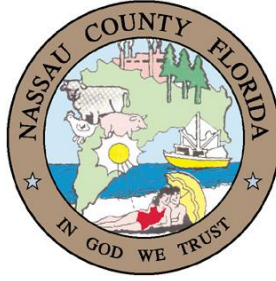


Nassau County
Planning and Economic Opportunity
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Date of Hearing: December 4, 2018

Public Hearing Number: FD18-007 (Final Development Plan)

A. General Information

Applicant: William Schaefer, P.E., Agent

Owner: Three Rivers Timber LLC

Request: Final Development Plan for Phase 1A of the Three Rivers PUD Planned Unit Development (PUD) (Ord. 2006-68, as amended)

Applicable Regulations: Sec. 5.07 and Article 25 of the Nassau County Land Development Code.

B. Site Information

Lot Size: +- 461 acres (Phase 1A + park)

Location: On the south side of US301/SR200, west of I-95

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

C. Background

The subject property is currently zoned as part of the Three Rivers PUD/DRI. The subject site (Phase 1A plus appx. 25 acres of the community park) is approximately 461 acres in area.

This application proposes the development of up to 676 residential units, a community park, along with associated amenities, infrastructure, and open space.

The Three Rivers Development of Regional Impact (DRI) and Planned Unit Development (PUD) zoning was approved in 2006. It is to be developed in two phases as shown below 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 overall size of the Three Rivers PUD/DRI is 1,546 acres.

Phase 1:

200,000 square feet of retail space
50,000 square feet of industrial space
300 dry storage slips
1,400 residential dwelling units

Phase 2:

300,000 square feet of retail space
200,000 square feet of industrial space
50,000 square feet of office space
1,800 residential dwelling units

Public Recreation: According to the Development Order for Three Rivers DRI (Reso. 2008-77), A community park, containing a minimum of 40 acres, with active recreation facilities, and containing a minimum of 27 acres of useable uplands shall be provided by the developer. Over the last year the County and the applicant have been negotiating a separate Development Agreement detailing the specific development program of the required community park.

Transportation: According to the Development Order for Three Rivers DRI (Reso. 2015-64), construction of Phase 1 will not result in any transportation deficiencies on significantly impacted roads or facilities. Thus, no proportionate share contributions are required for Phase 1. However, the Developer shall be responsible for any applicable Nassau County impact fees, mobility fees, or other transportation mitigation requirements associated with the development of Phase 1. Prior to issuance of any permits for vertical construction in Phase 2 of Three Rivers, the Developer will be responsible for contributing \$3,547,000 (in 2005 dollars) to FDOT or Nassau County as set forth in Reso. 2015-64.

Affordable Housing: According to the Development Order for Three Rivers DRI (Reso. 2006-126) the developer will guarantee, at a minimum 100 affordable ancillary dwelling units. These ancillary dwelling units will be allowed with single family units and are not counted as an additional unit. At least 50 of these units are to be provided before the end of Phase 1.

Fire protection: According to the Development Order for Three Rivers DRI (Reso. 2006-126) the developer shall at their cost commence construction on the three-bay fire station to be provided in the Timber Creek subdivision (off-site) prior to the issuance of the 100th residential building permit. The developer is also to provide a fire truck and rescue unit ambulance for the station. The developer may be refunded up to 50% of documented costs with impact fees (collected from Timber Creek, Plummer Creek and River Glen subdivisions) and receive impact fees credits up to 50% of the remaining costs.

A Notice of Proposed Change had been submitted (NOPC18-002) to amend the Development Order for the Three Rivers Development of Regional Impact (DRI) to acknowledge the modification of the phasing schedule dates, buildout date, expiration date and downsizing protection date (general conditions 2, 3, and 6) previously extended pursuant to state statute; it would modify Map H, changing the configuration of the internal road network, moving the locations of the required community park and school sites to locations adjacent to Edwards Road on the eastern boundary of the site, and increasing the area of the school site; it would modify Special Condition 29 of the Development Order regarding education including relocation and increase in size of the school site and the method of payment for education impact fees. No additional residential units or nonresidential square footage would be added to the DRI.

Over the last year the County and the applicant have been negotiating a separate Development Agreement detailing the specific development program of the required community park. It is the opinion of the County Attorney that the Community Park Development Agreement must be agreed upon and signed prior to or simultaneously with the approval of the amended DRI development order.

A rezoning application has been filed by the applicant (R18-014) to amend the Preliminary Development Plan of the PUD to accommodate the changes proposed in the NOPC application to the DRI development order and to change the Design Standards in Section 5.2 of the PUD Conditions to allow. If approved, it would be compatible with and accommodate the changes proposed the NOPC application described above.

The FDP can only move forward along with the proposed amendment to the DRI development order (NOPC18-002), the Community Park Development Agreement, and the proposed modification to the PUD (R18-014).

D. Staff Findings

1. The proposed Final Development Plan (FDP) for Phase 1A of the Three Rivers PUD would be consistent with the underlying Future Land Use Map (FLUM) designation of Multi-Use.
2. The proposed Final Development Plan (FDP) for Phase 1A of the Three Rivers PUD is consistent with the adopted Preliminary Development Plan (PDP) (Map B), as amended; and the adopted PUD conditions for the Three Rivers PUD/DRI, as amended, if the changes to the development order proposed in application R18-014 are approved.
3. The proposed Final Development Plan (FDP) for Phase 1A of the Three Rivers PUD has been reviewed by County staff and has been found consistent with the requirements for a Final Development Plan pursuant to Sec. 5.07(C) and Sec. 25.05(F) of the County's Land Development Code(LDC).

E. Recommendation

Based on the findings described above, Staff recommends APPROVAL of application FD18-007, the Final Development Plan (FDP) for Phase 1A of the Three Rivers PUD.