



APPLICATION FOR FINAL PLAT

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT: THREE RIVERS DEVELOPERS, LLC.

AGENT: CLARY AND ASSOCIATES

REQUESTED ACTION: APPROVAL FOR THE TRIBUTARY PHASE 1A UNIT ONE FINAL PLAT

APPLICABLE REGULATIONS: Chapter 29 of the Nassau County Code of Laws and Ordinances, Article 25 of the Nassau County Land Development code

RELATED APPLICATIONS: N/A

LOCATION: THE SOUTH SIDE OF STATE ROAD 200/A1A, BETWEEN EDWARDS ROAD AND POLICE LODGE ROAD, NORTH OF THE NASSAU RIVER.

DIRECTIONS: FROM THE INTERSECTION OF I-95 AND STATE ROAD 200/A1A GO TWO AND ONE THIRD MILES TO TRIBUTARY DRIVE. TURN LEFT INTO THE TRIBUTARY SUBDIVISION. PHASE 1A UNIT ONE WILL BEGIN AT THE ENTRANCE.

PARCEL ID: 10-2N-26-0000-0001-0020

AREA: 176.49 ACRES

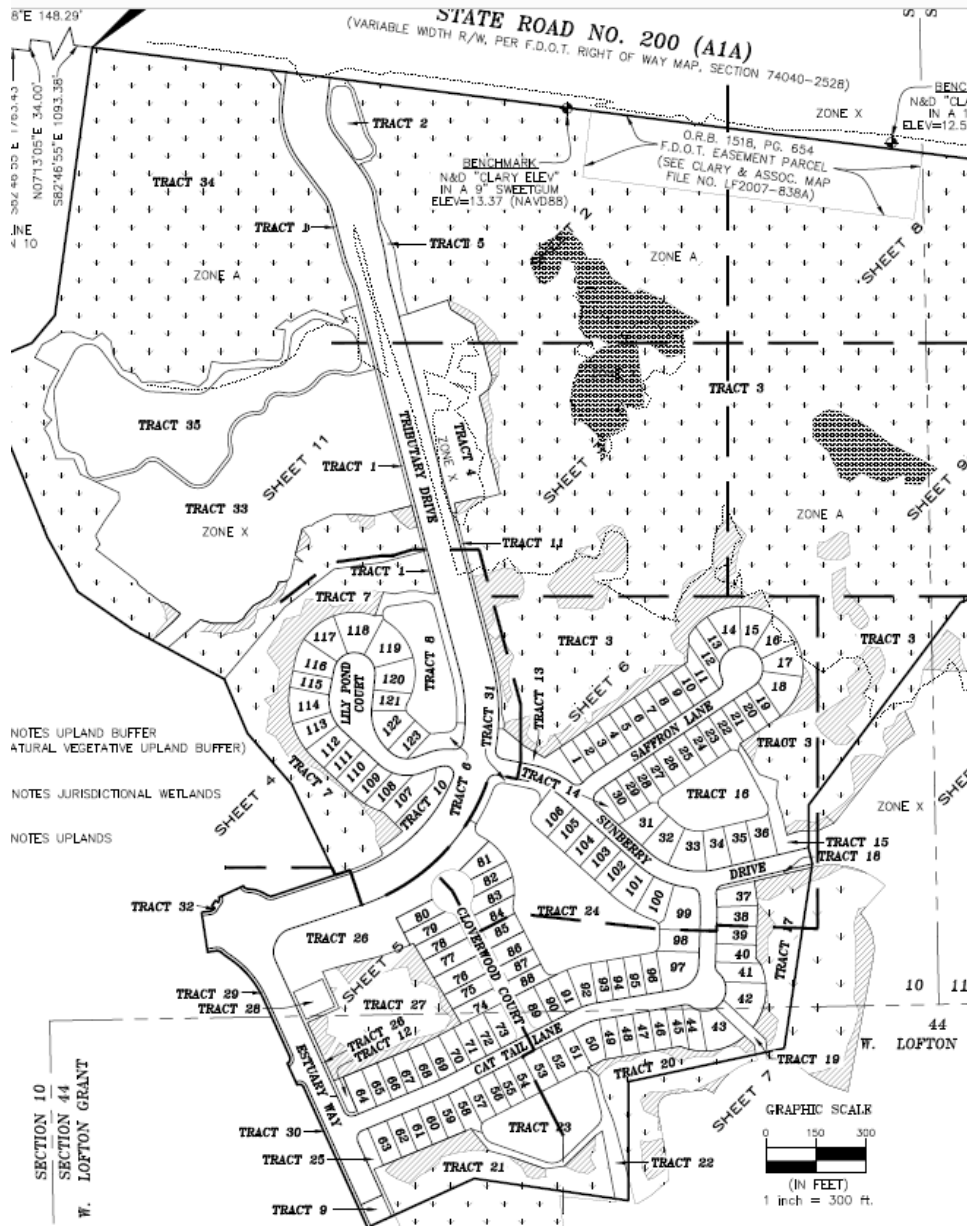
*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office.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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

Tributary, formerly known as Three Rivers and was originally approved by the Board of County Commissioners as a Development of Regional Impact (DRI) on August 14, 2006. The property was rezoned to PUD by Ordinance 2006-68, amended by Ordinance 2019-03. The development was designed as a complete community within a framework of connected conservation areas and recreation trails, with a school, a fire station, a large community-scale park and a mixed-use village center with a town square. Formerly used for silviculture, the 1,600 square acres will preserve wetland areas as open spaces by a conservation easement to be held by the St. Johns River Water Management District as part of the project's Environmental Resource Permit. A traffic study was performed, as well as a 100-year base flood elevation study.

Phase 1A Unit One consists of 123 lots and 36 tracts on 176 acres including extensive wetlands, a multi-use path and amenity center. The property lies south of State Road 200/A1A between Edwards Road and Police Lodge Road, north of the Nassau River. Phase 1A Unit One is located on either side of the spine road. An allée of trees lines the entrance drive and a multi-purpose path and sidewalk follows along each side. The future land use was designated as Multi-use.

The Final Development Plan modification was approved by the Planning and Zoning Board on July 7, 2020. The Site Engineering Plan, SP19-036, was approved by the Development Review Committee, along with a revised landscape plan on July 14, 2020. The accompanying plat, PL19-004, was approved conditionally by the committee on January 8, 2020 to allow the Final Development Plan to be heard publicly during the COVID-19 delays, yet not hold up the approval of the final plat.



CONSISTENCY WITH THE LAND DEVELOPMENT CODE

Staff finds the requested action to be consistent with the Comprehensive Plan, Article 25 of the Nassau County Land Development code, Chapter 29 of the Nassau County Code of Laws and Ordinances and the Three Rivers DRI.

CONCLUSION

Staff recommends board approval of PL19-023, Tributary Phase 1A Unit One Final Plat for recordation.

Submitted by: Naomi Braff, Planner 1