

ORDINANCE 2021 - 16

AN ORDINANCE TO MODIFY THE PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS THREE RIVERS (ADOPTED IN ORD. 2006-68, AMENDED IN ORD. 2019-03), AMENDING THE PRELIMINARY DEVELOPMENT PLAN; AMENDING THE PUD CONDITIONS SECTIONS 1.0-8.0; RE-NAMING THIS PUD AS "TRIBUTARY"; AMENDING THE LAND USE SUMMARY AND PHASING TABLE, AMENDING THE PERMISSIBLE USES TABLE, AMENDING COMMUNITY DEVELOPMENT STANDARDS; ADDING A NEW SECTION 5.9- BOAT / WATERCRAFT / RECREATIONAL VEHICLE STORAGE; AND AMENDING ENVIRONMENTAL QUALITY STANDARDS; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners adopted Ordinance 2006-68 on August 28, 2018 creating the "Three Rivers PUD"; and

WHEREAS, the Board of County Commissioners adopted Ordinance 2019-03 on February 11, 2019 creating the "Three Rivers PUD"; and

WHEREAS, Three Rivers Timber LLC has authorized Prosser, Inc. to file Application PUD21-001; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on August 17, 2021 and voted to recommend approval of PUD21-001 to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County; and

WHEREAS, the proposed PUD amendment complies with the underlying Future Land Use Map (FLUM) designation of Multi-Use (MU) and Conservation (CSV I); and

WHEREAS, the Board of County Commissioners held a public hearing on August 23, 2021; and

WHEREAS, public notice of all hearings has been provided in accordance with Chapters 125 Florida Statutes and the Nassau County Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. FINDINGS

That the proposed amendment to the Three Rivers PUD is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan in particular Policies FL.01.02 (H), FL.08.06, FL.09.05, and FL.10.06.

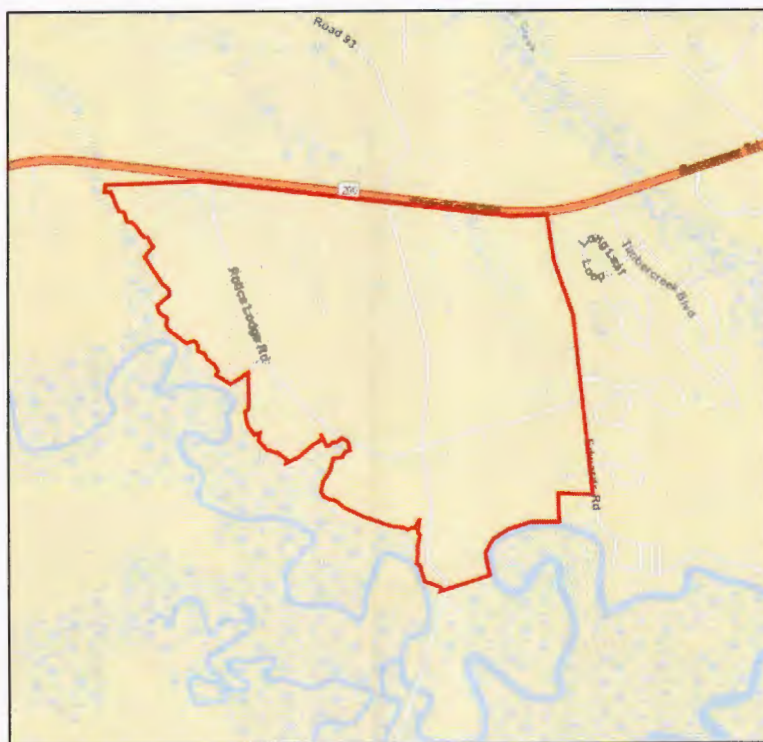
SECTION 2. PROPERTY REZONED AND PUD AMENDED

The real property described in Section 3, the Three Rivers PUD, is amended as follows:

- A) The Preliminary Development Plan (PDP) for the PUD is amended as shown in Exhibit "B" attached herein.
- B) The PUD Conditions are amended as shown in Exhibit "C" attached herein
- C) All other conditions adopted for this PUD shall remain in force.

SECTION 3. OWNER AND DESCRIPTION

The land reclassified by this Ordinance is owned by Three Rivers Timber LLC (and others), and is identified by the following map, and the legal description attached as Exhibit "A".



SECTION 4. EFFECTIVE DATE

This Ordinance shall become effective after filing with the Secretary of State.

PASSED AND ADOPTED THIS 23rd DAY OF August, 2021.

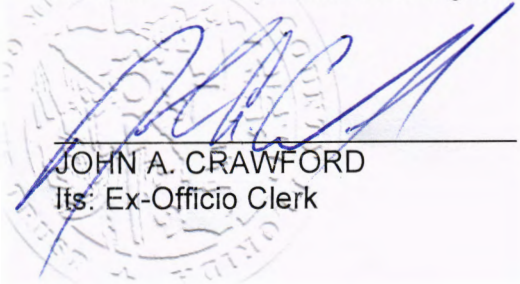
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



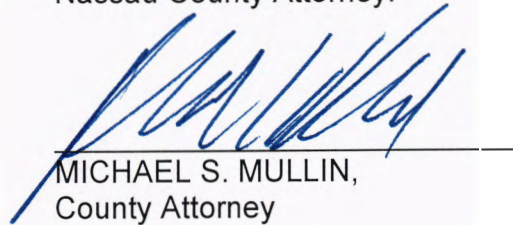
AARON C. BELL,
Its: Vice -Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form and legality by the
Nassau County Attorney:



MICHAEL S. MULLIN,
County Attorney

Exhibit A Tributary DRI 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, 430.50 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, 171.34 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, 344.06 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, 325.42 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

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, 734.82 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 REFERRED 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 REFERRED 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 06°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 888.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°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 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 12°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, 360 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.

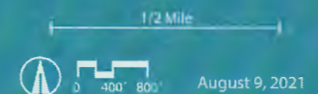
Tributary

Exhibit "B" Preliminary Development Plan

LEGEND	
	Pedestrian System
	Roadway
	Three Rivers Boundary
	Conceptual Access
	Right In/Right Out
	Conceptual Pedestrian Access Subject to Army Corps of Engineers and SJRWMD Approval

Notes:

- (1) Pedestrian connections from east to west of property shall be provided.
- (2) Roadway circulation and parcel configuration are subject to change based on final wetland and other surveys, permitting, and final site engineering.
- (3) Roadway and associated wetland impacts are not depicted on this map.



PROSSER
Conceptual Engineering, Engineering & Survey

120095.01

April 27, 2006 (Ord. No. 2006-68)
Revised August 16, 2018 (Ord. No. 2019-03)



(formerly known as Three Rivers)

Planned Unit Development
Exhibit "C"
Preliminary Development Plan

Adopted August 28, 2006 (Ordinance No. 2006-68)

Amended February 11, 2019 (Ordinance No. 2019-03)

Revised July 19, 2021

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1.0 INTRODUCTION

~~Three Rivers~~**Tributary** is a master planned community that will occupy an important place in both the geography and the history of Nassau County. ~~Tributary~~**Three Rivers** has been designed to ensure that Nassau County will grow in the form of complete communities and neighborhoods within a framework of connected conservation areas and recreation trails, an orderly roadway and transportation circulation system, that will sustain and provide a high quality of life, protection of the natural environment, a sound economy, efficient movement of goods, services, and people, and provide a healthy social and cultural environment for all its residents.

~~Tributary~~**Three Rivers** offers a rare opportunity to create an innovative and sustainable model community with an authentic sense of place that replaces the sprawl development pattern of single use and disconnected residential development.

Land uses blend in several ways to enrich the character of each neighborhood. One form varies residential types and densities within a block so that single-family homes exist on the same street with townhouses or condominiums. Another configuration combines different land uses within the block, such as residences sharing the street with places of worship, civic, or other non-residential uses. The most detailed and interesting mixture occurs when different land uses are placed vertically within the same building. Emblematic of this approach are storefronts where retail shops inhabit the ground floor while residential flats or small offices reside in the floors above. The application of the patterns creates a rich neighborhood fabric that evolves with and responds to continually changing community needs.

This return to more compact traditional patterns is part of a national trend toward more sustainable forms of development that minimize environmental impacts, preserve open space and increase infrastructure efficiency. Pedestrian-scaled streets, smaller lot sizes, and house placements closer to the street all reduce the quantity of paved surfaces and high-maintenance individual landscapes found in typical suburban neighborhoods, in favor of a sustainable, livable, community-oriented environment.

1.1 Purpose and Intent

The intent and purpose of the ~~Tributary~~**Three Rivers** Planned Unit Development ("PUD") are as follows:

1.1.1 To allow for innovative design techniques and to encourage ingenuity, imagination and creative design. In order to achieve vibrant and enduring communities, ~~Tributary~~**Three Rivers** employs development patterns derived from historic planning principles, including:

- ❖ A mixture of land uses
- ❖ Interconnected street patterns
- ❖ Architectural character based on local environmental and cultural influences
- ❖ A focus on pedestrian circulation and walkable neighborhoods
- ❖ A variety of housing choices and price points
- ❖ Reduced land consumption and preservation of open space
- ❖ Integration of a variety of passive and active parks and public spaces
- ❖ Designed around a discernable center often within a short walk or bike ride of residences

1.1.2 To conserve significant environmental lands within a larger system of conservation corridor greenways. The PUD is organized around the natural attributes of the land. Most importantly, it respects and celebrates the site's connection to the river via a series of natural corridors. The corridors and their associated wetland systems, that support the property's diverse vegetation and wildlife, are to be carefully preserved as the ~~Tributary~~**Three Rivers** community's environmental framework. They will serve multiple purposes: (a) to keep intact larger high quality ecological systems and consolidate development in uplands or low-quality wetland areas; (b) to keep intact the property's high quality hydrology and biodiversity; (b) to serve as edges between individual neighborhoods; and (c) to provide routes for greenway connections linking ~~Tributary~~**Three Rivers** residents to the Nassau River and the adjacent nature preserve to the west.

1.1.3 To promote for neighborhoods with a strong sense of place and identity that are not only connected by surface streets, but provide for a high level of connection by bicycle, pedestrian, and multi-use pathways with the purpose of encouraging alternatives to the automobile. The PUD offers a balanced transportation

system that provides freedom of choice and promotes walkability. It accommodates the requirements of the automobile, but strives to minimize its negative impacts and offer convenient alternative travel modes to encourage walking and biking. While the PUD affords good regional street connectivity, it seeks to internalize trips by providing convenient on-site access to residents' daily needs. A clear hierarchy of appropriately scaled streets, walks, and bikeways link the plan's centrally located Village Center and strategically placed destinations such as a public school, town square, and other civic facilities to Tributary-Three-Rivers neighborhoods and to the surrounding area. A grid street pattern will exist in the Village Center.

- 1.1.4 To create a Village Center that is inviting to the pedestrian and is functionally and attractively built; to create memorable civic and open spaces; to create attractive landscaped areas, and integrate a variety of residential and nonresidential uses within this area.

1.2 Project Background and Land Use

- 1.2.1 Size and Location. The Tributary-Three-Rivers PUD consists of approximately 1,628-41,546 acres. This Subject Property is generally bound on the north by SR200/A1A, the west by conservation lands, on the east by three residential PUDs (Timber Creek PUD, Plummers Creek PUD, and River Glen PUD), and to the south by the Nassau River and Boggy Creek. Generally, planted pines cover the great majority of the site which is proposed to be developed. The Subject Property has been used for silviculture for many years. Most of the higher quality wetland areas found on-site will be preserved as open spaces by a conservation easement that will be held by the St. Johns River Water Management District as part of the project's Environmental Resource Permit.
- 1.2.2 Approved Development Order. The Tributary-Three-Rivers PUD represents an approved Development of Regional Impact ("DRI") under Section 380.06, F.S. The Nassau County Board of County Commissioners adopted the controlling Three Rivers DRI Development Order ("DO") Resolution No. 2006-126 on August 14, 2006. The DO has been subsequently amended several times by the Board of County Commissioners including Resolution Nos. 2008-77, 2012-93A, 2015-64, 2018-122, and 2019-147.

1.3 PUD Procedures and Administration

- 1.3.1 Preliminary Development Plan-Review-Procedure. A Preliminary Development Plan Map for the entire 1,628-41,546 acres is included with this rezoning application as Exhibit "B". Due to the large size of the PUD, incremental Master Development Plans ("MDP") site development plans will be submitted for individual development parcels as engineering plans are designed for them. The MDPs-plans must demonstrate compliance with all sections of this PUD and include a PUD Tracking Table (depicted on next page) that, A detailed land use summary will be included on each MDP to illustrate which Three Rivers DRI development rights allocated to the plan as well as all other pending or approved site development plans assigned to the particular MDP.
- ~~1.3.2 DO/PUD Checklist. Whenever a MDP for Three Rivers is submitted to the Nassau County Growth Management Services Department for approval, a DO/PUD Checklist and tracking tables shall be submitted as part of the application for approval. The checklist will assist in demonstrating compliance with conditions of the DO and PUD during site plan/engineering review of final construction plans. The tracking table will allow for the cumulative accounting of approved and remaining units, square footage, acreage, percentages and other conditions. The checklist and table format is included in this PUD in Section 1.3.5.~~
- ~~1.3.3.1.3.2 Binder. The Owners of Tributary-Three-Rivers hereby agree to bind all successors and assigns in title to all terms of the PUD Ordinance. All successors in title and/or assigns shall be bound to proceed with the development in accordance with the site plan(s), written description of the intended plan of development, and any condition(s) set forth by the Board of County Commissioners in the ordinance that approves the Planned Unit Development district.~~
- ~~1.3.4 DO/PUD Checklist and Tracking Table. The following information shall be required to accompany any MDP submittal to assure the proposed development contained therein is in compliance with all of the Applicant's requirements for DRI and PUD approval.~~

Tributary PUD Tracking Table

Table 1: Incremental Master Site Development Plan Details						
Development	Residential	Commercial/ Retail	Office	Watercraft Storage	Flex Industrial	Recreation
Approved	3,200 du	500,000 sf	50,000 sf	300 slips	250,000 sf	-
This Request	0 du	0 sf	0 sf	0 slips	0 sf	0.0 ac
Other Requests (see Table 2)	0 du	0 sf	0 sf	0 slips	0 sf	0.0 ac
Recorded/Approved (see Table 3)	0 du	0 sf	0 sf	0 slips	0 sf	0.0 ac
Subtotal	0 du	0 sf	0 sf	0 slips	0 sf	0.0 ac
Remaining	3,200 du	500,000 sf	50,000 sf	300 slips	250,000 sf	-

Table 2: Requested (Pending) Master Site Development Plans						
MDP Name	Residential	Commercial/ Retail	Office	Watercraft Storage	Flex Industrial	Recreation
	du	sf	sf	slips	sf	ac
Total	0 du	0 sf	0 sf	0 slips	0 sf	0.0 ac

Table 3: Approved/ Recorded Incremental Master Site Development Plans						
MDP Name	Residential	Commercial/ Retail	Office	Watercraft Storage	Flex Industrial	Recreation
	du	sf	sf	slips	sf	ac
Total	0 du	0 sf	0 sf	0 slips	0 sf	0.0 ac

2.0 LAND USE

2.1 Land Use Summary

The ~~Tributary Three Rivers~~ PUD land uses are summarized in the table below. The projected units and square footage identified may be allocated throughout the ~~Three Rivers~~ PUD, in accordance with the allowable uses and development standards. The PUD shall be developed in two ~~five-year~~ phases detailed in Table 2.1 below. All structures and associated off-street parking spaces shall be designed in accordance with the latest edition of the Nassau County Nassau County Land Development Zoning Code and the *Florida Accessibility Code for Building Construction*.

Table 2.1
Land Use Summary and Phasing

	Residential	Retail	Office	Light Industrial	Community Parks	Watercraft Dry Storage
Phase 1 (2006-2014) (2008-June 30, 2026)	1,400 du	200,000 sf	---	50,000 sf	---	300 slips
Phase 2 (2014-2016) (2022-June 30, 2031)	1,800 du	300,000 sf	50,000 sf	200,000 sf	---	---
TOTAL	3,200 du	500,000 sf	50,000 sf	250,000 sf	20 acres	300 slips

Commencement is defined as approval of receipt of a clearing permit of any part of each phase. Completion shall be defined as approval of as-built drawings for horizontal infrastructure for that phase or sub-phase of development. Approval of units for purposes of this subsection should be defined as approval of construction plans for horizontal infrastructure to serve such residential units. ~~The Developer may submit construction plans for future phases before the previous phase is constructed. The Applicant, its successors and assigns shall be permitted to roll over into the next phase.~~ Any development rights not ~~completed during one phase may be transferred to a later phase constructed by the end of Phase 1.~~

2.2 Land Use Conversion

Development rights listed in Section 2.1 may be converted via the approved conversion table contained in the Three Rivers DRI Development Order. Before a proposed conversion takes effect, it must be ~~approved-reviewed~~ by the County's ~~Planning Department and the Northeast Florida Regional Council through and acknowledged compliance with~~ the provisions of General Condition 2 of the Development Order.

3.0 PERMISSIBLE USES

3.1 Permissible Uses by Category

This section identifies categories of uses that are allowable by right in each land use district within the Tributary Three Rivers PUD. It is not feasible to list each and every individual use that may be permissible within a category. The intent is to describe the category and provide a sufficient number of illustrative or representative uses to allow other uses to be assigned to the category as they are proposed. The Village Center is a multi-use category that includes commercial, office, cultural, institutional, educational, residential and recreational uses.

