



APPLICATION FOR REZONING

Official Use Only

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

Parcel Identification Number (18 digit number):

10-2N-26-0000-0001-0020	10-2N-26-2010-0TR4-0000	10-2N-26-2010-0TR8-0000
10-2N-26-0000-0001-0020	09-2N-26-0000-0001-0000	10-2N-26-2010-0TR3-0000
10-2N-26-2010-TR35-0000	10-2N-26-2010-TR34-0000	10-2N-26-2010-0TR2-0000
10-2N-26-2010-TR33-0000	10-2N-26-2010-0TR7-0000	

Driving Instructions: From Interstate 95 travel 2.19 miles west on SR A1A/SR200, after Edwards Road turn south on Tributary Drive into the Subject Property.

1. Legal Description: Lot _____ Block _____ Subdivision _____
Plat Book _____ Page _____
(Please attach a legal description if not located in a subdivision)

2. Location: On the south side of SR A1A/SR200, between Edwards Road and Four Creeks State Forest

Nearest identifiable landmark (for example: Walmart or I-95): Timber Creek Plantation

3. Name and Address of the Owner as shown in the public records of Nassau County:

Three Rivers Developers, LLC
c/o GreenPointe Communities
7807 Baymeadows Road East, Suite 205
Jacksonville, FL 32256

Name and Address of the Applicant / Authorized Agents:

Applicant: Three Rivers Developers, LLC
c/o GreenPointe Communities
7807 Baymeadows Road East, Suite 205
Jacksonville, FL 32256

Authorized Agents: Anthony S. Robbins, AICP c/o Prosser, Inc.
13901 Sutton Park Drive South, Suite 200
Jacksonville, FL 32224

Emily Pierce, Esquire c/o Rogers Towers, P.A.
960185 Gateway Blvd, Suite 203
Amelia Island, FL 32034

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

4. **Current Zoning District:** Planned Unit Development
5. **Proposed Zoning District:** Planned Unit Development
6. **Future Land Use Map Designation:** Multi-Use
7. **Acreage:** 1,546 (see attached legal description)
8. **Property Use (list any improvements on the site or uses):** Single-family residential, regional park

9. Rezoning Review Criteria:

(Please attach a response to the following as Exhibit "A" [using 8½" x 11" size paper] with the answers typed or printed legibly and identifying the question on the application.)

- a. Explain how the proposed change relates to the established land use pattern.
- b. Identify isolated district(s) that would be created by the proposed change.
- c. Explain how the proposed change would impact public facilities such as schools, utilities, streets and traffic.
- d. Describe the existing and proposed conditions for the subject property and surrounding properties.
- e. Identify Comprehensive Plan policies that support the proposed change, especially long range land use plans.
- f. Explain how changed or changing conditions make the approval of this proposed rezoning desirable.
- g. Explain how the proposed change will not adversely affect living conditions in the adjacent neighborhoods.
- h. State that the proposed change will comply with all Federal, State and local drainage requirements.
- i. Explain how the proposed change will encourage the improvement or development of adjacent property in accordance with existing regulations.
- j. Explain why the property cannot be used with existing zoning.
- k. Describe the scale of the proposed project according to the needs of the neighborhood and the needs of Nassau County.
- l. Are there other sites in this general location with similar zoning?

10. Supporting data to be considered by the Planning and Zoning Board:

- _____ Environmental Assessment including wetlands, threatened or endangered species, tree canopy and other significant environmental features (Exhibit "B")
- _____ Any additional data (Traffic Study, Exhibit "F")

For Planned Unit Developments Only:

- X Preliminary Development Plan (Exhibit "C")
- X Project Description (~~Exhibit "D"~~) Proposed modifications are described in Exhibit "A"

11. Has an application for Rezoning for any portion of the subject property been submitted to Nassau County within the last twelve months? No

12. Is the subject property subject to a recorded Declaration of Covenants and Restrictions? If yes, please provide the association name and O.R. book and page number. No

In filing this application for a Rezoning, 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 and to the best of his/her knowledge.

