Through the site plan review process, the existing use and any future development on the property will be required to meet all drainage standards as imposed by the Nassau County Roadway and Drainage Standards and any SJRWMD permitting requirements.

10. *Will the proposed change be a deterrent to the improvement or development of adjacent property in accordance with existing regulations?*

No. The Final Development Plan(s) implementing the Three Rivers PUD shall be consistent with this PUD's development order and should not be a deterrent to the implementation of the PUD or to the development of surrounding properties.

11. *Will the proposed change affect property values in the adjacent area?*

The value of adjacent properties should not be adversely affected. One of the specific goals expressed in the County's Vision 2032 final report is to encourage mixed-use developments designed to accommodate multiple community activities and services in close proximity. By reducing infrastructure demand, mixed-use developments can generate a positive fiscal impact on County's financial resources. It is the County's objective to coordinate community efforts to develop high-value mixed-use developments that achieve this goal.

12. *Will the proposed change constitute a grant of special privilege to an individual owner as contrasted with the public welfare?*

No. The proposed modification will be in keeping with the character of this area and will be in compliance with the other provisions for the Three Rivers PUD. The change does not grant a special privilege as contrasted with the public welfare.

13. *Are there substantial reasons why the property cannot be used in accord with existing zoning? Is the proposed change out of scale with the needs of the neighborhood or the county?*

No. However, after discussions with the County and the School Board, the school site and community park site are to be relocated to the southeastern portion of the site to have access off Edwards Road, and that this adjustment would provide better access to these facilities and better benefit the residents of the County.

14. *Are there other sites in this general location already zoned to permit the proposed use?*

Yes. Residential uses can be found to the east of the Three Rivers PUD. The proposed modification will be in keeping with the character of this area and will be in compliance with the other provisions for the Three Rivers PUD.

15. *Is the width and area of the parcel sought to be rezoned adequate to accommodate the proposed use?*

Yes. The subject property is capable of meeting minimum lot sizes and frontage standards adequate for the types of uses proposed within the PUD (see Preliminary Development Plan).

G. Staff Findings

1. The proposed modification to the existing Three Rivers PUD meets the intent, locational and dimensional standards for Planned Unit Development (PUD) zoning district found in Article 25 of the County's Land Development Code.
2. The proposed modification to the existing Three Rivers PUD is compliant with the requirements of Sec. 5.02 of the County's Land Development Code, and meets the analysis criteria described in Part F. (1-15) of this report above.
3. The proposed modification to the existing Three Rivers PUD would be in compliance with the underlying Future Land Use Map. It will encourage efficient development patterns, and is otherwise in compliance with the Goals, Objectives and Policies of the 2030 Comprehensive Plan.

H. Recommendation

Based on the findings of compliance with the County's Land Development Code and the 2030 Comprehensive Plan as described above, Staff recommends APPROVAL of rezoning application R18-014.