Table 3.1
Permissible Uses

Permissible Use	Residential	Neighborhood Commercial	Village Center	Commercial	Light Industrial	Recreation/School
Accessory apartments	■	■	■			
Adult care centers		■	■	■		
Agricultural services				■	■	
Amusement/recreation services		■	■	■	■	■
Apparel and accessory stores		■	■	■		
Apparel and other textile products production/distribution				■	■	
Auto service and repair services including body shops				■	■	
Automotive service stations			■	■	■	
Bars, lounges, nightclubs and dance halls			■	■		
Bed and breakfasts with up to 30 rental units			■			
Big box retailers and their distribution centers				■	■	
Billiards and pool parlors			■	■		
Boat / Watercraft / Recreational Vehicle Storage		■	■		■	
Building materials, hardware store, and garden supplies		■	■	■	■	
Business and commerce parks			■	■	■	
Business services		■	■	■	■	
Call centers				■	■	
Car wash facilities			■	■	■	
Child care centers/nurseries		■	■	■		
Churches, synagogues, mosques, places of worship	■	■	■			■
Commercial, vocational, business and trade schools		■	■	■	■	■
Community centers	■	■	■			■
Condominiums	■	■	■			
Congregate care homes, ALF, ACLF, and similar uses	■	■	■			
Construction trailers	■	■	■	■	■	■
Convenience stores with or without gas pumps		■	■	■	■	
Convention centers or other similar places of assembly civic spaces including plazas, fountains, squares, commons and other outdoor gathering spaces	■	■	■	■		■
Depository institutions		■	■		■	
Diagnostic centers		■	■	■	■	
Driving ranges	■		■	■		■

Table 3.1
Permissible Uses

Permissible Use	Residential	Neighborhood Commercial	Village Center	Commercial	Light Industrial	Recreation/School
<u>Drone landing pads (subject to FAA regulations)</u>	■	■	■	■	■	■
Duplexes	■	■	■			
Durable goods production					■	
Earthmoving equipment sales and showroom					■	
Eating and drinking establishments		■	■	■	■	
Electronic and other electronic equipment production					■	
<u>Electric vehicle charging station</u>	■	■	■	■	■	■
Employment services		■	■	■	■	
Engineering and management services		■	■	■	■	
Extermination and pest control services				■	■	
Financial institutions with or without drive-thru		■	■	■		
Indoor/outdoor sales complexes				■	■	
Food and kindred products production				■	■	
<u>Food trucks (subject to Nassau County regulations) ⁽¹⁾</u>	■	■	■	■	■	■
Foster homes	■					
Funeral homes, mortuaries, and crematoriums			■	■	■	
Furniture and fixtures production					■	
Furniture and home furnishings stores			■	■		
Galleries		■	■	■		
Garden apartments	■	■	■			
General merchandise stores		■	■	■		
Government branch offices			■	■		
Groceries, supermarkets, and specialty food stores		■	■	■		
Group homes	■		■			
Health services		■	■	■		
Home improvement centers			■	■	■	
<u>Horizontal apartments ^(c)</u>	■	■	■			
<u>Hydroponic gardens that serve individual homes or neighborhoods, not large-scale agriculture</u>	■	■	■			
Indoor farm and garden supply centers			■	■	■	
Indoor recreation (bowling, wall climbing, arcades)		■	■			■
Indoor shooting and firing ranges				■	■	
Industrial and commerce parks					■	
Instruments and related products production				■	■	
Insurance carriers		■	■	■		
Kennels and other animal boarding facilities				■	■	
Large scale building supply centers				■	■	
Large-scale printing plants					■	
Laundries/dry cleaning establishments		■	■	■	■	
Leather and leather products production				■	■	

Table 3.1
Permissible Uses

Permissible Use	Residential	Neighborhood Commercial	Village Center	Commercial	Light Industrial	Recreation/School
Legal services		■	■	■		
Libraries		■	■			■
Light manufacturing, vegetable food processing, production packaging and assembly plants					■	
<u>Live/Work units</u>	■		■			
Mail and package services		■	■	■	■	
Manufactured buildings	■	■	■	■	■	■
Medical and professional offices ^(a)		■	■	■	■	
Membership organizations		■	■	■		
Mid-rise apartment complexes	■	■	■			
Mini-warehouses (personal and/or commercial storage)				■	■	
Misc. light industrial manufacturing industries					■	
Miscellaneous repair services		■	■	■	■	
Miscellaneous retail establishments		■	■	■		
Model homes with or without office & construction trailers	■	■	■			■
Museums		■	■	■		■
Neighborhood public service facility	■	■	■	■	■	■
Non-depository institutions		■	■			
Nondurable goods production					■	
Non-freestanding taverns and bars			■			
Nursing homes	■	■	■			
Office showrooms				■	■	
Open air markets and outdoor display areas, temporary or permanent (Christmas trees, pumpkin patches, sidewalk sales, etc.)		■	■	■	■	
Packaging and assembly plants					■	
Parking garages (multi-level)			■	■	■	
Parks and recreation facilities with or without lighted fields and courts	■	■	■			■
Personal services (i.e., beauty shop, salon, barber, massage)		■	■	■		
Photography studios		■	■	■		
Physical therapists		■	■	■		
Printing and publishing		■	■	■	■	
Public buildings such as police and fire stations, emergency medical facilities and administrative offices		■	■	■	■	■
Private clubs ^(b)		■	■	■		
Restaurants with or without drive-thru		■	■	■	■	
Retail goods stores		■	■	■		
Sales Trailers	■	■	■	■	■	
Schools for the performing, fine or martial arts		■	■	■		■
Schools with conventional academic curriculum	■		■			■
Schools, public or private	■	■	■	■		■
Security and commodity brokers		■	■	■		

**Table 3.1**
Permissible Uses

Permissible Use	Residential	Neighborhood Commercial	Village Center	Commercial	Light Industrial	Recreation/School
Service stations with or without retail food sales		(e)	■	■	■	
Service establishments such as blueprint, printing, and catering		■	■	■	■	
Single-family <u>attached and detached homes, villas, and cottages</u>	■	■	■			
Small appliance repair shops		■	■	■	■	
Social services		■	■			
<u>Solar panels</u>	■	■	■	■	■	■
Spas, gyms and health clubs		■	■	■		■
Swimming pools/ <u>clubhouse</u> /recreation facilities	■	■	■			■
Textile mill products					■	
Theaters and auditoriums, performing arts centers		■	■			■
<u>Tiny Houses (d)</u>	■		■			
Transportation services			■	■	■	
Travel agencies		■	■	■		
Triplexes and Quadplexes	■	■	■			
Trucking and warehousing					■	
Upholstery shop		■	■	■	■	
Vegetable food processing/production					■	
Vehicle sales, rental, service, repair and storage including automobile, boats, trailers, buses, farm and garden equipment, motorcycles, trucks, and recreation vehicles			■	■		
Veterinarian offices and animal hospitals		■	■	■	■	
Villas, rowhouses and townhouses	■	■	■			
Warehousing with or without distribution centers					■	

(a) This use also includes diagnostic centers that provide radiology and medical screening and testing services. Facilities to provide medical equipment, supplies, devices, eyeglasses, hearing aids, or other similar items for personal use upon advice of a health provider may be included in this category so long as they are functionally associated with the office or clinic and are not an isolated or freestanding use.

(b) "Private Club" shall mean an association or organization of a fraternal or social character, not operated or maintained for profit. The term shall not include casinos, nightclubs, bottle clubs, or other establishments operated or maintained for profit.

(c) A horizontal multi-family property contains multiple dwelling units on the same property, typically ten (10) to fifteen (15) acres. In some cases, the units share common walls; in others, they are completely separate buildings. The projects are platted as a multi-family project would be, but the buildings are limited to one- and two-story. The dwelling units generally share some amenities, such as a pool or laundry room. Lawn and property maintenance is handled the same way as in a conventional vertical apartment building.

(d) A detached single family dwelling that is 700 square feet or less in floor area excluding lofts.

(e) Only permissible in the Neighborhood Commercial area located along SR 200.

(b)(f) Food trucks are permitted on developed commercial or industrial sites having a commercial or industrial zoning classification and on developed private property used for legally permitted civic, institutional, or recreational purposes.

3.2 School

The Developer reserved a site for the development of a public school. The school may be constructed with all accessory uses deemed necessary by the Nassau County School Board, including recreational facilities, accessory outdoor uses, agricultural endeavors, radio communications facilities, temporary and permanent classrooms and other building facilities.

3.3 Temporary Uses



Temporary uses allowed by the Land DevelopmentZoning Code shall be permitted by right within all districts of TributaryThree-Rivers. Temporary uses (including but not limited to construction trailers, sales offices, temporary signage, etc.) shall be allowed to be placed on site and moved throughout the site. Such temporary facilities and uses may be moved throughout TributaryThree-Rivers. Temporary uses shall be removed within thirty (30) days after the issuance of a certificate of occupancy for the final building in each phase of development. The Developer shall not be required to obtain a permit for such temporary uses from the County or to register such uses with the County.

One (1) Temporary Model Home Welcome Sales Office shall be permitted in the phase in which the infrastructure is in place to meet emergency services requirements constructed to Florida Building Code life safety standards> These structures shall be temporarily used for sales and construction offices until such time as all the residential dwelling units in the phase have been constructed and sold. Up to ten (10) Model Homes shall be permitted in the phase in which the infrastructure is in place to meet emergency services requirements. The Developer shall indicate the locations of Temporary Model Home Welcome Sales Offices and Model Homes with a note on any site plan submitted to the Development Review Committee for approval. The Developer shall be required to enter ont a Nassau County Model Home Agreement in order to develop these temporary uses.

Soil removed from the stormwater ponds or wetland creation areas may be used on site. Soil that is excavated or imported may be stockpiled anywhere within the boundaries of the PUD (except the upland buffer, preserved wetland areas) or transported off-site. Temporary roads to excavation and stockpile areas are allowable as long as the connection to any paved road is provided with a paved apron to protect the road edge. Air curtain incinerators or burn sites may also be located within Three River.

As provided for in the Development Order, bona fide agricultural and silvicultural practices may be conducted in areas of the property where construction has not commenced (except in the upland buffer or preserved wetland areas). These operations may not compromise any conditions of the Development Order or the PUD conservation or buffering obligations.

Temporary signage described in Section 7.0 of this PUD shall be allowed.

Sales offices may be allowed within model homes during the period of construction and sales, beginning at any time after approval of the construction drawings for the area in which the sales office is to be located. Temporary sales offices shall be permitted in the PUD until all residential lots are sold. Model homes shall provide parking to accommodate the model home and sales office, if applicable. Parking may be provided in the driveway of the model home or within temporary parking areas that may be located within a tract or platted lot. Parking for model homes must be outside the right of way. The parking area shall be stabilized with materials such as mulch, coquina, crushed stone, gravel, concrete, pavers or asphalt, in a manner acceptable to Nassau County Public Works. Model home banks may be established such that all model homes allowed within a district may be located in a single defined area, and certificates of occupancy may be issued with or without driveways.

Model homes may consist of no more than ten (10) percent of the total number of lots within the individual, phased development area pursuant to approved construction. Model homes shall provide parking to accommodate the model home and sales office, if applicable. The parking area shall be stabilized with materials such as mulch, coquina, crushed stone, gravel, concrete, pavers or asphalt, in a manner acceptable to the County. Parking may temporarily be provided on adjacent lots where those lots have a surface prepared for vehicular use. Vehicular use areas are to be configured in accordance with Nassau County Land DevelopmentZoning Code guidelines, with a driveway compatible with parking use provided for the off-site and out of right-of-way parking. An access apron shall be provided to not damage the adjacent roadway.

Temporary uses and temporary outdoor events shall be considered allowable by right within all non-residential districts and within community facilities or recreation sites in residential districts. Seasonal, temporary and intermittent uses such as fairs, expositions, festivals, and flea and farmers markets may utilize unpaved parking areas as a matter of right. Such areas may be grassed, graveled or otherwise covered with permeable material. For special events where the projected parking need exceeds 200 spaces, the Nassau County Sheriff's Department shall be notified at last twenty-one (21) days in advance so that security and traffic plans can be formulated. This provision does not apply to schools, churches, or County sponsored events who would allow their normal traffic control procedures for special events.

Concrete and asphalt batch plants shall be a permissible use within areas of TributaryThree-Rivers designated "Light Industrial" for seven (7) years from the date the Development Order becomes effective. The primary purpose of such a facility would be to provide on-site concrete and asphalt production for horizontal development within Three Rivers.

4.0 CIRCULATION

4.1 Roadways

The road locations shown on the Preliminary Development Plan are conceptual and subject to change on the final site development plans. These standards are maintained throughout the PUD except where noted. Access to the project shall be from SR 200/SR A1A and Edwards Road from six (6) seven (7) access points shown on the Preliminary Development Plan. All uses shall be provided access, either directly or indirectly, by a public right-of-way, private vehicular or pedestrian way or commonly-owned roads, easements and common open spaces in order to perform basis.

Road cross-sections are provided in Section 8.0 of this project description. Cross-sections are conceptual and specific elements may be adjusted according to design concepts for each project except that stated minimum dimensions will not be reduced nor will stated maximum dimensions be increased. Any curb type approved by Nassau County and/or FDOT is acceptable.

There will be no individual driveway connections on internal roads classified as minor collectors, which are depicted as Road Type F in Section 8.0 of this document.

Local roads, which are depicted as Road Types D, E and G in Section 8.0, may be constructed with one lift or two lifts of asphalt. Permanent certificates of occupancy for structures abutting such roads may be issued prior to the last lift of asphalt being installed as long as a performance bond is provided for the finishing roadwork. The second lift must be completed within two years after the first certificate of occupancy is obtained. Prior to application of the second lift of asphalt, affected homeowners shall be notified via electronic communication or U.S. mail. This provision does not apply to collector or arterial roads that will be conveyed to Nassau County.

Neighborhood streets, which are depicted as Road Types A, B and C in Section 8.0, including collectors (Road Type F), may use traffic calming design standards to include, but not be limited to, the installation of traffic circles, narrow travel lanes, the installation of sidewalks, and street trees. On-street parallel parking spaces shall be a minimum nine (9) feet wide with a two (2) foot wide clear zone between the edge of the travel lane and the parking space. Housing shall have direct access to sidewalks and shall be oriented to parks and public spaces where applicable.

Portions of the interior roadway system may remain private, may be conveyed to a CDD, or may be proposed for dedication to Nassau County. The Developer, CDD, HOA, or POA will enter into a hold-harmless agreement with the County for maintenance of roads and any landscape or hardscaped improvements located within public rights-of-way. There may be private roads and gated subdivisions in selected portions of the project. Gating will not affect the interconnectivity of the trail system.

County-owned vehicles shall be permitted access on any privately-owned roads, easements and common open spaces in order to perform basic governmental services such as fire and police protection emergency service needs of PUD residents, and site inspection by County departments to monitor adherence to County regulations and the terms and conditions contained in this PUD.

Privately-owned streets may have arched structures spanning them laterally as long as the vertical clearance is a minimum of eighteen (18) feet above any vehicular use area and a minimum of ten (10) feet above any pedestrian use area. These structures will have no setback requirements as long as no sight safety distances are compromised.

Roundabouts will be permitted throughout Tributary Three Rivers. Alley vehicular access is considered an integral concept to the PUD's design. Alleys are depicted as Road Type H in Section 8.0.

Parking facilities, including those facilities providing required parking, may be shared regardless of the use that they serve. The size of centralized parking areas for which no interior buffers are required shall be limited to four hundred (400) spaces unless otherwise approved by County staff. Where buildings abut central parking areas, the sidewalks shall include landscaping. Where no buildings abut central parking areas, enhanced landscaping shall be provided at the perimeter of the parking area.

4.1.1 Main Entry Road. The main entry road connects the various development parcels to each other and disbursts traffic through multiple connections and allowing internal circulation with links to the regional transportation network. Until total completion of the main entry road, temporary cul-de-sacs or T-intersections may be provided which must have minimum pavement radii of forty (40) feet with the

pavement design for the cul-de-sac bulb consistent with the roadway. Access points will be designed in accordance with the access management standards defined for each roadway in the Nassau County Land Development Zoning Code. No road within TributaryThree-Rivers shall be longer than eighteen hundred (1,800) feet without having an area turn around within it.

- 4.1.2 Roadway Classifications. Nassau County roadway classifications such as collector, arterial, etc. will be shown on each MDP.

4.2 Non-vehicular Transportation Pathways

On-street parking, curvilinear streets and other traffic-calming measures may be incorporated to deter speeding and achieve a safe, traditional neighborhood character. By creating a well-connected network of internal streets, this PUD avoids reliance on the common suburban pattern of local cul-de-sac streets feeding into progressively wider and higher-speed collectors that become barriers to pedestrian movement.

TributaryThree-Rivers is served by a network of pedestrian and bicycle routes, both on- and off-street, which will link all neighborhoods to important destinations within the community and the overall region beyond. All trail crossings at collector streets will either be grade-separated or will occur at controlled intersections. These on-street walks and trails are supplemented by an extensive system of multi-purpose paved and unpaved greenway trails. This comprehensive network of trail routes will make it possible for children from many TributaryThree-Rivers neighborhoods to walk or bike to school, the community park, or to the Village Center.

The main entry road shall have at a minimum five (5) foot wide sidewalk on one side of the street. Local roads shall have a minimum four (4) foot wide sidewalk on at least one side of the street. Sidewalks shall not be required for cul-de-sacs with less than fifteen (15) residential units. A minimum four (4) foot wide sidewalk allowing safe pedestrian access to buildings from the parking areas shall be provided in all commercial, multi-family and civic areas.

Sidewalks shall be constructed only next to final roadway location, no temporary sidewalks shall be built. Construction on all sidewalks in front of individually platted lots shall be performed concurrently with the construction of the residences for that lot. No sidewalks shall be required in alleys. The school site shall be accessible by bike paths, sidewalks, and multi-purpose pathways in an effort to foster non-vehicular connectivity to the surrounding neighborhoods.

All sidewalks and multi-use paths may meander throughout the right-of-way and may cross into adjacent parcels, provided an acceptable easement is provided.

4.3 Street Design

Traffic circulation and street layout shall conform generally to the Preliminary Development Plan and to the typical roadway sections found at the end of this PUD description. Streets will be constructed to Nassau County standards unless otherwise noted in this PUD, and will then be dedicated to the County or retained in private ownership by the CDD/HOA/POA.

TributaryThree-Rivers will be served by an interconnected network of streets designed to distribute traffic loads evenly throughout the community reducing the reliance on undesirable high-volume/high-speed collector roads. The main "spokes" of this street system lead from outlying neighborhoods to the Village Center, with multiple interconnections to provide alternative routes. This extensive internal street network will allow residents to access destinations within Three-RiversTributary, including commercial and community facilities, without having to travel on external roads.

TributaryThree-Rivers allows for possible future connections to adjoining properties in the Timber Ridge and River Glen Planned Unit Developments. In order to reduce impacts on SR 200/SR A1A, the number of street connections along its length has been minimized.

- 4.3.1 Street Hierarchy. The proposed roadway system is made up of a hierarchy of street types that range from divided boulevards to rear alleys, and from "urban" (with vertical curbs) to "rural" (without curbs). Each type, including the rights-of-way and pavement width, is designed to serve a certain condition within this PUD.

Many street types provide for parallel on-street parking to serve adjoining uses and to promote traffic calming. In certain portions of TributaryThree-Rivers, especially in higher density areas and in locations where appearance of the streetscape is of particular importance, access to off-street parking is provided

via alleys located at the rear of residential lots. This removes driveways and garages from dominating the street frontage, strengthens the relationship between the sidewalk and the front door, and creates a pedestrian-oriented public realm. A distinguishing feature of collector streets is that rear alleys or other similar arrangements serve all lots along their length so that no direct driveway access to the street is planned.

- 4.3.2 Joint and Cross Access. Adjacent commercial or office properties and major traffic generators (i.e. shopping plazas, office parks) shall provide a cross access drive and a pedestrian access to allow circulation between sites unless security, traffic safety or environmental considerations would make the connections impractical. This requirement shall also apply to a building site that abuts an existing developed property. Unless determined to be impractical because of the considerations listed above, property owners shall:

- 1) Record an easement allowing cross access to and from the adjacent properties;
- 2) Record a joint maintenance agreement defining maintenance responsibilities of property owners that share the joint use driveway and cross access system.

- 4.3.3 Alleys. Rear alleys, partial alleys, or another form of vehicular access to the rear of properties shall be allowed in all areas of ~~Tributary Three Rivers~~ provided the developer demonstrates adequate vehicular compatibility for on-site parking and turning movements. Where applicable, final construction plans to be approved by Nassau County shall demonstrate adequate access for garbage trucks, moving vans, service and utility vehicles, and emergency vehicles. Specific alley design standards will be developed in conjunction with the first incremental MDP that incorporates alleys, including maximum lengths, number of units or square footage, units served, intersection design, drainage design, etc. Such alleys that provide the main point of access to homes and garages may be located in the rear of the lot adjacent to the alley.

Such alleys that provide the main point of access must have a minimum pavement width of twelve (12) feet, with a minimum right-of-way of twenty (20) feet or all of the property with main point of access from the alley needs to be protected with automatic fire sprinklers. Vertical clearance along all access roads must be at least 13'6". Residential alleys shall be twelve (12) feet minimum paved width within a twenty (20) feet minimum right-of-way or easement. Fences and walls are permitted within the alley front yard up to a maximum of six feet six inches (6.5ft) in height. Sidewalks shall not be required in alleys. Utilities may be located in alleys rather than fronting rights-of-way.

All development within the ~~Three Rivers~~PUD shall be protected in accordance with the most current adopted edition of the Florida Fire Prevention Code and NFPA 1 *Fire Prevention Code*, in additions to the regulations listed in the Nassau County ~~Land Development Zoning~~ Code. Should a conflict arise between the state code and the ~~Land Development Zoning~~ Code, the more stringent code will take precedence.