Signature of Owner: _____

Signature of Applicant: _____

(if different than Owner)

Signature of Agent: _____

(if different than Owner)

Owner's mailing address: (see page 1)

Telephone: (904) 739-3655

Email: trobbins@prosserinc.com

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

Newspaper for legal advertisement (OFFICIAL USE ONLY):

Fernandina Beach News Leader: _____

Nassau County Record: _____

Three Rivers Planned Unit Development
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

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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-WAY 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

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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 1346 ACRES, MORE OR LESS.

The Master Developer is seeking approval of the following modifications to the PUD. A revised Preliminary Development Plan with tracked changes is included with this application.

1. Update the project’s name, changing “Three Rivers” to “Tributary”
2. Update the regulatory reference, changing “Zoning Code” to “Land Development Code”
3. Introduce several permissible uses including:
 - Boat and RV Storage
 - Drone landing pads (subject to FAA regulations)
 - Electric vehicle charging station
 - Food trucks (subject to Nassau County regulations)
 - Hydroponic gardens
 - Solar panels
4. Introduce several additional housing types including:
 - Single Family Cottage
 - Often called a “Pinwheel”, it has a shared driveway with a courtyard in the center
 - Attached or detached units
 - Single Family Villa
 - Fee simple duplex on platted lot
 - Front Loading of Single Family Cottages (40’ Lots)
 - Allow option for attached garage that is accessible from primary road
 - Require large percentage to have the attached garage recessed from the front of the home
 - Horizontal Apartments and Tiny Houses
 - Affordable options that can be attractively integrated into the PUD’s mix of homes
 - Attractive to millennials as well as empty nesters
5. Update the Recreation terms and conditions to match the Development Agreement (a three-phase Regional Park)
6. Revise the Preliminary Development Plan Map to better illustrate ownership boundaries of the Commercial northeast corner, school site, and regional park. Other edits include shifting the Village Center boat launch to the west, allowing the option for Light Industrial use on the northwesternmost corner of the Subject Property, as well as introducing a Neighborhood Commercial pod adjacent to the Commercial/Light Industrial pod.

A. Explain how the proposed changes relate to the established land use pattern.

The proposed modifications to the PUD are complementary to the project’s master land use plan. There are no major shifts or changes to the preliminary development plan. The modifications are being sought so the project can better accommodate current development trends, provide for alternative forms of housing to diversify the County’s housing stock, and update the PUD to match the current Development Agreements.

B. Identify isolated district(s) that would be created by the proposed change.

The proposed modifications will not result in the creation of any isolated districts. They will continue to provide interconnected and complimentary district as directed by the underlying Multi-Use future land use category and the Nassau County 2030 Comprehensive Plan.

C. Explain how the proposed change would impact public facilities such as schools, utilities, streets and traffic.

The proposed rezoning will maintain a positive impact on utilities as the development will help to increase the used and usefulness of those existing water, sewer and electricity services available to the Subject Property from JEA and Florida Power and Light. The potential impact to Nassau County District Schools will be net positive as there is a DRI provision for a much needed school site within the PUD. The Master Developer is responsible for providing both real property and recreational facilities to assist the County complete a new regional park within the PUD.

D. Describe the existing and proposed conditions for the subject property and surrounding properties.

The initial phase of the PUD recently began construction. The revision to the PUD will ensure a transition from more intense to less intense commercial uses along Edwards Road scaled to provide goods and services to other nearby developing residential neighborhoods. The intended plan of development will not adversely affect the health, safety and welfare of the residents or workers in the area, will not be detrimental to the natural environment or the development of adjacent properties and will accomplish the objective standards and criteria set forth in the Nassau County Land Development Code.

E. Identify Comprehensive Plan policies that support the proposed change, especially long-range land use plans.

The rezoning is in harmony with the general purpose and intent of the Nassau County 2030 Comprehensive Plan, specifically:

Policy FL.01.01 and Permits development consistent with the land use categories.
Policy FL.01.02.B

Policy FL 02.01 Development shall abide by all federal, state and local floodplain management regulations.