- 4.3.4 Traffic Calming. Techniques such as horizontal deflections, road narrowing, pavers, central islands, entry or gateway treatments, roundabouts, textured pavement, and other similar treatments are encouraged in appropriate locations subject to approval by Nassau County. Roundabouts and/or traffic circles shall be allowed and encouraged as an alternative to signalization. All roundabouts shall conform to U.S. Department of Transportation Federal Highway Administration Publication No. FHWA-RD-00-067 standards and criteria. Any deviations may be approved by Nassau County.
- 4.3.5 Use of Medians. Medians within local roads may serve as common passive community spaces provided the medians are outside of the right-of-way and are identified as a separate tract or parcel; are at least forty (40) feet in width and include safety features such as signage, appropriate speed limits, crossings designations and location as may be required by Nassau County.
- 4.3.6 Landscaped Medians. All irrigation supply lines under pavement serving landscaped medians shall be "cased" in PVC casing. Irrigation line casings must extend a minimum distance of two (2) feet behind back of curb or beyond edge of pavement.
- 4.3.7 Bicycle Parking. Bicycle parking facilities shall be provided for all non-residential and multi-family buildings including recreational facilities. Adjacent uses may ~~collocate and share~~ bicycle parking structures. Bicycle parking shall conform to standards of Nassau County ~~Land Development Zoning~~ Code. Bike racks shall be placed at all schools, recreation facilities, shopping centers, and multi-family sites to facilitate the bicycle mode of travel. A five (5) foot sidewalk shall be provided adjacent to schools and parks.
- 4.3.8 Minimum Horizontal Clearances. All tree plantings, signs, hardscape features and all other streetscape improvements shall maintain a minimum four (4) foot horizontal safety zone (clearance) between the face

of curb to the front edge of the object. This minimum horizontal clearance requirement shall be applicable to all streets within ~~Tributary~~ Three Rivers, including alleys. Where mountable curbs are proposed along minor collector roadways, FDOT flush shoulder horizontal clearance and recovery zone guidelines for design speed are applicable.

4.4 Off-Street Parking Requirements

The number of off-street parking spaces shall comply with the Nassau County Land Development ~~Zoning~~ Code Section 31.12.

- 4.4.1 Parking Space Dimension. All standard parking spaces (all those except handicap accessible and compact spaces) shall be a minimum of nine (9) feet in width with a stall depth of eighteen (18) feet. Tandem parking shall be allowed on all residential drives leading to garage parking.
- 4.4.2 Compact Parking. Compact spaces shall be permitted in low turnover parking areas such as employee lots and residential parking sites. Compact spaces shall not exceed thirty percent (30%) of the total required spaces and shall be clearly differentiated from standard spaces. Compact spaces shall be a minimum of eight (8) feet in width with stall depths a minimum of sixteen (16) feet. Compact spaces shall be considered only for ninety (90) degree layout.

On-street parking provisions are detailed in Section 5.3.6.

5.0 COMMUNITY DEVELOPMENT STANDARDS

5.1 Definitions

Accessory Use or Structure means a use or structure of a nature customarily incidental and subordinate to the primary use or structure and on the same premises, such as a garage or workshop, which shall be construed as meaning on the same lot or on a contiguous lot in the same ownership. Required setbacks apply to accessory structures.

Building Height means the distance from the finished floor to the top of the roof. Crawlspace or other above-grade foundations are not included for calculating building height. The height limitations contained herein shall not apply to any roof structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors or similar equipment required to operate and maintain the building (provided that such structures shall not cover more than twenty percent (20%) of roof area or extend over ten (10) feet in height), nor to church spires, steeples, belfries, cupolas, domes, monuments, water towers, skylights, flag poles, vents, nor to fire parapet walls, provided however, that such walls shall not exceed more than five (5) feet above the roof.

Front Yard means the distance between the primary street right-of-way and the front building wall. Front stoops and uncovered porches less than one-half of the total building width shall not count against required front yards.

Impervious Surface Area means the proportion of a lot covered by impermeable surfaces, such as structures or paved parking areas.

Lot Area means the total square footage of a lot, generally calculated as lot width multiplied by lot depth.

Lot Coverage means the proportion of a lot covered by permanent structures, such as houses, garages and sheds on permanent foundations.

Lot Depth means the distance from the primary street right-of-way line to the rear property line.

Lot Width means the distance from property line to property line along the primary street frontage.

Primary Street means the roadway from which the main entrance of a primary structure is accessed.

Primary Structure means the building housing the main or principal use on a particular piece of property.

Rear Yard means the distance between the rear property and the rear building wall.

Secondary Street applies to corner lots and is a roadway which forms a property boundary, but is not the primary means of access to a parcel.

Setback Measurements are the distance between the property line and the exterior wall of a structure. Air conditioning units may be placed in required side yards. Pools, decks and screen enclosures may have rear yard setbacks of one foot.

Side Street Yard applies to corner lots and means the distance between the secondary street right-of-way and any structure.

Side Yard means the distance between the side property line and the primary structure.

5.2 Design Standards

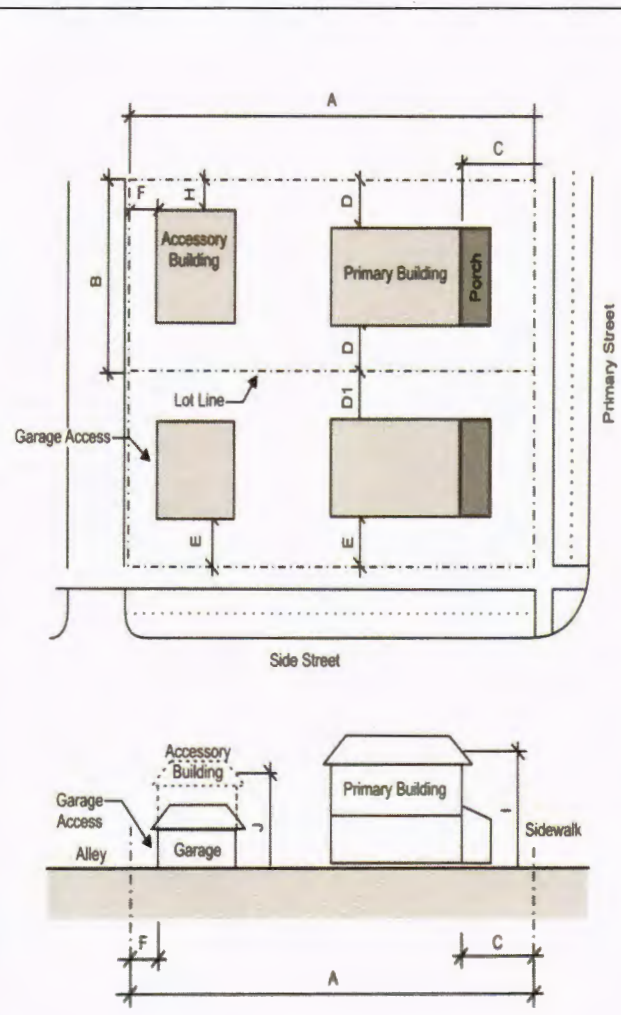
Permissible lot types within each of Tributary's ~~Three Rivers~~ village types are detailed in the table below. Detailed descriptions of each lot type are found on the following pages. The depictions of lot layouts on the following pages are conceptual illustrations of the general character of development to be constructed within Tributary. Changes or modification to the lot layouts are subject to review and approval of the Planning Director, however, the dimensions contained in each development type's summary table shall be adhered to regardless of the building type to be constructed.

Table 5.1 Permissible Development Types Within Village Types						
		Village Center	Residential	Neighborhood Commercial	Commercial	Light Industrial
Residential	Single Family Village Center	■	■	■		
	Single Family Cottage <u>A</u>	■	■	■		
	<u>Single Family Cottage B</u>	■	■	■		
	Single Family Homestead	■	■	■		
	Single Family Estate	■	■	■		
	<u>Single Family Villa</u>	■	■			
	Live/Work	■	■			
	Townhouse	■	■	■		
	Multi-Family A	■	■	■		
	Multi-Family B	■	■	■		
Commercial	Village Commercial	■				
	Neighborhood Commercial	■	■	■		
	Commercial Center				■	■
	Business Park				■	■
	Public Building	■	■	■	■	■

Single Family Village Center

"Single Family Village Center" homes are single-family homes on individual platted lots that are typical of traditional neighborhoods. Homes are close to the street and garages are may be attached or detached, typically located at the rear of the property and may be accessed by an alley or lane. Secondary-Accessory dwelling units, such as garage apartments or "granny flats", quest houses, and carriage houses may be located in detached garage structures. "Single Family Village Center" parcels may be located within the Village Center, Residential, and Neighborhood Commercial districts.

Single Family Village Center Development Standards	
A. Minimum Lot Depth	100'
B. Minimum Lot Width	40'
C. Minimum Front Yard	10'
D. Minimum Side Yard	5'
E. Minimum Side Street Yard	5'
F. Minimum Rear Yard	5'
G. Minimum Accessory Bldg. Front Setback	45'
H. Minimum Accessory Bldg. Side Setback	5'
I. Maximum Primary Building Height	45'
J. Maximum Accessory Building Height	35'
Min. Lot Area	4,000 sf
Max. Lot Coverage	75%
Max. Impervious Surface	75%
Required On-site Parking Spaces/DU	2
Permissible Districts	
Village Center	
Residential	
Neighborhood Commercial	
Specific Conditions	
Swimming pools shall not count toward impervious surface area.	
Hard surfaces such as paver or stone patios shall not count toward impervious surface area.	
Alleys that are secondary accesses shall have a building setback of zero (0) feet.	
A reduction of the required front yard setback by one-half is permitted on those Single-family structures that have porches that are at least one half (½) of the width of the main structure.	
Residential structures with garages facing the street right-of-way shall be set back a minimum of twenty (20) feet.	



The graphic depiction above is a conceptual illustration of the general character of development to be located within the Tributary PUD.
 The development standards listed in the table above shall govern the placement of buildings on the property.

Single Family Cottage A

"Single Family Cottage A" homes are single-family homes on individual platted lots that are designed for the young family buying their first home or the empty-nester looking to downsize. Homes are typically close to the street and garages may be attached or detached. Attached garages may be accessed from the front (Primary Street), by an alley, or a lane. Attached garages shall be recessed at least three (3) feet from the front façade of the house for no less than 50% of "Single Family Cottage A" homes in any particular unit. Detached garages are located at the rear of the property and may be accessed by an alley or lane. "Single Family Cottage A" parcels may be located within the Village Center, Residential or Neighborhood Commercial districts.

Single Family Cottage A Development Standards

A. Minimum Lot Depth	100'
B. Minimum Lot Width	40'
C. Minimum Front Yard	15'
D. Minimum Side Yard	5'
E. Minimum Side Street Yard	5'
F. Minimum Rear Yard	5'
G. Minimum Accessory Bldg. Front Setback	45'
H. Minimum Accessory Bldg. Side Setback	5'
I. Maximum Primary Building Height	45'
J. Maximum Accessory Building Height	35'
Min. Lot Area	4,000 sf
Max. Lot Coverage	75%
Max. Impervious Surface	75%
Required On-site Parking Spaces/DU	2

Permissible Districts

Village Center

Residential

Neighborhood Commercial

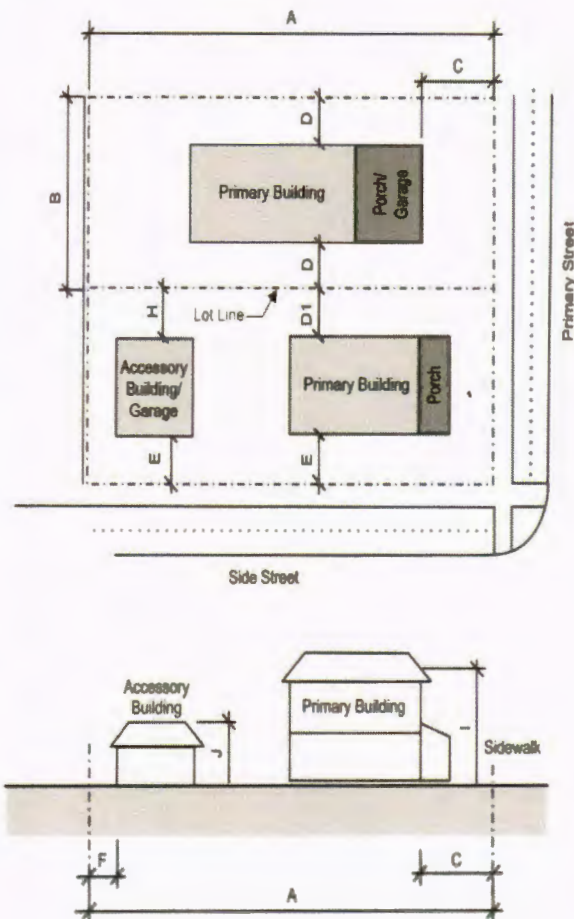
Specific Conditions

Swimming pools shall not count toward impervious surface area.

Hard surfaces such as paver or stone patios shall not count toward impervious surface area.

Alleys that are secondary accesses shall have a building setback of zero (0) feet.

A reduction of the required front yard setback by one-half is permitted on those Single-family structures that have porches that are at least one half ($\frac{1}{2}$) of the width of the main structure. Residential structures with garages facing the street right-of-way shall be set back a minimum of twenty (20) feet.



The graphic depiction above is a conceptual illustration of the general character of development to be located within the Tributary PUD.

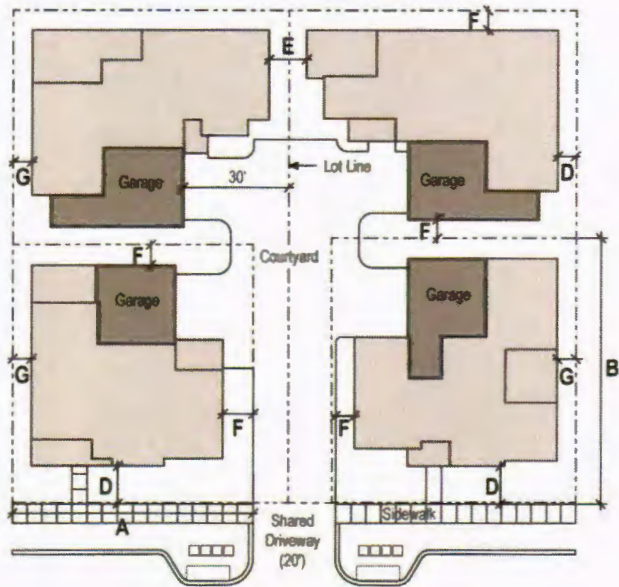
The development standards listed in the table above shall govern the placement of buildings on the property.

Single Family Cottage B

"Single Family Cottage B" homes are either detached or attached single-family homes on individual platted lots designed for the young family buying their first home or the empty-nester looking to downsize. Homes are typically close to the street. Garages must be attached to the main residences. Individual driveways leading from the shared driveway to each dwelling unit shall be at least thirty (30) feet long, as measured between the front of the garage and the centerline of the shared driveway to accommodate at least one (1) guest parking space. "Single Family Cottage B" parcels may be located within the Village Center, Residential, or Neighborhood Commercial districts.

Single Family Cottage B Development Standards

<u>A. Minimum Lot Depth</u>	60'
<u>B. Minimum Lot Width</u>	50'
<u>C. Minimum Lot Width (Flag Lots)</u>	10'
<u>D. Minimum Front Yard (Facing Street)</u>	10'
<u>E. Minimum Front Yard (Facing Motor Court)</u>	10'
<u>F. Minimum Side Yard</u>	5'
<u>G. Minimum Rear Yard</u>	5'
<u>H. Maximum Primary Building Height</u>	45'
<u>Min. Lot Area</u>	3,600 sf
<u>Max. Lot Coverage</u>	75%
<u>Max. Impervious Surface</u>	75%
<u>Required On-site Parking Spaces/DU</u>	2
<u>Permissible Districts</u>	
Village Center	
Residential	
Neighborhood Commercial	
<u>Specific Condition</u>	
Hard surfaces such as paver or stone patios shall not count toward impervious surface area.	



The graphic depiction above is a conceptual illustration of the general character of development to be located within the Tributary PUD.

The development standards listed in the table above shall govern the placement of buildings on the property.

Single Family Homestead

"Single Family Homestead" homes are single-family homes on individual platted lots that are typical of conventional neighborhoods and designed for the growing family. Homes and lots are larger than the "Single Family Cottage" and may have an attached or detached garage. "Single Family Homestead" parcels are limited to Village Center, Residential and Neighborhood Commercial districts.

Single Family Homestead Development Standards

A. Minimum Lot Depth	100'
B. Minimum Lot Width	60'
C. Minimum Front Yard	15'
D. Minimum Side Yard	5'
E. Minimum Side Street Yard	5'
F. Minimum Rear Yard	5'
G. Minimum Accessory Bldg. Front Setback	45'
H. Minimum Accessory Bldg. Side Setback	5'
I. Maximum Primary Building Height	45'
J. Maximum Accessory Building Height	35'
Min. Lot Area	6,000 sf
Max. Lot Coverage	75%
Max. Impervious Surface	75%
Required On-site Parking Spaces/DU	2

Permissible Districts

Village Center

Residential

Neighborhood Commercial

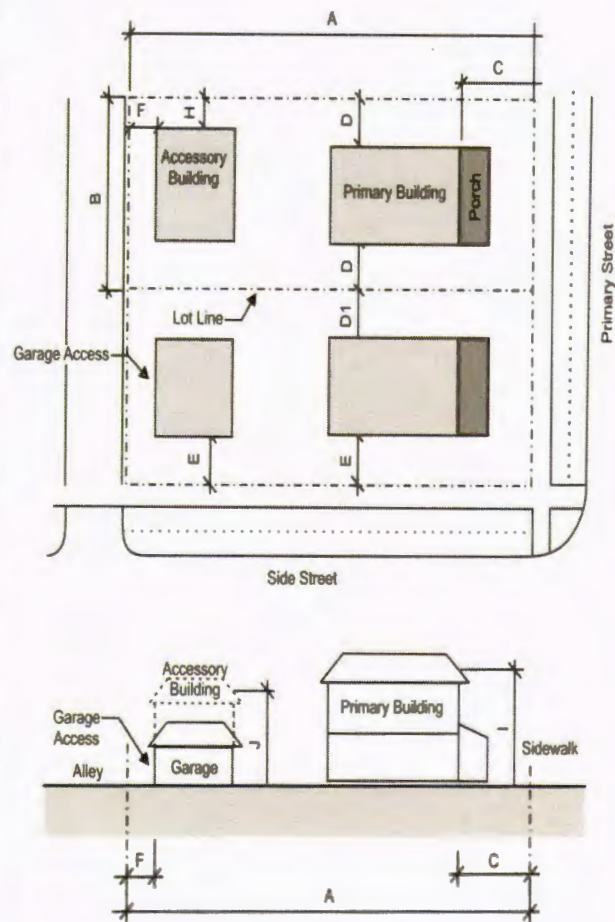
Specific Conditions

Swimming pools shall not count toward impervious surface area.

Hard surfaces such as paver or stone patios shall not count toward impervious surface area.

Alleys that are secondary accesses shall have a building setback of zero (0) feet.

A reduction of the required front yard setback by one-half is permitted on those Single-family structures that have porches that are at least one half (½) of the width of the main structure. Residential structures with garages facing the street right-of-way shall be set back a minimum of twenty (20) feet.



The graphic depiction above is a conceptual illustration of the general character of development to be located within the Tributary PUD.

The development standards listed in the table above shall govern the placement of buildings on the property.

Single Family Estate

"Single Family Estate" homes are the largest single-family homes on individual platted lots within Tributary Three Rivers. These lots are typically adjacent to a significant amenity, such as the water or preserve areas. Homes are larger and set back from the street and garages may be attached or detached. Secondary-Accessory dwelling units, such as garage apartments, "granny flats" or guest houses may be located in accessory structures. "Single Family Estate" parcels are limited to the Residential and Neighborhood-Commercial/Village Center districts.

Single Family Estate Development Standards

A. Minimum Lot Depth	<u>125'-120'</u>
B. Minimum Lot Width	70'
C. Minimum Front Yard	15'
D. Minimum Side Yard	5'
E. Minimum Side Street Yard	15'
F. Minimum Rear Yard	10'
G. Minimum Accessory Bldg. Front Setback	45'
H. Minimum Accessory Bldg. Side Setback	7'
I. Maximum Primary Building Height	45'
J. Maximum Accessory Building Height	35'
Min. Lot Area	8,750 sf
Max. Lot Coverage	70%
Max. Impervious Surface	75%
Required On-site Parking Spaces/DU	2

Permissible Districts

Residential

Neighborhood Commercial

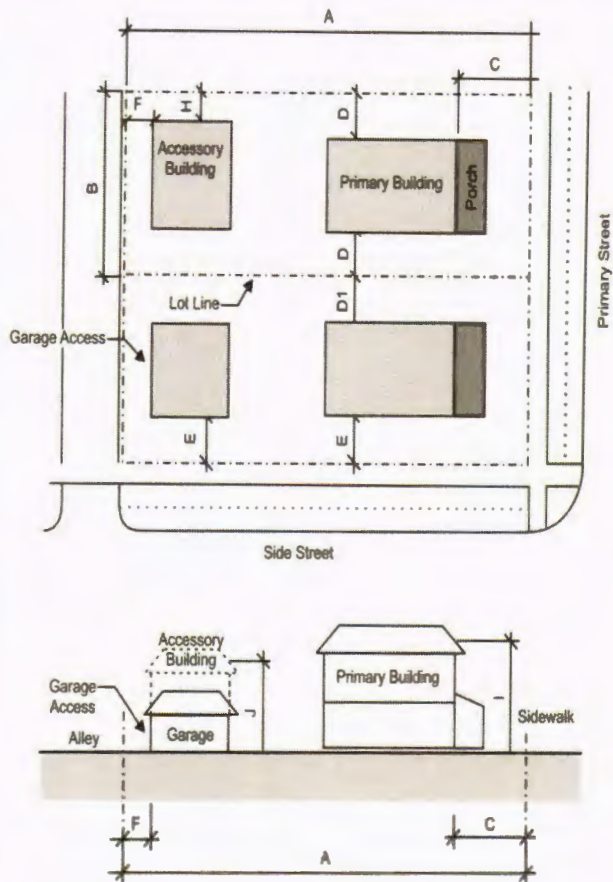
Specific Conditions

Swimming pools shall not count toward impervious surface area.

Hard surfaces such as paver or stone patios shall not count toward impervious surface area.

Alleys that are secondary accesses shall have a building setback of zero (0) feet.

A reduction of the required front yard setback by one-half is permitted on those Single-family structures that have porches that are at least one half (½) of the width of the main structure. Residential structures with garages facing the street right-of-way shall be set back a minimum of twenty (20) feet.



The graphic depiction above is a conceptual illustration of the general character of development to be located within the Tributary PUD.

The development standards listed in the table above shall govern the placement of buildings on the property.

Single Family Villa

"Single Family Villa" homes are fee simple duplex units on individual platted lots within Tributary. These lots are typically adjacent to a significant amenity, such as the water or preserve areas. Homes are larger and set back from the street and garages may be attached or detached. "Single Family Villa" parcels are limited to the Village Center and Residential districts.

Single Family Villa Development Standards

<u>A. Minimum Lot Depth</u>	<u>100'</u>
<u>B. Minimum Lot Width</u>	<u>25'</u>
<u>C. Minimum Front Yard</u>	<u>10'</u>
<u>D. Minimum Side Common Yard</u>	<u>0'</u>
<u>E. Minimum Side Street Yard</u>	<u>5'</u>
<u>F. Minimum Rear Yard</u>	<u>10'</u>
<u>G. Minimum Accessory Bldg. Front Setback</u>	<u>45'</u>
<u>H. Minimum Accessory Bldg. Side Setback</u>	<u>5'</u>
<u>I. Maximum Primary Building Height</u>	<u>35'</u>
<u>J. Maximum Accessory Building Height</u>	<u>25'</u>
<u>Min. Lot Area</u>	<u>2,500 sf</u>
<u>Max. Lot Coverage</u>	<u>70%</u>
<u>Max. Impervious Surface</u>	<u>85%</u>
<u>Required On-site Parking Spaces/DU</u>	<u>2</u>

Permissible Districts

Village Center

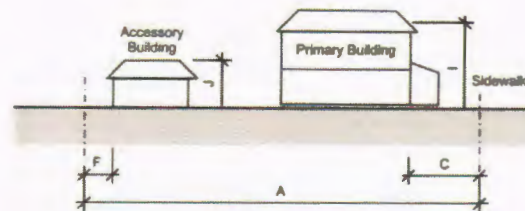
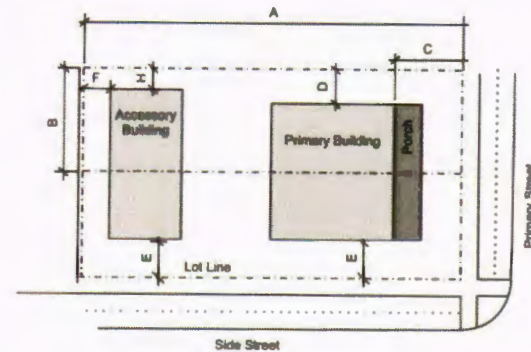
Residential

Neighborhood Commercial

Specific Conditions

Hard surfaces such as paver or stone patios shall not count toward impervious surface area.

A reduction of the required front yard setback by one-half is permitted on those Single-family structures that have porches that are at least one half (1/2) of the width of the main structure. Residential structures with garages facing the street right-of-way shall be set back a minimum of twenty (20) feet.



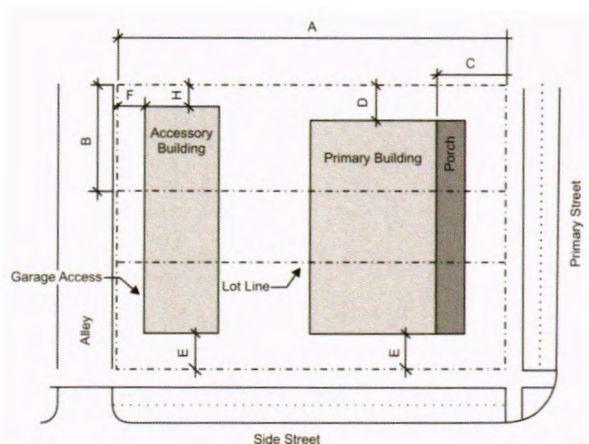
The graphic depiction above is a conceptual illustration of the general character of development to be located within the Tributary PUD.

The development standards listed in the table above shall govern the placement of buildings on the property.

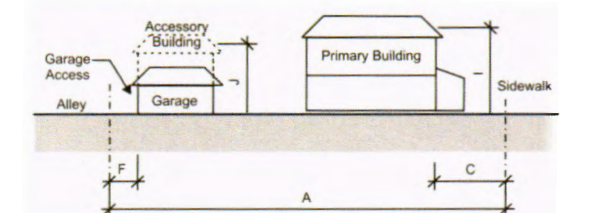
Live/Work

"Live/Work" lots contain both residential and commercial uses and are typical of traditional downtown areas, such as Center Street in Fernandina Beach. These sites typically contain a multi-story structure located close to the street, with commercial uses on the ground floor and residential uses on upper floors. Accessory structures, such as garages or carports, may be located toward the rear of the lot and may be accessed by an alley or lane. Ownership of units may take several forms: a single owner may own a free-standing building with residential and commercial components; units may be similar to a townhouse, with attached multi-story buildings on individually platted lots; or structures may be condominiums, with ground-floor and upper-floor units sold separately. "Live/Work" lots are limited to the Village Center and Residential districts.

Live/Work Development Standards	
A. Minimum Lot Depth	100'
B. Minimum Lot Width	20'
C. Minimum Front Yard	0'
D. Minimum Combined Side Yard	0'
E. Minimum Side Street Yard	5'
F. Minimum Rear Yard	5'
G. Minimum Accessory Bldg. Front Setback	45'
H. Minimum Accessory Bldg. Side Setback	0'
I. Maximum Primary Building Height	55'
J. Maximum Accessory Building Height	35'
Min. Lot Area	2,000 sf
Max. Lot Coverage	70%
Max. Impervious Surface	85%
Required On-site Parking Spaces/DU	1.5
Permissible Districts	
Village Center	
<u>Residential</u>	
<u>Neighborhood Commercial</u>	
Specific Conditions	
Swimming pools shall not count toward impervious surface area.	
Hard surfaces such as paver or stone patios shall not count toward impervious surface area.	



The diagram illustrates a rectangular lot with dimensions A (width) and B (depth). It shows an 'Accessory Building' and a 'Primary Building' with a 'Porch'. The 'Lot Line' is indicated. The lot is bordered by an 'Alley' on the left, a 'Side Street' on the bottom, and a 'Primary Street' on the right. 'Garage Access' is shown from the alley to a 'Garage' area. Dimensions F, I, D, and C are marked for setbacks and building placement. Widths 'w' are also indicated for the buildings.



This diagram shows a different layout of a Live/Work lot. It includes an 'Accessory Building', a 'Primary Building', and a 'Garage'. The lot is bordered by an 'Alley' on the left and a 'Sidewalk' on the right. 'Garage Access' is shown from the alley to the 'Garage'. Dimensions F, A, and C are marked for setbacks and building placement.

The graphic depiction above is a conceptual illustration of the general character of development to be located within the Tributary PUD.

The development standards listed in the table above shall govern the placement of buildings on the property.

Townhouse

"Townhouse" parcels contain attached single-family homes on individual platted lots that are sold as fee-simple units. Townhouses share common walls with one or more adjacent units and are built in groups of a minimum of three units. Detached one- or two-car garages may be located at the rear of the parcel and may be accessed by alleys or lanes. Shared driveways are permitted. "Townhouse" parcels are limited to Village Center, Residential and Neighborhood Commercial districts.

Townhouse Development Standards

A. Minimum Lot Depth	100'
B. Minimum Lot Width	15'
C. Minimum Front Yard	5'
D. Minimum Side Yard	N/A
E. Minimum Side Street Yard	10'
F. Minimum Rear Yard	5'
G. Minimum Accessory Bldg. Front Setback	45'
H. Minimum Accessory Bldg. Side Setback	0'
I. Maximum Primary Building Height	45'
J. Maximum Accessory Building Height	35'
Min. Lot Area	1,500 sf
Max. Lot Coverage	80%
Max. Impervious Surface	80%
Required On-site Parking Spaces/DU	2

Permissible Districts

Village Center

Residential

Neighborhood Commercial

Specific Conditions

Swimming pools shall not count toward impervious surface area.

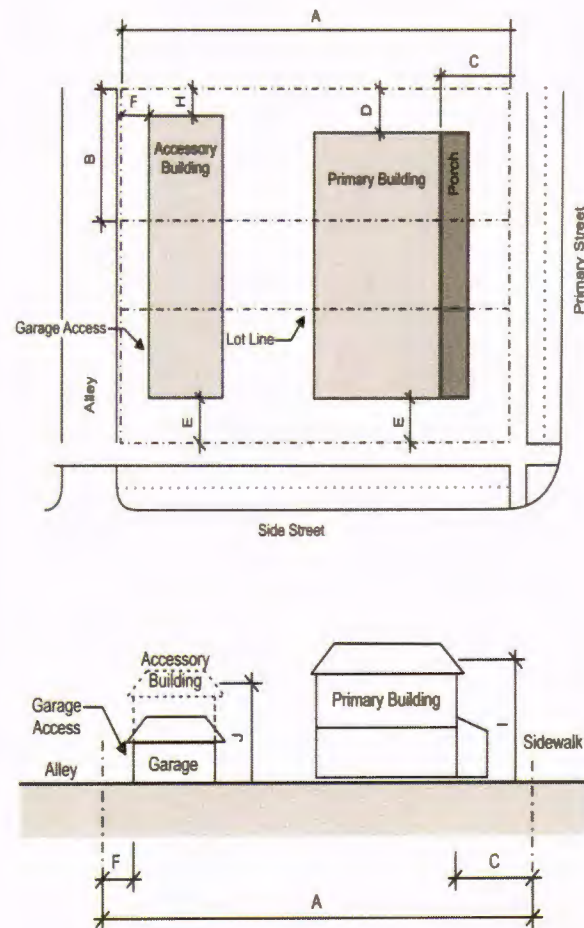
Hard surfaces such as paver or stone patios shall not count toward impervious surface area.

Porches and stoops may project into required yards.

Alleys that are secondary accesses shall have a building setback of zero (0) feet.

A reduction of the required front yard setback by one-half is permitted on those Single-family structures that have porches that are at least one half ($\frac{1}{2}$) of the width of the main structure. Residential structures with garages facing the street right-of-way shall be set back a minimum of twenty (20) feet.

Townhouse structures shall be separated at least 20' from other townhouse structures.



The graphic depiction above is a conceptual illustration of the general character of development to be located within the Tributary PUD.

The development standards listed in the table above shall govern the placement of buildings on the property.

Multi-Family A

"Multi-Family A" lots contain small multi-family buildings containing a minimum of two-one and a maximum of eight-fourteen dwelling units. Units in such buildings may be sold as condominiums or may be rental apartments. Because of the smaller scale of the multi-family structure, "Multi-Family A" lots are appropriate for neighborhoods that also contain single-family homes. Lots may be accessed from a driveway off of the primary street or an alley. Two- and three-unit structures may provide opportunities for homeowners who wish to live in one unit and rent the remaining units. In the event that several "Multi-Family A" structures are located on a single parcel, "Side Yards" refer to the distance from an exterior building wall to the property line, an approved private road or an approved public road. "Multi-Family A" lots are permissible within the Village Center, Residential, and Neighborhood Commercial districts.

Multi-Family A Development Standards

A. Minimum Lot Depth	100'
B. Minimum Lot Width	50'
C. Minimum Front Yard	10'
D. Minimum Side Yard	5'
E. Minimum Side Street Yard	10'
F. Minimum Rear Yard	5'
G. Minimum Accessory Bldg. Front Setback	45'
H. Minimum Accessory Bldg. Side Setback	5'
I. Maximum Primary Building Height	40'
J. Maximum Accessory Building Height	30'
Min. Lot Area	5,000 sf
Max. Lot Coverage	50%
Max. Impervious Surface	70%
Max. Units/Bldg.	8
Required On-site Parking Spaces/DU	2

Permissible Districts

Village Center

Residential

Neighborhood Commercial

Specific Conditions

Primary pedestrian entrance shall be located along a public street, common walkway or park.

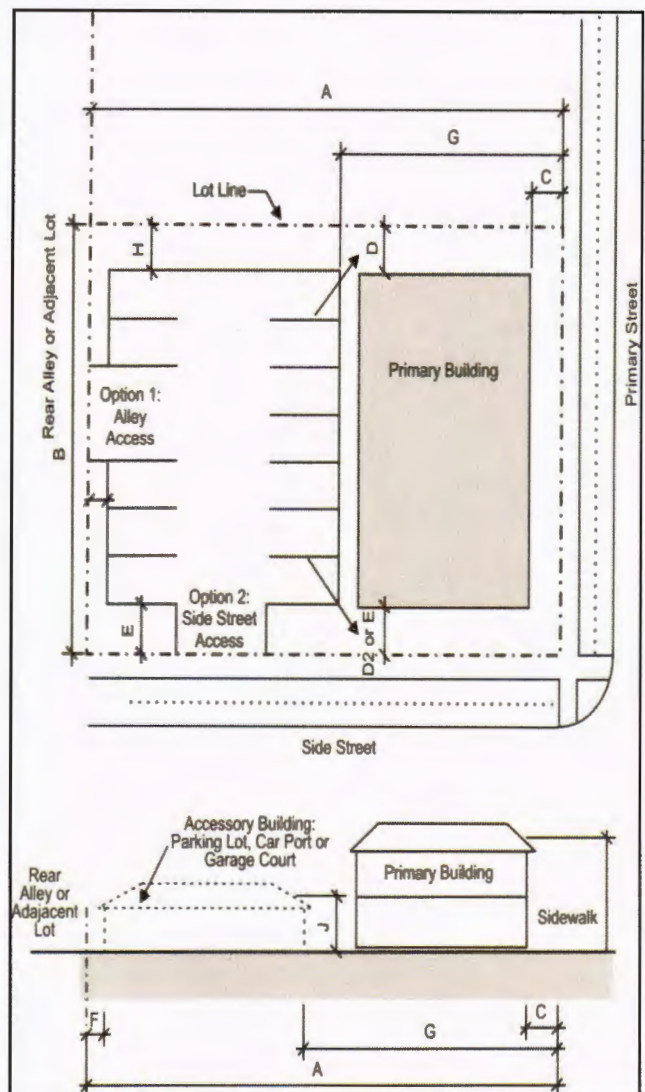
5,000 sf is the minimum area for 2 dwelling units. Each additional dwelling unit will require an additional 750 sf of lot area.

Swimming pools shall not count toward impervious surface area.

Hard surfaces such as paver or stone patios shall not count toward impervious surface area.

A minimum of 5' per side yard is required.

There shall be a 20' separation between Multi-Family A structures.



The graphic depiction above is a conceptual illustration of the general character of development to be located within the Tributary PUD.

The development standards listed in the table above shall govern the placement of buildings on the property.

Multi-Family B

"Multi-Family B" lots are intended for more conventional two- and three-story (mid-rise) multi-family housing. There may be multiple structures on an individual parcel, ~~with each structure containing not more than twelve units either for rent or for sale (condominium).~~ Lots may be accessed from a driveway or an alley, and accessory structures may be used for parking. In the event that several "Multi-Family B" structures are located on a single parcel, "Side Yards" refer to the distance from an exterior building wall to the property line, an approved private road or an approved public road. "Multi-Family B" lots are limited to Residential, Neighborhood Commercial, and Village Center districts.

Multi-Family B Development Standards

A. Minimum Lot Depth	100'
B. Minimum Lot Width	50' N/A
C. Minimum Front Yard	10'
D. Minimum Combined Side Yard	10'
E. Minimum Side Street Yard	10'
F. Minimum Rear Yard	5'
G. Minimum Accessory Bldg. Front Setback	45'
H. Minimum Accessory Bldg. Side Setback	5'
I. Maximum Primary Building Height	55'
J. Maximum Accessory Building Height	30'
Min. Lot Area	5,000 sf
Max. Lot Coverage	50%
Max. Impervious Surface	70%
Max. Units/Bldg.	12
Required On-site Parking Spaces/DU	1.5

Permissible Districts

Village Center

Residential

Neighborhood Commercial

Specific Conditions

5,000 sf is the minimum area for 2 dwelling units. Each additional dwelling unit will require an additional 750 sf of lot area

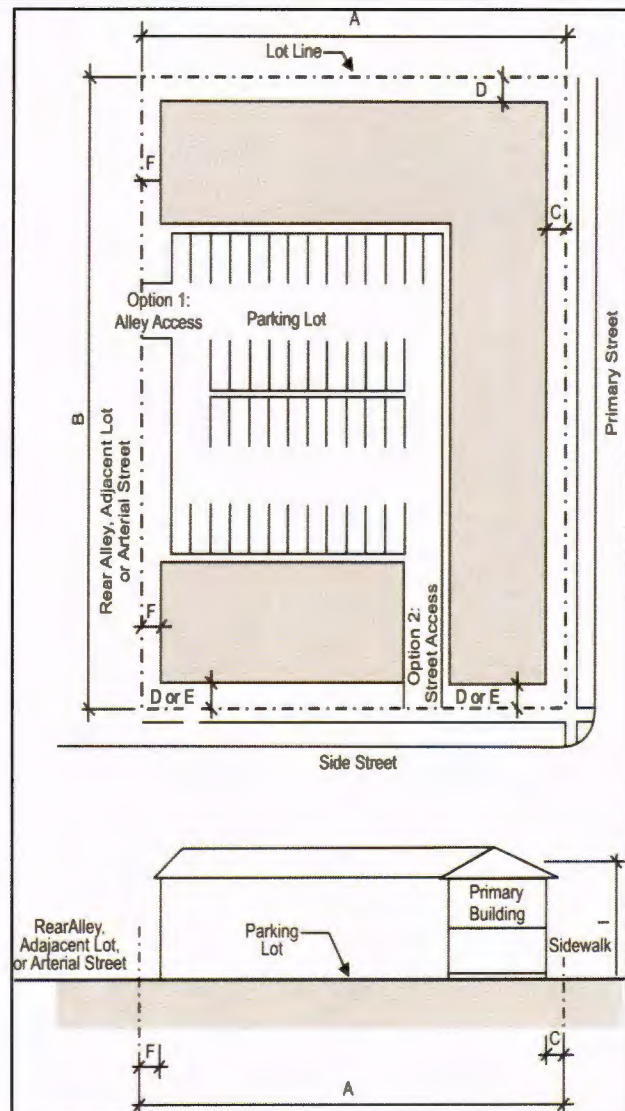
Primary pedestrian entrance shall be located along a public street, common walkway or park

The base number of required parking spaces is 1.5 spaces per bedroom. For each additional bedroom, 1 additional parking space is required.