Policy FL.04.05 No septic systems are permitted for wastewater management.

Objective FL.08 The proposed development is a logical progression of development within the SR200/SR A1A corridor, an area of Nassau County that has evolved from a rural area into a suburban residential, neighborhood commercial community while at the same time maintaining its rural character along the roadway network. This

rezoning promotes compact development of an infill location and support the efficient use of land and public facilities.

Policy FL.08.04 The proposed rezoning discourages urban sprawl by requiring higher density compact development to occur in areas that are planned to be served by public facilities, providing for sound and cost efficient public facility planning. It will also require development to occur in an area that does not impact environmentally sensitive areas. The rezoning is for a location that possesses a high level of public facilities or services.

Policy FL.08.05 The County shall direct commercial and multi-family residential uses into clustered or nodal development patterns, that eliminate or reduce strip or ribbon development following major County or state roads.

F. Explain how changed or changing conditions make the approval of this proposed rezoning desirable.

Nassau County is projected to have a long-term housing demand of several hundred new homes per year, and this rezoning will help contribute towards providing a more sustainable jobs-housing balance and mix of uses to this portion of the County. The proposed modifications introduce several additional, new housing styles that are attainable by a wide array of households.

G. Explain how the proposed change will not adversely affect living conditions in the adjacent neighborhoods.

The change proposed along the Edwards Road parcels will result in a gradual reduction in density along the road to ensure compatibility with the uses east of the Subject Property. The Subject Property is constrained to remain compact by the natural boundaries of the Nassau River and Boggy Creek to the south and the 13,060-acre Four Creeks State Forest and Wildlife Management Area to the west. The Subject Property is designated for Low Density Residential uses and is separated from existing residential development to the south by a 70-foot-wide utility overhead power line easement.

The proposed modifications encourage infill development of the Subject Property and does not pose any threat to the redevelopment of existing neighborhoods and communities. The proximity of new employment and service opportunities is ideal for the Subject Property to provide similar neighborhood-scale commercial uses for surrounding neighborhoods lessening the time and distance necessary for residents to secure various goods and services.

Much of the Subject Property's environmentally sensitive resources have been placed under recorded conservation easements. The Master Developer community design avoids impacting the highest quality wetlands as much as possible. The on-site stormwater management system has been designed to accommodate all project-related drainage.

H. State that the proposed change will comply with all Federal, State and local drainage requirements.

Development of the Subject Property shall continue to comply with all federal, state and local drainage requirements and regulations.

I. Explain how the proposed change will encourage the improvement or development of adjacent property in accordance with existing regulations.

The proposed modifications are compatible with development found on adjacent properties, while offering a more sustainable development pattern of neighborhood-scale commercial uses in proximity to goods, services

and employment. Florida's growth management legislation has long directed future growth to appropriate locations.

J. Explain why the property cannot be used with existing zoning.

Not applicable. The existing zoning is PUD.

K. Describe the scale of the proposed project according to the needs of the neighborhood and the needs of Nassau County.

Homebuyers are responding positively to other new neighborhoods within the Yulee area of Nassau County. The addition of new types of housing will allow for a greater choice of homebuyers. Additionally, evidence exists that there is enormous demand for goods and services as well as employment close to home. The proposed rezoning will permit appropriately scaled commercial and neighborhood commercial uses such that selected establishments will be available to serve several existing and planned neighborhoods within a convenient traveling distance. Professional and business offices and similar uses will also be encouraged.

L. Are there other sites in this general location with similar zoning?

Yes, the Wildlight community on the east side of Interstate 95 is similar to this PUD. That project is zoned PD-ENCPA, Planned Development for East Nassau Community Planning Area. Immediately to the east of the PUD are three conventional single-family residential subdivisions zoned PUD: Plummer's Creek, Timber Creek Plantation, and River Glen. Further, efforts to realize the William Burgess District Transect east of the PUD are in keeping with many of the development guidelines and criteria found in this PUD.