Swimming pools shall not count toward impervious surface area.

Hard surfaces such as paver or stone patios shall not count toward impervious surface area.

There shall be a 20' separation between Multi-Family B structures.



The graphic depiction above is a conceptual illustration of the general character of development to be located within the Tributary PUD.

The development standards listed in the table above shall govern the placement of buildings on the property.

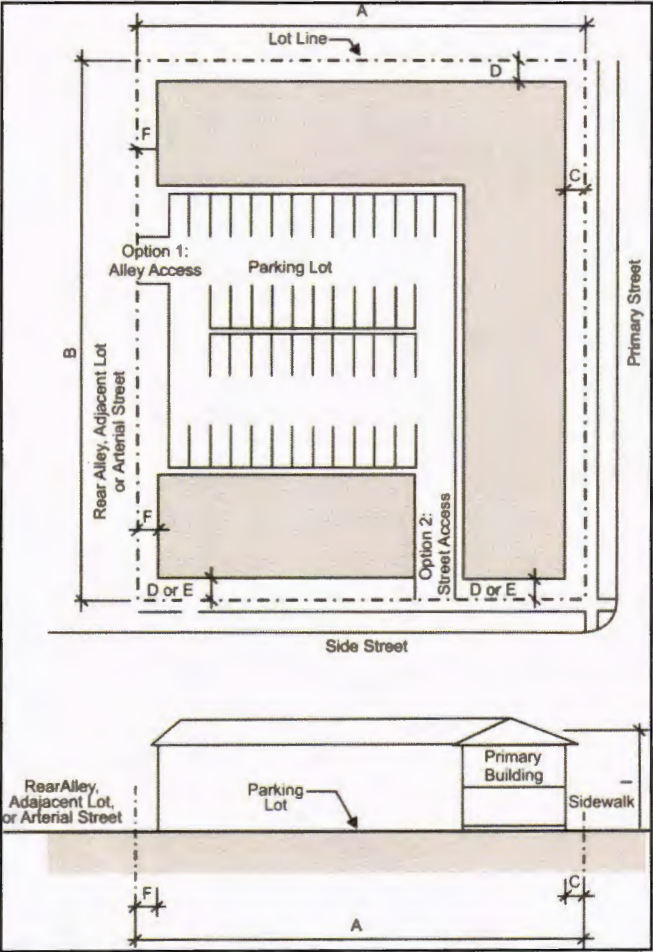
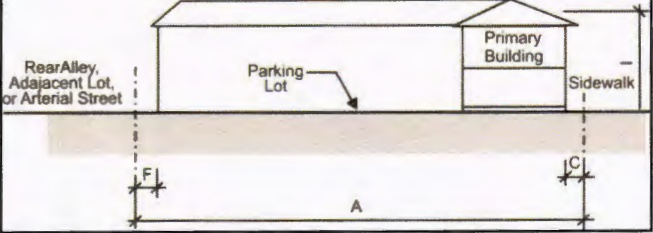
Village Commercial

"Village Commercial" lots are exclusive to the Village Center district. Such lots are intended to accommodate traditional downtown-scale commercial development, with shop fronts facing the street or a public promenade. Parking areas are limited to the rear of "Village Commercial" lots.

Village Commercial Development Standards		
A. Minimum Lot Depth	N/A	
B. Minimum Lot Width	N/A	
C. Minimum Front Yard	0'	
D. Minimum Side Yard	0'	
E. Minimum Side Street Yard	0'	
F. Minimum Rear Yard	5'	
G. Minimum Accessory Bldg. Front Setback	N/A	
H. Minimum Accessory Bldg. Side Setback	0'	
I. Maximum Primary Building Height	55'	
J. Maximum Accessory Building Height	25'	
Min. Lot Area	N/A	
Max. Lot Coverage	N/A	
Max. Impervious Surface	N/A	
Permissible Districts		
Village Center		
Specific Conditions		
Primary pedestrian entrance shall be located along a public street, common walkway or park.		
<p><u>The graphic depiction above is a conceptual illustration of the general character of development to be located within the Tributary PUD.</u></p> <p><u>The development standards listed in the table above shall govern the placement of buildings on the property.</u></p>		

Neighborhood Commercial

"Neighborhood Commercial" lots are intended for use by small commercial operations that serve residential neighborhoods. In the event that several "Neighborhood Commercial" structures are located on a single parcel, "Side Yards" refer to the distance from an exterior building wall to the property line, an approved private road or an approved public road. Within Residential/ and Neighborhood Commercial districts, "Neighborhood Commercial" lot locations are limited to corner lots at the intersection of two roads.

Neighborhood Commercial Development Standards		
A. Minimum Lot Depth	100'	
B. Minimum Lot Width	50' N/A	
C. Minimum Front Yard	10'	
D. Minimum Side Yard	10'	
E. Minimum Side Street Yard	10'	
F. Minimum Rear Yard	5'	
G. Minimum Accessory Bldg. Front Setback	45'	
H. Minimum Accessory Bldg. Side Setback	0'	
I. Maximum Primary Building Height	35'	
J. Maximum Accessory Building Height	20'	
Min. Lot Area	5,000 sf	
Max. Lot Coverage	50%	
Max. Impervious Surface	70%	
Permissible Districts		
Residential		
Neighborhood Commercial		
Specific Conditions		
Location of Neighborhood Commercial parcels is limited to the intersection of 2 roads.		
		
<p><u>The graphic depiction above is a conceptual illustration of the general character of development to be located within the Tributary PUD.</u></p> <p><u>The development standards listed in the table above shall govern the placement of buildings on the property.</u></p>		

Commercial Center

"Commercial Center" lots are intended for large-scale commercial development, such as shopping centers. In the event that several "Commercial Center" structures are located on a single parcel, "Side Yards" refer to the distance from an exterior building wall to the property line, an approved private road or an approved public road. Such lots are limited to Commercial and Light Industrial districts.

Commercial Center Development Standards	
A. Minimum Lot Depth	N/A
B. Minimum Lot Width	N/A
C. Minimum Front Yard	0'
D. Minimum Combined Side Yard	10'
E. Minimum Side Street Yard	0'
F. Minimum Rear Yard	10'
G. Minimum Accessory Bldg. Front Setback	45'
H. Minimum Accessory Bldg. Side Setback	0'
I. Maximum Primary Building Height	55'
J. Maximum Accessory Building Height	25'
Min. Lot Area	N/A
Max. Lot Coverage	N/A
Max. Impervious Surface	75%
Permissible Districts	
Commercial	
Light Industrial	
Specific Conditions	
Must comply with incompatible use buffering requirements contained within this PUD.	

The diagram illustrates the standards for a commercial center development. The top portion is a plan view of a rectangular lot. The lot is bounded by a 'Primary Street' on the right and a 'Side Street' on the bottom. A 'Lot Line' is indicated by a dashed line. The lot is divided into a 'Primary Building' (shaded brown) and a 'Parking Lot' (white). The building is L-shaped, with one wing along the Primary Street and another wing extending towards the Side Street. The parking lot is located between the two wings of the building. Dimensions are labeled: A (Lot Depth), B (Minimum Lot Width), C (Minimum Front Yard), D (Minimum Combined Side Yard), E (Minimum Side Street Yard), F (Minimum Rear Yard), and G (Minimum Accessory Bldg. Front Setback). The building height is labeled I (Maximum Primary Building Height) and J (Maximum Accessory Building Height). The lot is also labeled with 'Option 1: Alley Access' and 'Option 2: Street Access'. The bottom portion is a cross-section view of the lot, showing the building and parking lot in relation to the 'Side Street' and 'Primary Street'. The building is shown with a 'Primary Building' and a 'Parking Lot'. The lot is bounded by a 'Rear Alley, Adjacent Lot, or Arterial Street' on the left. Dimensions are labeled: A (Lot Depth), B (Minimum Lot Width), C (Minimum Front Yard), D (Minimum Combined Side Yard), E (Minimum Side Street Yard), F (Minimum Rear Yard), and G (Minimum Accessory Bldg. Front Setback). The building height is labeled I (Maximum Primary Building Height) and J (Maximum Accessory Building Height).

The graphic depiction above is a conceptual illustration of the general character of development to be located within the Tributary PUD.

The development standards listed in the table above shall govern the placement of buildings on the property.

Business Park

"Business Park" lots are intended to accommodate office and flex-space uses. In the event that several "Business Park" structures are located on a single parcel, "Side Yards" refer to the distance from an exterior building wall to the property line, an approved private road or an approved public road. Such lots are limited to Commercial and Light Industrial districts.

Business Park Development Standards

A. Minimum Lot Depth	N/A
B. Minimum Lot Width	N/A
C. Minimum Front Yard	0'
D. Minimum Combined Side Yard	10'
E. Minimum Side Street Yard	0'
F. Minimum Rear Yard	10'
G. Minimum Accessory Bldg. Front Setback	45'
H. Minimum Accessory Bldg. Side Setback	0'
I. Maximum Primary Building Height	55'
J. Maximum Accessory Building Height	25'
Min. Lot Area	N/A
Max. Lot Coverage	N/A
Max. Impervious Surface	75%

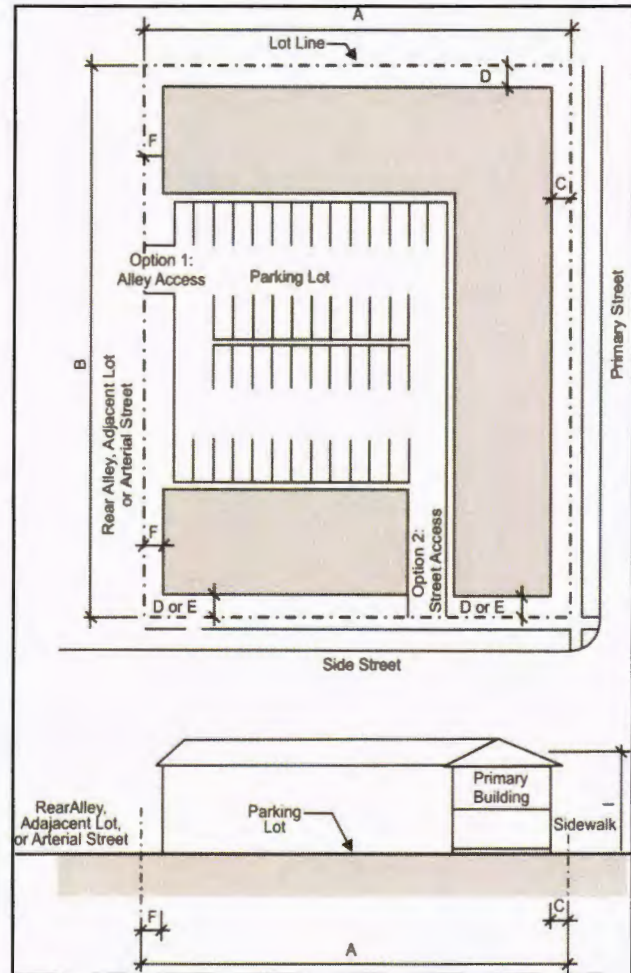
Permissible Districts

Commercial

Light Industrial

Specific Conditions

Must comply with incompatible use buffering requirements contained within this PUD.

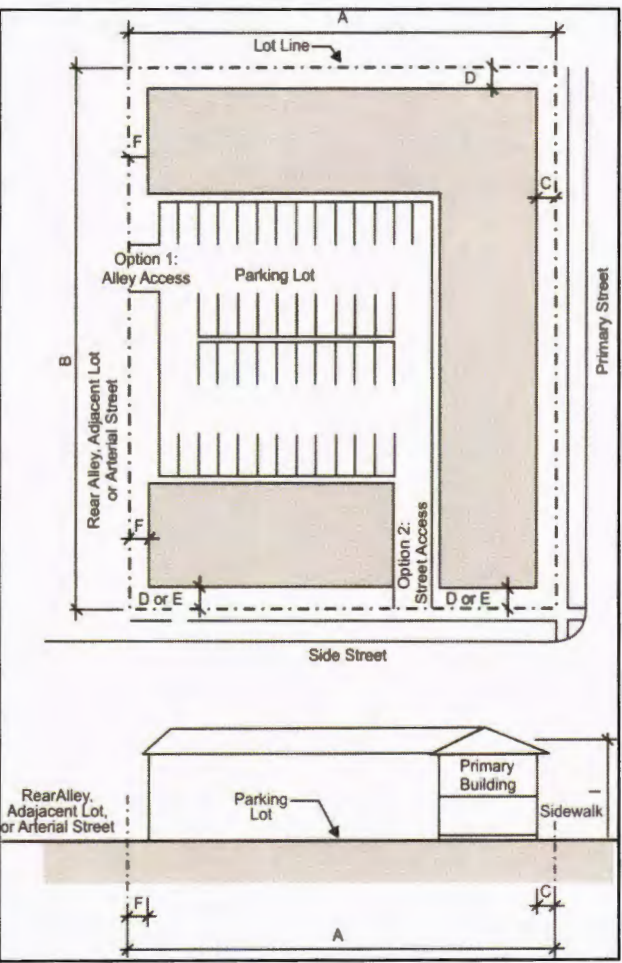


The graphic depiction above is a conceptual illustration of the general character of development to be located within the Tributary PUD.

The development standards listed in the table above shall govern the placement of buildings on the property.

Public Building

"Public Buildings" are civic and government buildings such as schools, post offices and government annex offices. Their overall form is similar to other commercial buildings, but given the public and official nature of their operations, "Public Buildings" should occupy prominent sites within the community. In the event that several "Public Building" structures are located on a single parcel, "Side Yards" refer to the distance from an exterior building wall to the property line, an approved private road or an approved public road. "Public Building" parcels are limited to Village Center, Residential, Neighborhood Commercial, Commercial, and Light Industrial districts.

Public Building Development Standards		
A. Minimum Lot Depth	N/A	
B. Minimum Lot Width	N/A	
C. Minimum Front Yard	0'	
D. Minimum Combined Side Yard	10'	
E. Minimum Side Street Yard	0'	
F. Minimum Rear Yard	10'	
G. Minimum Accessory Bldg. Front Setback	45'	
H. Minimum Accessory Bldg. Side Setback	0'	
I. Maximum Primary Building Height	55'	
J. Maximum Accessory Building Height	25'	
Min. Lot Area	N/A	
Max. Lot Coverage	N/A	
Max. Impervious Surface	75%	
Permissible Districts		
Village Center		
Residential		
Neighborhood Commercial		
Commercial		
Light Industrial		
Specific Conditions		
Must comply with incompatible use buffering requirements contained within this PUD.		
<p><u>The graphic depiction above is a conceptual illustration of the general character of development to be located within the Tributary PUD.</u></p> <p><u>The development standards listed in the table above shall govern the placement of buildings on the property.</u></p>		

5.3 General Performance Standards

- 5.3.1 Fire Protection Standards: All development within the PUD shall be protected in accordance with the most current adopted edition of the Florida Fire Prevention Code and NFPA 1 *Fire Prevention Code*, in additions to the regulations listed in Part 6.03.00 of the Nassau County Land DevelopmentZoning Code. Should a conflict arise between the state code and the Land DevelopmentZoning Code, the more stringent code will take precedence.

All structures that exceed two stories in height shall be protected with an automatic sprinkler system designed and installed in accordance with the latest edition of NFPA 13, or equivalent standard as adopted in the Florida Fire Prevention Code. Accessory structures are those that are detached and greater than ten (10) feet from the main use structure. Any structures separated by less than ten (10) feet or attached to the main use structure is part of the main use structure and must meet building setbacks.

- 5.3.2 Permissible Projections into Required Yards:

- 1) Certain architectural features such as eaves, bay windows and projecting fireplaces, which may occupy a portion of a building footprint, may project not more than two and one half (2.5) feet into required front and rear yards.
- 2) Mechanical equipment, such as air conditioning pumps, heating equipment, solar panels, and similar equipment, may project into the side yard(s), and should not project into any required front yards.
- 3) Covered patios, covered pools, and similar structures may intrude no more than five (5) feet into the required front yard. In no case shall the permitted intrusion reduce the yard provided to less than five (5) feet.

- 5.3.3 Fences, Entry Features and Flags: The Developer, at his option, may erect fences up to ten (10) feet high along all or parts of the perimeter of the property except for conservation areas that are part of a wildlife corridor. Fences may be erected along property lines, but not within any upland buffer required by Section 6.2. Masonry walls or masonry fences shall not be located within drainage or underground utility easements. Individual lot owners may erect fences but not within any required upland buffer. Maximum allowable residential fence height shall be six (6) feet and in commercial areas a maximum of fifteen (15) feet. Residential fences located in a required front yard may not exceed four (4) feet in height. Entry feature height may not exceed the maximum allowable height by more than thirty (30) percent.

A maximum of six (6) permanent flags may be flown per business site, office site, multi-family complex, and facility site. The maximum distance from top to bottom of all flags situated on a single flag pole shall be twenty (20) percent of the total height of the flag pole. For flags situated without a flag pole, the maximum distance from top to bottom of all flags shall be twenty (20) percent of the distance from the top of the flag or insignia to the ground. The height of a flag pole shall not exceed fifty (50) feet.

- 5.3.4 Lighting Standards: To minimize the effects of site lighting on adjoining properties, nonresidential uses will utilize directional and "cut-off" site lighting fixtures designed to cast illumination downward and within the site rather than broad area illumination as is typically found in community-scaled shopping centers. The height of light fixtures shall not exceed thirty-five (35) feet.

- 5.3.5 Mobile Home Prohibition: Mobile homes are not allowed, with the exception of temporary sales and construction trailers, and security housing for nightwatchmen quarters. Modular, factory-built and site assembled buildings for residential purposes will be allowed.

- 5.3.6 Ownership and Maintenance of Common Facilities: At least one Community Development District (CDD) and/or Property Owners Association (POA) shall be responsible for the ownership and maintenance of privately-owned common lands and facilities.

- 5.3.7 Parking in Village Center:

- 1) On-street Parking. On-street parking may be used to satisfy minimum parking requirements. On-street parking shall be designed to promote traffic calming, pedestrian use, and shopping convenience including, but not limited to, parallel and angle parking. On-street parking may be allowed on minor collector and neighborhood streets.

On-street parking must directly front the lot to be used for parking credit. It should be designed to promote traffic calming, pedestrian use, and shopping convenience, and may include parallel parking but not angled parking. On-street parallel parking spaces shall have a minimum clear zone width of two (2) feet between the edge of pavement or travel way and the edge of the parking space. On-street parallel parking spaces should be a minimum of nine (9) feet in width with a depth of twenty-four (24) feet. On-street parking is an accessory convenience and not the exclusive location for parking. All customary uses and regulations of rights-of-way shall be allowed to continue. All on-street parking areas may have a lower speed limit, as approved by Nassau County.

- 2) *Offsite parking.* Offsite parking in the form of public lots, parking garages, and on-street parking may be used to satisfy all or part of the minimum parking requirements. On-street parking and offsite parking shall be within six hundred (600) feet of a use to satisfy minimum parking requirements. Such off-site parking shall be assigned to uses by the Developer on an equitable basis. Parking areas to satisfy these offsite parking requirements must be constructed by the Developer prior to or concurrently with the time that such uses are constructed.
- 3) *Shared parking.* Shared parking agreements, in the form of recorded reciprocal agreements acceptable to the office of the Nassau County Attorney, may be allowed to meet minimum parking requirements if the Applicant can demonstrate the compatibility of shared uses by determining the spaces are unlikely to be used at the same time of day.

- 5.3.8 **Recreation.** Neighborhood parks will be owned and operated by the Developer/CDD/POA. These parks may be located in the center of neighborhoods, may have a perimeter road of reduced speed limit, or may be located in cul-de-sac islands when the speed limit of the surrounding road meets the criteria shown in the graphics standards. Safe access to all parks shall be determined at the time of construction plan review. Appropriate means will be taken to assure safe access and may include crosswalks or signage.

~~The community park, located in the project's northwestern corner, may be owned/maintained by the County or the Developer/CDD/POA. All parks will be constructed by the Developer/CDD/POA. The community park may include, but not be limited to, tot lots, skateboard parks, swimming pools, ballfields and courts, walking and hiking trails, bridge paths, greenways, parks with picnic areas, primitive camps, golf driving ranges, and accessory concession facilities. A recreational facility on the southern area of Three Rivers will be open to the general public. Other recreational facilities may or may not be open to the general public. The Developer will construct or cause the CDD/POA to construct within the Community Park, associated parking, entry roads, adequate conduit for future lighting, a bathroom/concession facility and picnic areas. Development of the Community Park will be in accordance with the DRI Development Order.~~

~~Passive recreation adjacent to the conservation areas may include unpaved trails and paths, equestrian trails, covered shelters and pavilions, picnic areas, environmental interpretive facilities, and trail furniture. The PUD will promote walkability through the incorporation of non-vehicular pathways and including an array of uses within buildings.~~

~~As described in Section 1.3.1 of this PUD, tracking tables will be submitted with each engineering plan submittal to ensure that the various park requirements are satisfied. A forty (40) acre Regional Park located in the PUD's southeastern corner, shall be owned and maintained by the County. The Regional Park shall contain a minimum of twenty-seven (27) acres of usable uplands. The Regional Park will be constructed in three (3) phases by the Developer, CDD, and/or POA consistent with the Community Park Development Agreement dated February 25, 2019. In general, Phase One shall consist of two (2) baseball fields, parking, a concession stand and restrooms. Phase Two shall include a multi-use field, a playground and picnic area and two (2) additional baseball fields. Phase Three shall include additional parking, an open space area, a nature trail and a dog area. Each Phase shall be connected by multi-use trails. The County will likely seek to permit a boardwalk and dock and the Developer, CDD, and/or POA will cooperate with the County in the permitting process. The County may also choose to construct additional facilities within the Regional Park as set forth in the Development Agreement.~~

Dry-docking for boats such as canoes, kayaks, motorboats and rowboats ~~will~~ may be made available. Boat launch facilities will be available, as well as dry docks that will allow up to three hundred (300) slips for storage of both motorized and non-motorized watercraft. Temporary or short-term tie-ups will be provided to allow boating participants to enjoy ~~Tributary Three Rivers~~ and the pedestrian-scale opportunities offered in the Village Center.



All parks, recreation areas ~~and~~ community centers and the Village Center may have accessory concessionary sales and/or rental facilities, as well as administrative offices, public and community service facilities, accessory maintenance, and other ancillary facilities. Outdoor cultural, art, educational, recreational or music events are allowable by right, as are temporary structures accessory to such events.

5.3.9 Sale and Consumption of Alcoholic Beverages.

- 1) *Provision.* The permissible use of alcoholic beverages is intended to be an element of this mixed-use PUD including, but not limited to, residential community clubhouses and amenity centers. Alcoholic beverages shall mean all distilled spirits, liquor, wine and beer containing one-half of one percent (0.5%) or more alcohol by volume. Vendor shall mean any place of business where alcoholic/intoxicating beverages are sold or served for on or off premises consumption and licensed under the direction of alcoholic beverages and tobacco or other appropriate state agency and/or Nassau County.
- 2) *Location.* No vendor of alcoholic beverages within TributaryThree-Rivers shall maintain a business within one thousand (1,000) feet of a school or place of worship. The distance shall be measured by following the shortest route of ordinary pedestrian travel. This distance shall mean that route nearest the main entrance of the vendor's business to the main entrance of the place of worship, or in the case of schools, the nearest point of the school grounds in use as part of the school facilities. In order to promote a vibrant village center while maintaining appropriate distances between alcohol-serving establishments, places of worship and schools, places of worship and schools should be sited outside of the commercial core of the village center.
- 3) *Exceptions.* The aforementioned distance provision shall not apply to a vendor location within TributaryThree-Rivers wherein following requirements are met:
 - a) The vendor owns and operates a restaurant pursuant to the following requirements:
 1. The restaurant must contain all necessary equipment and supplies for serving full meals regularly;
 2. The restaurant must have a seating capacity of not less than one hundred-fifty (150) seats occupying more than two thousand five hundred (2,500) square feet; and
 3. The sale of alcoholic beverages is solely for on-premise consumption, which shall include patios, outdoor cafes and grottos adjacent to the restaurant;
 - b) Within the Village Center, the distance requirement shall be waived. Purchasers of property within the Village Center will be advised of this condition in writing.

5.4 **Accessory Uses**

Accessory uses shall be as allowed by the Zoning Land Development Code unless specified otherwise herein. The parks, recreation areas, community commercial areas and community centers may have accessory concessionary sales, including the sale of alcoholic beverages as permitted by the State of Florida, and rental facilities; administrative offices, public and community service facilities and accessory maintenance facilities.

Accessory structures and private garages may exceed the height of the main residence and may be used as home offices or for other home-based business. Accessory structures uses as home offices may receive the public.

Permissible accessory uses within TributaryThree-Rivers shall not be located in the front and side yards in any area except as follows:

- 1) Accessory uses may be located in any required side yard on double frontage, through, and corner lots;
- 2) Accessory structures for the housing of persons such as employee quarters shall not be located in any required yard; and
- 3) Other than employee quarters, detached accessory structures which are separated from the main structure by not less than ten (10) feet may be located in a required side or rear yard but not less than three (3) feet from any lot line. Employee quarters must meet all relevant setbacks.

No air conditioning or electrical equipment, masonry walls, pools, pool decks or pool enclosures may be located within drainage or underground utility easements.

Indoor and outdoor areas for the storage of recreational vehicles, boats and similar equipment shall be allowed throughout ~~Tributary Three Rivers~~. Outdoor storage of non-motorized watercraft at any concession that is an accessory to a park or recreational facility shall be allowable.

Non-habitable structures for civic, recreational and passive/open space development such as gazebos, arbors, viewing platforms, docks, boardwalks, and utility infrastructure construction will be shown on specific engineering development permit plans and will be in compliance with all PUD and DO requirements. Such accessory structures will not be located within any wetland or required buffer.

Recreation and civic areas may have all accessory uses typical of public gathering areas including a band shell, picnic and gazebo structures, parking facilities, accessory concessionary structures, and tents and other accessory and/or temporary structures typical of outdoor cultural or festival events.

Accessory dwelling units such as Garage-garage apartments or "granny flats", guest houses, and carriage houses are permissible accessory uses within the throughout Tributary Village Center. There shall not be more than 100 of such accessory units within the Village Center. Such accessory units may have a separate electric meter and water service but shall be maintained under unified ownership as shall be considered an accessory use of the primary structure and shall not count against the total number of dwelling units approved through the Three Rivers DRI Development Order. Additionally, such a maximum of one hundred (100) accessory dwelling units located within the Village Center shall not be assessed separate impact fees from the primary use.

The payment of mobility fees is controlled by Special Condition 24 of the Three Rivers DRI Development Order. Accessory dwelling units, excluding bona fide mother-in-law units, shall require separate mobility fees from the primary use.

The table 5.2 on the following page indicates the categories of accessory uses that are permissible by right in each area within the Tributary Three Rivers PUD. No accessory building or structure shall be used or occupied until the main use building on the lot is being used, except for temporary storage of building supplies during the period of construction of the main use building. No accessory building or structure shall be placed on a lot or parcel prior to the issuance of a development permit for the main use building or structure.

Table 5.2
Permissible Accessory Uses

Accessory Use	Residential	Neighborhood Commercial	Village Center	Commercial
Air conditioning compressors or other equipment designed to serve the main structure may be located in any required side or rear yard but not closer than five (5) feet from any lot line.	■	■	■	■
Boat/ watercraft houses or boat shelters	■	■	■	
Fences	■	■	■	■
Granny flats, <u>guest houses, and carriage houses</u>	■	■	■	
Guardhouses for residential subdivisions.	■	■	■	
Home office subject to continuing compliance with the Nassau County <u>Zoning-Land Development Code</u> .	■		■	
Limited amount of accessory retail or wholesale use if the following conditions are met: <ul style="list-style-type: none"> a. Those products which may be offered for sale shall be limited to those produced or assembled on site; manufactured by the same company, or it's subsidiary, elsewhere, or manufactured by another company but warehoused on site for distribution. b. The accessory use is contained in the same building as the principal use. c. The amount of floor area devoted to sales and display of the accessory use product does not exceed twenty-five percent (25%) of the floor area devoted to the principal use. d. The accessory retail or wholesale use is clearly accessory to the industrial use on the same site. 				■
Multi-vehicle garages	■	■	■	



Planned Unit Development
Exhibit "C" Preliminary Development Plan

Non-commercial green houses and plant nurseries, and utility sheds	■		■	
Off street parking and loading meeting requirements of the Nassau County Zoning-Land Development Code and Nassau County Ordinance 99-17 Roadway and Drainage Standards .	■	■	■	■
Private portable basketball units shall not be allowed on public or private streets. The basketball units shall be allowed in front yard driveways, side and rear yards. The basketball unit shall not be located at the opening of the driveway onto a public or private street or any position that might pose a direct danger to automobile traffic on the street.	■	■		
Private swimming pools and spas located either above or below the existing finished grade of the site, not located within a completely enclosed building, exceed two (2) feet in depth, and exceed one hundred-fifty (150) square feet in surface area. The pool must be intended and used solely for the enjoyment of the occupants or bona fide guests. The pools must meet the minimum yards requirements and are prohibited within all upland buffers associated with wetlands. The pool must be enclosed by a retaining wall, fence or other structure having a minimum height of four (4) feet so to obstruct access thereto by persons other than the owners or occupants of the premises. All gates installed in such walls/fences shall be self-latching with latches placed at least four (4) feet above the underlying ground. If the property upon which the pool is located is otherwise adequately fenced, the aforementioned requirement shall be waived.	■	■	■	
Recreation/fitness facilities (multi-family complex amenities only)	■	■	■	
Single-family dwelling or two (2) family dwelling, excluding the use of a manufactured structure or mobile home, only for occupancy by owners or employees thereof.		■	■	■

5.5 Residential Performance Standards

5.5.1 Parking.

- 1) *Single-family Homes.* Parking needs shall be supplied through driveways, garages/carports, and on-street parking.
- 2) *Multi-family Structures.* Parking areas for multi-family structures shall be allowed at the front, side and rear of buildings, and within garages. On-street parking is limited to parallel or 45 degree parking spaces.

5.5.2 Flag Lots. Flag lots may be permitted to provide additional variety to streetscape, provide access to unusual land configurations, reduce the need for impacts to wetlands, minimize the amount of impervious surface area and reflect many home buyers' preference for this type of lot. Flag lots are only allowed for lots that front a curve or cul-de-sac. Flag lots shall meet the following standards:

- 1) Minimum lot frontage on an approved right-of-way shall be twenty (20) feet for any flag lot.
- 2) All driveways within flag lots must be no closer than five (5) feet from the adjacent property line. Location and design of single or shared driveways must demonstrate there will be no adverse drainage effect on adjacent lots.
- 3) There will be no more than three (3) flag lots adjacent to each other.
- 4) The adjacent flag lots may share a driveway provided that appropriate easements are recorded.
- 5) Not more than ten percent (10%) of the detached Single-family residential lots in Tributary Three Rivers shall be flag lots.

5.5.3 Flood Damage Control and Stormwater Regulations. All development within Tributary Three Rivers will comply with all the requirements of Nassau County Zoning-Land Development Code and Nassau County Ordinance 99-17 Roadway and Drainage Standards regarding flood damage control regulations. The proposed stormwater systems shall be in compliance with the Nassau County Zoning-Land Development Code, Nassau County Ordinance 99-17 Roadway and Drainage Standards, and other applicable public agency regulations.

5.6 Commercial Development Guidelines for Property Fronting SR 200/SR-A1A

The following guidelines apply only to commercially designated properties that abut SR 200/SR-A1A.

5.6.1 Sidewalks

- 1) Provide for proposed connections with future sidewalks to adjacent parcels
- 2) Minimum six (6) feet wide
- 3) Separated from VUAs by either raised medians, curbs, landscaping, bollards, or light posts

5.6.2 Pedestrian Crossings

- 1) Provided where a sidewalk crosses a road or driveway
- 2) Handicap accessible, clearly demarcated with either contrasting paint in a "zebra stripe" pattern, pavers or other pavements that contrast the surrounding pavement in color and texture
- 3) Clearly visible to motorists

5.6.3 Streets

- 1) Street parking is permitted where it does not interfere with safe pedestrian and vehicle movement, and where the parking spaces are clearly marked.
- 2) Utilities will be located behind buildings and outside roadway travel lanes to the greatest extent possible. Where utilities are under pavement, specific agreements will be prepared defining responsibility for routine maintenance and for restoration of extraordinary features (trees, landscaping, pavers, street furniture, etc.) in the event of utility repairs. Road barriers will be used on all trees located within five feet of any commercial roadway.

5.6.4 Setbacks

- 1) Buildings 20 feet
- 2) Sidewalks 0 feet
- 3) Signs 5 feet
- 4) VUA 8 feet

5.6.5 General Landscape Requirements

- 1) 70% of newly planted trees must be canopy-type shade trees.
- 2) New trees used within VUAs and to line roadways and driveways be at least a 4-inch caliper size at time of installation.
- 3) New trees not used within parking areas or to line roadways shall be at least 4 inch caliper size at time of installation.
- 4) New plants must be Florida No. 1 grade or better.
- 5) Minimum three (3) inches of mulch depth is required for all planted areas.
- 6) At least one (1) 9-foot minimum width tree island shall be provided for every ten (10) continuous parking spaces within a parking area.
- 7) At least one canopy tree shall be provided in each parking island.
- 8) A minimum 8-foot wide landscaped buffer is required between VUAs and road rights-of-way.
- 9) A minimum 12-foot wide landscaped buffer is required between VUAs and property lines.
- 10) A minimum 20-foot wide landscape buffer is required between service areas and property lines. The 20-foot buffer shall provide walls, fences, berming, landscaping, or any combination thereof that provides a minimum six (6) foot screen between the property line and service area within three (3) years of planting.
- 11) Landscape buffers must contain a continuous row of buffer plants achieving a minimum height of three (3) feet.

5.6.6 Bare Building Walls

- 1) Building walls that have no windows or special façade treatment shall be buffered so that at least fifty percent (50%) of the bare wall area is screened from view at the time of installation.
- 2) Buffering may be achieved with plants adjacent to the building; plants, wall, or fence between the building and the right-of-way at a sufficient height to achieve the 50% screening objective; or plants on the building, such as vines, vines on trellises, or espaliered plants. If plants are utilized, size of plants installed shall be able to achieve 50% buffering within three (3) years of planting.

5.6.7 Mechanical Equipment

Mechanical equipment such as air handlers, transformers, chillers, condensers, ventilators, etc., whether located at ground level or on rooftops, shall be completely screened from public view at the time of installation.

5.6.8 Dumpsters

- 1) Dumpsters must be screened from exterior view with a wall and roof structure that completely covers the top and sides of the dumpster. The dumpster design, material, and color shall complement the adjacent or related building architecture.
- 2) Free-standing dumpsters unattached to a building must be supplied with a wooden bi-swing gate that, when closed, completely screens that dumpster. To further reduce negative visual impact and foul odors, garbage dumpsters must be located at a remote area of the site, well away from entrances, storefronts and highly visible or trafficked areas.

5.6.9 Roadway and Driveway Lights

- 1) Precast concrete, metal pole or fiberglass with approved finish (pursuant to HOA/CDD covenants and restrictions)
- 2) Cut-off fixture with directional shields, black, bronze or other approved finish (pursuant to HOA/CDD covenants and restrictions)

5.6.10 Parking Lot Lights

- 1) Precast concrete, metal pole or fiberglass with approved finish (pursuant to HOA/CDD covenants and restrictions)
- 2) Cut-off fixture with directional shields, black, bronze or other approved finish (pursuant to HOA/CDD covenants and restrictions)
- 3) 45-foot maximum height

5.6.11 Pedestrian Lights

- 1) Precast concrete metal pole or fiberglass with approved finish (pursuant to HOA/CDD covenants and restrictions)
- 2) Cut-off fixture with directional shields, black, bronze or other approved finish (pursuant to HOA/CDD covenants and restrictions)
- 3) 18-foot maximum height

5.6.12 Signage

- 1) **Monument Signs:** Maximum dimensions for monument signs shall be eight (8) feet horizontal and six (6) feet vertical. To increase height, monument signs may be constructed on earthen mounds, but may not exceed nine (9) feet in total height above natural grade. Monument signs may be double-sided. External framing material must be stone, brick, wood, or stucco. Monument signs may be internally or externally illuminated. Monument signs are limited to two (2) colors per side unless the base color is beige, gray or some other color, which is considered neutral by the County, in which case, one (1) additional color may be permitted. Monument signs on SR 200/A1A may not be located within one hundred (100) feet of any other property signage and may not be located within thirty (30) feet of a private property line unless the County approves access on said property line. However, in the event that there is a shared access between two (2) property owners, each property owner shall be allowed one (1) monument sign subject to the language herein, or, in the event there is no direct access, a property owner may erect one (1) monument sign. Otherwise, monument signs shall be limited to one (1) per entrance. See Exhibit "1".
- 2) **Buried Pylon Signs:** The poles normally associated with pylon signs shall be buried in an earthen mound such that the appearance of the finished sign is identical to a monument sign. The regulations for a monument sign shall apply, see Section 34.08(E)(3)(a). See Exhibit "2".
- 3) **Building Signs:** Awning signs are permitted within the A1A Corridor and shall comply with standard County regulations for such signage. See Exhibit "4".
- 4) **Directory Signs:** Signs that state "Entrance" or "Exit" may be allowed at each project entrance. These signs shall not exceed eight (8) square feet. Entrance signs shall be metal framed and internally illuminated. See Exhibit "6".
- 5) **Public Safety Signs:** Pier signs may not exceed four (4) feet by four (4) feet. Pier signs may be double-fronted and may be externally illuminated. The Signage may be placed on buildings. Such signage may be painted or installed. Installed signs may be plastic or metal. Building signage may not exceed three hundred fifty (350) square feet per sign. The total signage for building signs, per building, may not exceed seven and one-half percent (7-1/2%) of the building face. Building signage may not extend beyond the roofline, or the top of a parapet. Building signage may be internally or

externally illuminated. See Exhibit "3". Signs for buildings on end corners (end caps) shall be allowed building signs of three hundred (300) square feet on both sides of the building.

- 6) **Awning Signs:** Directory signs may be constructed for every one thousand (1,000) feet of frontage or at every entrance. Directory signs shall not exceed sixteen (16) feet in height and ten (10) feet in width. Directory signs may be double-sided. Directory signs for Community Shopping Centers shall not exceed twenty-four (24) feet in height and sixteen (16) feet in width. Directory signs may be internally or externally illuminated. Directory signs may be stone or metal for external framing. Directory signs may be metal, stone, wood or plastic. See Exhibit "5".
- 7) **Entrance Signs:** Public safety signs are permitted anywhere within the A1A Corridor as approved by the County or, as appropriate, the Florida Department of Transportation (FDOT). See Exhibit "7".
- 8) **Pier Signs:** Pier signs may not exceed four (4) feet by four (4) feet. Pier signs may be double-fronted and may be externally illuminated. The bottom of the pier sign must be a minimum of seventy-eight (78) inches above grade. The pier shall be constructed of stone, wood, or stucco. The sign shall be constructed of metal or wood. The pier may not exceed ten (10) feet in height measured from natural grade. See Exhibit "8".
- 9) **Billboards:** Billboards are permitted on the A1A Corridor as provided for in Ordinance 2002-29, which is known as the "Nassau County Billboard Ordinance".
- 10) The following signs shall be prohibited, except as noted in the above regulations: mobile signs, moving message signs, except for marquees permanently affixed to a building, pylon signs, flashing signs, roof signs and pole signs.

5.7 Buffering Between Incompatible Uses

Buffering and screening between adjacent properties and the PUD shall be provided except where extensive wetlands or the construction of stormwater ponds (designed as a site amenity) or an intervening road serves to satisfy the requirement for adjacent buffering and screening. All uses interior to the PUD shall be considered compatible, and no buffering or screening will be required, except for appropriate buffering and screening between stand-alone non-residential and residential uses. In accordance with the screening provisions, a wooden or vinyl-clad fence or masonry wall may be provided in lieu of an opaque vegetated buffer. The Developer may construct a fence up to eight (8) feet high on all or some of the perimeter, at its option.

In order to allow an open viewshed and to prevent visual segmentation, residential development adjacent to arterial and major collectors will provide buffering from those roads but will not be required to erect masonry walls or fences along the right-of-way as screening.

All hardscape and softscape features are to be constructed or installed in accordance with Nassau County line-of-sight guidelines.

The width of a public right-of-way that connects one or more of the properties shall be subtracted from the required buffer. Any existing buffer on the adjacent property shall also be subtracted from the required buffer.

5.7.1 Flex-Light Industrial – Residential. A minimum thirty (30) foot wide buffer consisting of:

- 1) A row of evergreen canopy trees which are not less than ten (10) feet high at the time of planting, a minimum of two (2) inch caliper, and are spaced not more than twenty (20) feet apart on-center. The trees are to be planted within ten (10) feet of the property line; and
- 2) A masonry wall, architecturally finished on all sides, located within the required buffer; such wall shall be a minimum height of six (6) feet and, if a block wall, shall be painted on all sides; and
- 3) Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

5.7.2 Single-family Residential – Multi-family Residential. A minimum five (5) foot buffer consisting of:

- 1) Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); or

- 2) A masonry wall six (6) feet in height, located within the required buffer, architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
- 3) A solid wooden fence six (6) feet in height with the finished side out; or
- 4) A berm not steeper than two to one (2:1) in combination with 1, 2, or 3 to achieve a minimum height of six (6) feet and 75% opacity at the time of installation; and
- 5) Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

5.7.3 Residential – Commercial. A minimum thirty (30) foot wide buffer consisting of:

- 1) Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); or
- 2) A masonry wall six (6) feet in height, located within the required buffer, architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
- 3) A solid wooden fence six (6) feet in height with the finished side out; or
- 4) A berm not steeper than two to one (2:1) in combination with 1, 2, or 3 to achieve a minimum height of six (6) feet and 75% opacity at the time of installation; and
- 5) Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

5.7.4 Flex-Light Industrial – Commercial. A minimum twenty (20) foot wide buffer consisting of:

- 1) A row of evergreen canopy trees which are not less than ten (10) feet high at the time of planting, a minimum of two (2) inch caliper, and are spaced not more than twenty (20) feet apart. The trees are to be planted within ten (10) feet of the property line; and
- 2) Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); or
- 3) A masonry wall six (6) feet in height, located within the required buffer, architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
- 4) A solid wooden fence six (6) feet in height with the finished side out; or
- 5) A berm not steeper than two to one (2:1) in combination with 1, 2, or 3 to achieve a minimum height of six (6) feet and 75% opacity at the time of installation; and
- 6) Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

5.7.5 Commercial – Recreation. A minimum twenty-five (25) foot buffer consisting of:

- 1) A row of evergreen canopy trees which are not less than ten (10) feet high at the time of planting, a minimum of two (2) inch caliper, and are spaced not more than twenty (20) feet apart. The trees are to be planted within ten (10) feet of the property line; and
- 2) Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); or
- 3) A masonry wall six (6) feet in height, located within the required buffer, architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
- 4) A solid wooden fence six (6) feet in height with the finished side out; or
- 5) A berm not steeper than two to one (2:1) in combination with 1, 2, or 3 to achieve a minimum height of six (6) feet and 75% opacity at the time of installation; and
- 6) Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

5.8 Tree Mitigation and Landscaping Requirements

TributaryThree Rivers has contained a pine plantation for many years, and consequently, the site does not contain many significant areas with native tree and plant species. Rather than focus on preservation of existing trees, Tributary'sThree Rivers' tree mitigation strategy will instead focus on repopulating the site with native plant communities.

All common areas, excluding recreation and amenity areas but including ponds, entrance ways and open space, shall be left in a natural vegetative state or grassed and landscaped. Within project common areas, commercial areas and multi-family residential complexes fifty percent (50%) of planted vegetation, by aerial extent, will consist of native, drought-tolerant or xeriscape vegetation. Landscaped areas include planted vegetation and mulch, but not include hardscaped areas.

All incremental Final Development Plansengineering plans shall include landscape plans meeting the requirements of this section. The following tree mitigation and landscaping requirements shall apply to all development within TributaryThree Rivers.

5.8.1 Tree Protection During Development

For those parts of TributaryThree Rivers identified through the site planning and permitting process for conservation, the following procedures shall be followed to prevent damage to vegetative communities:

- (a) Prior to any land clearing operations, tree limbs which interfere with construction shall be removed and temporary barriers shall be installed around all trees and other understory vegetation to remain within the limits of land clearing or construction and shall remain until the completion of the work. The temporary barrier shall be at least three feet high, shall be placed at least six feet away from the base of any tree, shall include at least thirty (30) percent of the area under the dripline of any protected tree or trees retained for tree credit pursuant to Section 5.8.3 of this PUD, and shall consist of either a wood fence with two by four posts placed a maximum of eight feet apart, with a two by four minimum top rail, silt fence, orange protective fence, temporary wire mesh fence, or other similar barrier which will limit access to the protected area. Tree protection shall comply with the guidelines in the Tree Protection Guide for Builders and Developers by the Florida Division of Forestry.
- (b) No materials, trailers, equipment or chemicals shall be stored, operated dumped, buried or burned within the protected areas. No attachment, wires (other than protective guy wires), signs or permits shall be attached to a protected tree.
- (c) When removing branches from protected trees to clear for construction or pruning to restore the natural shape of the entire tree, the guidelines in the National Arborist Association Pruning Standards for Shade Trees and the American National Standards for Tree Care Operations (ANSI #Z133.1) shall be followed. Protected trees shall be pruned to remove dead or damaged limbs and to restore this natural shape and fertilized as necessary to compensate for any loss of roots and to stimulate root growth. Any damage to tree crowns or root systems shall be repaired immediately after damage occurs.

5.8.2 Water-wise Landscaping

All landscapes shall be designed to achieve water efficiency by:

- (1) Preserving existing plant communities;
- (2) Re-establishing of native plant communities;
- (3) Using appropriate plant materials for site conditions;
- (4) Grouping plant material with similar irrigation requirements; and
- (5) Using pervious paving materials.

Existing plant communities should be preserved and native plant communities re-established wherever possible. Landscaped areas requiring irrigation shall be designed to group trees, shrubs, ground cover and turf together into water use zones. The water use zones are as follows:

- (a) High Water Use Zone: An area of the site limited to a maximum of 50 percent of the total landscaped area with plants and turf types which, within this area, are associated with moist soils and require supplemental water in addition to natural rainfall to survive. This zone includes non-drought tolerant turfgrass varieties.

- (b) **Moderate Water Use Zone:** An area of the site with plants, including drought tolerant turfgrass varieties, which survive on natural rainfall with supplemental water during seasonal dry periods.
- (c) **(Low Water Use Zone:** An area of the site with plants that survive on natural rainfall without supplemental water. Because of the relatively high water requirements of turfgrass, no presently available varieties are included in this zone.

Plants with similar water and cultural (soil, climate, sun and light) requirements should be grouped together and irrigated according to their water requirements.

Trees shall not be placed where they interfere with site drainage or where they shall require frequent pruning in order to avoid interference with overhead power lines.

5.8.3 Tree Planting Requirements

- i. Residential: A minimum of sixteen (16) tree credits as defined within Table 5.8-43 per upland acre.
- ii. Neighborhood Commercial: A minimum of ten (10) tree credits as defined within Table 5.8-43 per upland acre.
- iii. Village Center: A minimum of six (6) tree credits as defined within Table 5.8-43 per upland acre.
- iv. Commercial / Light Industrial: A minimum of five (5) tree credits as defined within Table 5.8-43 per upland acre.
- v. Trees, excluding palm trees, which are larger than the minimum size may be credited as indicated in Table 1. A minimum of 50 percent of all required trees shall be shade trees.
- vi. Trees required for vehicular use area landscaping may be used to fulfill the tree requirements of this Section.
- vii. Tree credits may be spread over an entire development area, e.g., common areas and individual lots within a residential village.
- viii. Standards for landscape materials.
 - (1) *Quality of plants:* All plant material shall be a minimum of Florida Number One as defined in the most current edition of the Grades and Standards for Nursery Plants, Part I and II, published by the Florida Department of Agriculture and Consumer Services.
 - (2) *Appropriate plant selection:* Plants shall be selected that are best suited to withstand the soil and physical growing conditions which are found in the microclimate of each particular location on a site. Plant species that are freeze and drought tolerant are preferred. Plants having similar water use shall be grouped in distinct water use zones. Protection and preservation of native species and natural areas is encouraged. Plant selection must prohibit invasive plant species and controlled plant species. Information regarding plants classified as prohibited, invasive, exotic, or controlled can be obtained from the Nassau County Agricultural Extension Offices and Florida Department of Environmental Protection.
 - (3) *General criteria for trees:* Trees shall be a species having an average mature crown spread of no less than 15 feet in northeast Florida. Trees having a mature crown spread of less than 15 feet, if grouped to create an equivalent 15 foot spread, may be substituted for the required tree. Single-trunk trees shall be a minimum of two inch caliper and a minimum of ten feet overall height. Multi-trunk trees shall be a minimum of three trunks eight feet high. Trees shall be planted in no less than 16 square feet of planting area, with a minimum dimension of four feet on any side. Trees shall not be planted closer than two feet from any pavement edge or right-of-way line, as measured from center of trunk. Architectural planters for trees shall be no less than four feet by four feet in width and no less than 24 inches deep. Credits for the use of trees larger than the minimum size will be calculated as indicated in Table 5.8-43. Fractional measurements shall be attributed to the next lowest category.
 - i. *Shade trees:* Shade trees shall be a species having an average mature crown spread of no less than 30 feet; provided, trees having an average mature crown spread of less

than 30 feet may be grouped so as to create a total average mature crown spread of no less than 30 feet and used in lieu of a shade tree. Shade trees shall be a minimum of two inch caliper and ten feet high. Shade trees shall be planted in no less than 150 square feet of planting area, with a minimum dimension on any side of eight feet. Shade trees shall not be planted closer than four feet from any pavement edge or right-of-way line, as measured from center of trunk. Those species of trees whose roots are known to cause damage to pavement shall not be planted closer than six feet to such pavement unless those trees are encased in a barrier which prevents their roots from growing under such pavement.

- ii. *Palm trees:* Palms shall be a minimum clear trunk height of eight feet, measured from the ground level to the base of the palm fronds. Palms may be substituted for the required trees at the ratio of two palms for each required tree or four palms for each required shade tree. Each palm shall be planted in no less than 16 square feet of planting area, with a minimum dimension of four feet.
- (4) *Criteria for shrubs, vines and ground covers:* Hedges and shrubs used to form an opaque screen shall be no less than three-gallon container grown material or equivalent balled and burlap material. All other shrubs, dwarf shrubs and groundcover shall be of a size and spaced in such a manner so as to provide 85 percent coverage within two years after planting. Vines shall be evergreen and shall have a minimum of four stems 12 inches long immediately after planting.
- (5) *Lawns:* Lawn grass may be sodded, plugged, sprigged or seeded. When permanent seed is sown during its dormant season, an annual winter grass shall also be sown for immediate effect and protection until permanent coverage is achieved.
- (6) *Mulch:* A minimum two-inch layer of organic mulch, such as wood bark, dead leaves and pine straw, shall be applied and maintained in all tree, shrub, ground cover planting areas and bare preserved natural areas. Gravel mulch shall be used only in the bottoms of swales, catchment basins and retention areas.
- (7) *General clean up:* At the completion of work, construction trash and debris shall be removed and disturbed areas shall be fine-graded and landscaped with shrubs, groundcover, grass or two inches of mulch.

Table 5.8.43
Tree and Understory Vegetation Credits

Tree Credits for Existing Trees		Tree Credits for New Trees	
Trunk DBH	No. of Trees Credited	Single Trunk Caliper	No. of Trees Credited
2 inch and above	1	2 inch and above	1
4 inch and above	2	4 inch and above	2
6 inch and above	3	6 inch and above	3
12 inch and above	4	Multi-Trunk Tree Height	No. of Trees Credited
18 inch and above	4	8 feet	1
24 inch and above	6	12 feet	2
30 inch and above	7		
Area of Preserved Existing Understory	Landscape Area Credited		
1 square foot	1 1/2 square feet		

5.8.4 Maintenance and protection of landscaping

- (a) *Maintenance.* The property owner shall be responsible for the maintenance of all landscaped areas, which shall be maintained in good condition so as to present a healthy, neat and orderly appearance,

free of refuse, debris and weeds. Failure to maintain required landscaped areas or to replace, within a reasonable period of time, required landscaping which is dead, irreparably damaged, or fails to meet the standards of this Part, shall be deemed noncompliance with this section of the TributaryThree Rivers PUD.

- (b) *Irrigation.* All irrigation shall be designed to be consistent with water efficient landscaping design standards in order to manage and conserve water usage. Irrigation systems shall not be required for preserved plant communities that are maintained in their natural state and barricaded and not impacted by development. The location and technique for barricading of these areas shall be shown on the site clearing plan. Manual or controlled irrigation systems shall be required on a temporary basis during the re-establishment of native plant communities. Once the native plants are re-established, the irrigation system may be removed or abandoned. Areas that are not preserved or re-established native plant communities shall be designed to include an irrigation system. The irrigation system may consist of an underground system, drip system, quick coupling valves, or hose bibs located within 75 feet of any landscaped area. If an automatic irrigation system is used it shall be designed to conserve water and to conform to the manufacturer's design criteria. Pop-up heads shall be used in lawn areas. Shrub risers shall be set back at least two and one-half feet from any edge of pavement. The irrigation requirement may be waived where it can be shown that this requirement is not necessary in order to ensure proper irrigation of the area or that other natural or manmade sources of irrigation are sufficient to provide the required irrigation. Where necessary to prevent encroachment by parked or moving vehicles into landscaped areas, wheel stops or curbs may be used; treating or covering a required landscaped area in a way that renders it impervious is prohibited.

- (c) *Tree pruning.* Required trees shall be allowed to develop into their natural habit of growth and shall not be topped, pleached or pruned into topiary, espalier or other unnatural shapes. Trees may be pruned to maintain health and vigor by removal of dead, weak, damaged or crowded limbs, diseased and insect infested limbs, and branches which rub other branches.

5.8.5 Vehicle Use Areas

Tree planting island requirements in parking lots may be combined and congregated for better plant health and landscape impact. Individual islands will have a maximum spacing of one hundred (100) feet, and tree plantings may be done in groups rather than in a linear fashion. Trees within perimeter landscape areas immediately adjacent to parking spaces that are close enough to provide tree canopy to the parking spaces may be counted toward the parking island spacing requirement.

Parking lots may provide tree planting areas in the form of "diamonds" in lieu of parking lot islands. The "diamond" tree islands will be eight-feet by eight-feet in size to allow for the survival and growth of trees and other vegetation planted therein. The trees within the diamond tree islands must be protected from damage from vehicles by appropriate barriers such as walls, bollards, or wheel stops. Existing trees will

be preserved within parking areas wherever practicable. When new trees are required, the Developer will plant canopy-type trees. The Developer will also be providing extensive landscaping or other screening outside of parking area, some of which may be included in sidewalk planters. Locations of diamonds are to be shown on Incremental Final Development Plans submitted to the Nassau County Growth Management Services Department for approval. Final location will be determined at the time of construction and engineering plan submittal.

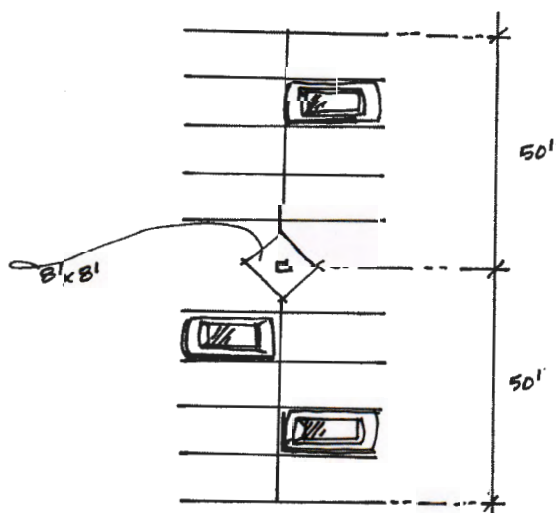


Figure 5.1

Parking "diamonds" may be used in lieu of parking lot medians

- (a) Vehicular use areas open to the public: Ten percent of vehicular use areas (VUA's) used for off-street parking, employee parking, auto service stations, outdoor retail display and sale of motor vehicles, service drives, and access drives within property located in multi-family, residential, commercial, industrial, and public facilities use zoning districts shall be landscaped.

- (b) Criteria for distribution: Landscape areas shall be distributed throughout the VUA in such a manner as to provide visual and climatic relief from broad expanses of pavement and at strategic points to channelize and define vehicular and

pedestrian circulation. Landscape areas shall contain the following:

- (1) At least 25 percent of the landscape areas shall be covered with shrubs; the remainder in shrubs, groundcover, mulch or grass, except that mulch shall cover no more than 25 percent of the landscape areas. Plants shall be spaced so as to achieve 90 percent coverage of the landscape areas within two years. Preserved existing understory vegetation may be used to fulfill the landscape area requirement so long as the vegetation meets the height and coverage requirement of the required landscaping;
- (2) Not less than one tree for every 4,000 square feet, or fraction thereof, of the VUA. At least 50 percent of the trees shall be shade trees. Trees shall be distributed so that all portions of the VUA are within a 55-foot radius of any tree.
- (c) Each row of parking spaces shall be terminated by a landscape island with inside dimensions of not less than five feet wide and 17 feet long, or 35 feet long if a double row of parking. Each terminal island shall contain one tree. Each side of the terminal island adjacent to a travel lane shall have a continuous six inch high curb of concrete or other appropriate permanent material. Terminal islands will be credited toward the satisfaction of the landscape area requirements of this Section;

5.8.6 Perimeter landscaping

For the purposes of determining landscape buffers in commercial areas, property lines (or lease lines, etc.) within the overall commercial parcel shall not indicate the requirement for a landscape buffer. All parking and vehicular use areas adjacent to external commercial or Village Center parcel boundaries shall supply landscape buffers as described herein.

- (a) Perimeter landscaping adjacent to streets: All VUA's which are not entirely screened by an intervening building from any abutting dedicated public street or approved private street, to the extent such areas are not so screened, shall contain the following:
 - (1) A landscape strip of not less than five-feet wide abutting the street right-of-way except for driveways;
 - (2) A durable opaque landscape screen along at least 75 percent of the street frontage excluding driveways. Shrubs, walls, fences, earth mounds and preserved existing understory vegetation, or combination thereof, may be used so long as the screen is no less than three feet high measured from the property line grade two years after installation. Shrubs and preserved existing understory vegetation shall be evergreen, a minimum of 18 inches in height and spaced so that fifty (50) percent opacity is achieved within two years. Walls or fences shall be no more than four feet in height and of wood or masonry at least fifty (50) percent opaque. No less than 25 percent of street side frontage of walls or fences shall be landscaped with shrubs or vines;
 - (3) No less than one tree located within the required landscape strip for each 50 linear feet, or fraction thereof, of VUA street frontage. The trees may be clustered, but shall be no more than 75 feet apart. At least 50 percent of the trees shall be shade trees. If an overhead power line abuts the street frontage, then the required trees reaching a mature height greater than 25 feet shall be located at least 15 feet away from the power line;
 - (4) The remainder of the landscape area shall be landscaped with trees, shrubs, groundcovers, grass, or mulch, except that mulch shall not exceed 25 percent of the total landscape area;
 - (5) Landscape areas required by this Section shall not be used to satisfy the interior landscape requirements. However, the gross area of the perimeter landscaping which exceeds the minimum requirements may be used to satisfy the interior landscape requirements;
- (b) Perimeter landscaping adjacent to abutting properties: All vehicular areas which are not entirely screened by an intervening building from an abutting property, to the extent such areas are not screened, shall contain the following:
 - (1) A continuous landscape area at least five feet wide between the VUA's and the abutting property, landscaped with trees, shrubs, groundcovers, preserved existing vegetation, mulch and grass.

- (2) No less than one tree located within 25 feet of the outside edge of the VUA, for every 50 linear feet, or fraction thereof, of the distance the VUA abuts the adjacent property. Trees may be clustered but shall be no more than 75 feet apart. At least one-half of the required number of trees shall be shade trees.
- (3) A buffer wall between incompatible land uses as required by Section 5.7 of this PUD, if applicable.
- (4) If an alley separates the VUA from the abutting property, the perimeter landscaping requirements shall still apply.
- (c) Existing landscape screen: If an existing landscape screen has been established on abutting property, then it may be used to satisfy the requirements of this Section, so long as the existing landscape screen is abutting the common property line, and it meets all applicable standards of this section.
- (d) Driveways to streets: The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be 36 feet. The maximum width of any driveway containing a landscaped island through the perimeter landscape area shall be 48 feet and the driveway shall contain a landscaped island which measures not less than eight feet in width (from back of curb to back of curb) and 18 feet in length, surrounded by a six inch continuous raised curb, or other alternative approved by the Nassau County Growth Management Services Department. The maximum combined width of all driveways through the perimeter landscape area shall be no more than 48 feet for properties with 100 feet or less of street frontage. For properties with more than 100 feet of street frontage, an additional one foot of driveway through the perimeter landscape area may be constructed for each four feet of street frontage in excess of 100 feet. In no event shall more than 50 percent of any street frontage be paved, nor shall the provisions of this Section be applied to reduce the permitted driveway width to less than 24 feet.

Table 5.8.24
Suggested Plant List for Three Rivers

Native Canopy Trees		Native Understory Trees		Shrubs	
Common Tree Name	Scientific Name	Common Tree Name	Scientific Name	Common Tree Name	Scientific Name
American Holly spp.	Ilex opaca spp.	Cherry Laurel	Prunus caroliniana	Japanese Boxwood	Buxus micophylla
Green Ash	Faxinus pennsylvanica	Dogwood	Cercis florida	Pampas Grass	Cortaderia sellowana
Shumard Oak	Quercus shumardi	Red Bud	Cercis cardensis	Silverthorn	Elaeagnus pungens
Laurel Oak	Quercus laurifolia	Chickasaw Plum	Prunus angustifolia	Buford Holly	Ilex comuta
Live Oak	Quercus virginiana	Yaupon Holly	Ilex vomitoria	Yaupon Holly	Ilex vomitoria
Red Bay	Paicea borbonia	Dahoon Holly	Ilex cassine	Juniper	Juniperus species
Southern Red Cedar	Juniperus silicola	Fringe Tree	Chionanthus virginicus	Crape Myrtle	Lagerstroemia indica
Sweet Gum	Liquidambar styraciflua	Hombbeam	Camipus carolinianus	Texas Sage	Leucophyllum texanum
Bald Cypress	Taxodium distichum			Ligustrum	Ligustrum species
Red Maple	Acer rubrum			Wax Myrtle	Myrica cerifera
Riverbirch	Betula nigra			Red Tip Photinia	Photinia fraseri
Sweet Bay Magnolia	Magnolia virginiana			Pittosporum	Pittosporum species
Tulip Poplar	Linodendron tulipifera			Yew Podocarpus	Podocarpus macrophylla
Winged Elm	Ulmus alata			Azalea	Rhododendron sims
Southern Magnolia	Magnolia grandiflora			Saw Palmetto	Serenoa repens
				Viburnum	Viburnum species

5.9 Boat / Watercraft / Recreational Vehicle Storage

Outdoor or indoor storage of boats and other recreational vehicles (RVs) shall be permitted within Tributary. No storage areas shall be located within twenty-five (25) feet of the right-of-way line of any street, access easement, or right-of-way. The storage area shall be screened from contiguous non-residential property with a fifteen (15) foot-wide (minimum) buffer consisting of four (4) Evergreen plants per 100 linear feet, six (6) feet in height at the time of planting; sixty-seven (67) shrubs per 100 linear feet; and an overall screening opacity of seventy-five percent (75%)

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or greater, or a solid wooden, PVC, or similar material fence, or masonry or concrete block wall at least six (6) feet in height. The storage area shall be screened from rights-of-way and any contiguous residential property with a fifteen (15) foot-wide (minimum) buffer designed for 100% opacity and achieve that standard within two years of planting from adjacent. If masonry or block wall is provided, it shall be painted and architecturally finished on the outside.

Shrubs shall be spaced to provide a natural appearance and inhibit free movement of pedestrian traffic except at a mutually agreed upon pedestrian connection. Where screening is proposed consisting of a fence or wall, shrubs are not required.

All outdoor lighting shall be directional and shall not shine directly onto adjacent properties. Electronic access to the facility any time of the day shall be allowed. One (1) monument/ground sign shall be permitted up to six (6) feet in height and not greater than forty-eight (48) square feet in advertising display area.

No RV, boat or trailer shall be used for living, sleeping, or housekeeping purposes in an RV and boat storage facility. Retail sale of vehicles on the premises is prohibited. Storage of items other than RVs, boats and trailers is prohibited. This includes building materials, heavy equipment, or other items.

6.0 ENVIRONMENTAL QUALITY STANDARDS

In addition to its distinctive system of wetlands and upland buffers, ~~TributaryThree Rivers~~ preserves a number of special natural features. Much of the property's frontage along Boggy Creek and the Nassau River is set aside as part of a public promenade or wetland preservation area. The promenade will be a paved or impervious public walk/trail along a portion of the waterfront. Boat tie ups are allowed along the promenade. Community and shared docks are planned to limit the number of riverfront docks within ~~TributaryThree Rivers~~.

6.1 Wetlands

On-site preservation is proposed predominantly within an extensive conservation corridor that encompasses interconnected wetlands and adjacent uplands within the Boggy Creek and Nassau River watersheds. The conservation corridor is strategically designed to adequately provide beneficial wildlife habitat and travel passages. Enhancement of degraded wetlands within the proposed corridor is expected to provide ecological benefit in terms of wildlife forage and cover, and reestablishment of historic wetland hydrology. These purposes include flood control, protection of quantity and quality of groundwater and surface water, floodplain management, and protection of natural vegetative communities and wildlife habitat.

6.2 Upland Buffers

The approved Three Rivers DRI Development Order includes specific provisions regarding upland buffers and the specific standards are provided below. The PUD consists of both uplands and wetlands. The upland buffers, conservation wildlife corridor, and environmental commitments provide a reasonable assurance that the project complies with Nassau County's objectives to protect wetlands and upland buffers and their associated ecological functions and values including protection of water quality, ~~protection against turbidity~~ and provision of adequate upland habitat for wetland dependent wildlife. The ~~TributaryThree Rivers~~ PUD creates integrated corridors connecting ecologically sensitive lands and viable wildlife corridors. All upland buffers will be part of a conservation easement to the St. Johns River Water Management District ("SJRWMD").

The exact boundaries of wetlands and upland buffers indicated on the Preliminary Development Plan will be subject to a final determination on the final engineering plans consistent with the requirement above. If the buffer requirements of the Nassau County Comprehensive Plan are revised to be less restrictive prior to approval of the site engineering plan, the Developer may provide the newly defined upland buffer by administrative amendment so long as the buffer conforms to all federal, state, and local regulations.

6.2.1 Specific Upland Buffers. Upland buffers will be maintained around wetlands, except for road crossings and direct impact areas, within the ~~Three RiversTributary~~. In addition to the overall interconnecting network of upland and wetland corridors, specific upland buffers have been identified along all wetlands within ~~TributaryThree Rivers~~. No uses will be allowed within the required upland buffers and all upland buffers shall be maintained in their natural vegetative condition. The landward edge of the upland buffer will be identified and no harvesting will occur in the upland buffer.

- 1) *Isolated Wetlands.* For non-impacted, isolated wetlands that are not located in areas used for restoration and enhancement, an average twenty-five (25) foot buffer (15 foot minimum) will be established.
- 2) *Contiguous Wetlands.* An average twenty-five (25) foot wide upland buffer shall be provided adjacent to contiguous wetlands. The averaged upland buffer shall not be less than fifteen (15) feet in any area, except in areas such as road and utility crossings. Such buffers shall achieve an overall greater upland buffer than when applying the non-averaged upland buffer. Buffer areas may be adjusted on construction plans, provided the average upland buffer requirement is not reduced. Where upland buffers and other buffers overlap, the upland buffer may not be cleared and planted.

6.2.2 Crossings of Upland Buffers. Crossings of upland buffers are permitted for roadways, utility crossings, trail and pathways and drainage outfalls. The minimum amount of upland buffer vegetation may be trimmed where necessary to maintain the areas of upland buffer crossings.

Minimum clearing of upland and wetland vegetation necessary to construct a community dock or other improvement shall be permitted to provide access to navigable waters in accordance with a validly issued and unexpired permit from the Florida Department of Environmental Protection, SJRWMD or other agency having jurisdiction. In addition, the Developer shall be permitted to conduct minimal clearing of upland vegetation to provide for access to docks or viewing areas. Such access ways shall generally run perpendicular to the river. Bank stabilization such as

headwalls or post-and-beam structures may be constructed at the land terminus of a community dock in the area of the minimal clearing of the upland and wetland vegetation. Armoring will be limited to twenty-five (25) feet either side of any community dock.

All native vegetation shall be preserved within all upland buffers; provided, however, that in buffers along the Nassau River limited trimming to create vistas shall be allowed consistent with ANSI Standard 300. This trimming method shall leave ground vegetation and canopy vegetation but provide a "slot" for limb removal so "scenic views" may be provided. The "slot" shall have a minimum clearance of four (4) feet above natural ground and a maximum height of 50 percent (50%) of tree height.

6.3 Greenway System

The ~~TributaryThree-Rivers~~ greenway system will be comprised of preserved wetlands and associated upland buffers, any required protected species habitat, the trail system, and other parks and open spaces within ~~TributaryThree-Rivers~~. The Greenway will be either (i) placed under conservation easements as part of the SJRWMD Environmental Resource Permit; (ii) conveyed to a POA/HOA; (iii) retained by the Developer, its successors or assigns; or (iv) conveyed to a CDD/POA.

Permissible uses within the Greenway include conservation, recreation, drainage features, limited silvicultural activities designed to achieve conservation objectives (including prescribed burns), road crossings, utilities, and limited parking for users of the Greenway. The precise boundaries of the Greenway will be adjusted as necessary based upon the final jurisdictional wetland delineation. The Greenway will connect all major amenities, the school, recreational areas, the Nassau River, the Community Park and the various districts within ~~TributaryThree-Rivers~~ using various types of paths and connections, including mulched, paved or graveled paths.

6.4 Silviculture

Much of the project site has been and will continue to be used for silvicultural purposes. Silvicultural harvesting may occur throughout ~~TributaryThree-Rivers~~ until the immediate time for development as long as it involves non-protected trees as defined by the Nassau County ~~Land DevelopmentZoning~~ Code and provided that the applicable upland buffers around the jurisdiction line that defines the wetland or conservation area will not be cut or will be managed as part of the adjacent conservation corridor. All silvicultural activities shall comply with State of Florida Division of Forestry Best Management Practices.

6.5 Best Management Practices

~~TributaryThree-Rivers~~ will follow best management practices to minimize environmental impacts and promote sustainability, including the following:

- 6.5.1 Xeriscaping. Traditional neighborhood design will result in smaller average lot sizes with limited irrigated lawn areas. Emphasis will be placed on the use of native, drought-tolerant landscape materials throughout the community. The builders will provide ~~TributaryThree-Rivers~~ residents with both a source for these materials and instruction in their proper use.
- 6.5.2 Promotion of non-motorized transportation modes (biking and walking). ~~Tributary'sThree-Rivers'~~ extensive network of walks and multi-purpose trails will reduce dependence on the automobile, resulting in reduced fuel consumption and improved health for residents.
- 6.5.3 Energy efficient construction techniques. The Developer will continue to explore the viability of utilizing recycled and energy-efficient materials and "green" building technologies in their construction programs.
- 6.5.4 Use of pervious paving. Where practical, the Developer will explore the use of pervious paving strategies to minimize tree root damage and disruption of natural drainage patterns.
- 6.5.5 Education. At selected community facilities, including the community park, the Developer may institute educational programs intended to promote understanding and stewardship for the community's natural resources. ~~TributaryThree-Rivers~~ parks, greenways and preserve areas will be made available to Nassau County District Schools as environmental education resources.

6.6 Land Clearing, Grading and Earthwork

As provided for in the DO, bona fide agricultural and silvicultural practices may continue in areas of the property where construction has not commenced (except in the upland buffer and wetland areas). Construction will be considered to have been commenced upon securing a development/clearing permit pursuant to County engineering plan approval. The silvicultural operations may not compromise any conditions of the DO or the PUD conservation or buffering obligations.

Nassau County may issue permits for clearing, grading and earthwork for portions of the PUD site before approving final construction plans; however, all wildlife related permits and other federal, state and regional permits related to land clearing, grading and earthwork must be obtained. No buffers, preserved wetlands or otherwise conservation lands shall be cleared subject to easement or permit conditions. Any such road crossing clearing must be consistent with the DO. Tree mitigation shall occur in accordance with Section 5.8 of this PUD.

Prior to commencement of any construction adjacent to a conserved wetland, the contractor shall be required to install silt fencing on the landward edge of the undisturbed upland buffer or landward of the undisturbed upland buffer at the physical limits of construction to protect the conserved wetlands.

6.7 Utilities

The project will be served by central water and sewer, all of which will be provided by JEA. Ponds will be the primary source of landscape irrigation, with surficial wells serving as a backup source. Utility service, including water mains and sewer force mains will be extended to serve the project. The exact locations of the lift stations are not known at this time and will be shown on the construction plans.

Temporary holding tanks may be used to provide sewer service to construction and marketing trailers until central sewer lines are installed.

Water conservation strategies, including xeriscape landscape techniques, and low flow plumbing fixtures shall be incorporated into the construction, operation and maintenance phases of development, and shall be included into the covenants and deed restrictions.

Wherever feasible, non-residential areas will be irrigated first with water from stormwater management facilities; residential development areas will be irrigated by surficial water wells.

There are currently above-ground utilities within the right-of-way of SR 200/SR A1A and Edwards Road. Such above-ground utilities may remain in place, be temporarily or permanently relocated as necessary to accommodate infrastructure and other construction, and may be modified by the utility provider without being required to be constructed below ground. All new utility services within Tributary's Three Rivers' boundaries shall be located below ground.

The generalized location of utility lines, easements and other improvements are shown in the graphics standards. The standards are conceptual and subject to change based on utility provider requirements and engineering best practices. Location of utility easements and infrastructure will be shown on construction plans. Utility infrastructure cabinets, tanks, housings and other facilities shall not be demonstrated at construction plan review that location of such facilities shall not violate vehicular sight line requirements.

All community facilities proposed for dedication to Nassau County must be acceptable by the County, as to the size, shape, construction, location, and shown by the Developer to be of benefit to the general public. All utilities shall be underground where possible, unless state otherwise. These utilities shall be provided in accordance with the rule resolutions and/or regulations established by the appropriate governmental agency. All streets, sidewalks, sewer facilities, utilities and drainage shall be constructed according to the requirements of the Nassau County Subdivision Regulations.

6.8 Solid Waste

Solid waste collection shall be provided by private waste haulers contracted by the Developer, with waste disposal permitted within the Nassau County landfill. Alley and rear yard pick-up will be permitted.

6.9 Stormwater Management

The drainage and surface water management system will be designed using multiple discharge points in order to minimize the intensity and volume of discharge from any single point, thereby reducing the potential for flooding and erosion. All drainage improvements will be designed so that the rate of stormwater which flows into the off-site creeks and tributary wetland systems is equal to or reduced from the pre-development conditions. Each stormwater management facility will be designed and established so that the adjacent wetland systems are not adversely affected. It is anticipated that wet detention systems will be the primary method of stormwater treatment and attenuation. On-site wetlands may be used for final stage attenuation. Stormwater retention for the project's schools may occur off-site on adjacent lands. Stormwater ponds that discharge off-site and all stormwater ponds that receive runoff from industrial land uses shall be equipped with oil and grease skimmers and maintained on a regular and frequent basis to ensure they function properly.

The proposed drainage systems will consist of stabilized swales, curb and gutter streets, storm inlets and sewers, and retention-detention lakes. The storm sewer systems will be designed by the rational method for a 5 year storm event in accordance with Nassau County criteria. The retention-detention lakes will be designed in accordance with the St. Johns River Water Management District and Nassau County criteria and regulations. At locations where the retention-detention lakes discharge into a Florida Department of Transportation (FDOT) road right-of-way or drainage facility, the design of the lakes and drainage outfall structures will be verified to also comply with the FDOT Drainage Manual.

Design concepts for various road configurations throughout the project are depicted in the illustrations at the end of this PUD description. Certain sections of roadways may utilize swale sections, may have curbing only on the "uphill" side of the road cross-section and may modify other road cross-section geometry. For example, in the case where homes are located across the street from a park, the residential side of the street may have a curb and the park side of the street may have a swale. In all cases, engineering calculations supplied at the time of engineering construction plan review will demonstrate that the alternate road cross-section will meet stormwater demands. The type of curbing shown in the illustration (Miami, Standard, Header, Valley, FDOT "F", etc.) does not necessarily reflect the actual curb type that will be used in the final construction plans. The illustration indicates whether the roadway will be curbed or uncurbed. Any curb type approved by Nassau County and/or FDOT is acceptable.

Drainage and retention facilities may also be constructed below grade. Stormwater ponds with a surface area greater than one acre will be designed for irrigation supply. After completion of development the master drainage system will be owned and maintained by a Homeowners Association ("HOA"), Property Owners Association ("POA") or Community Development District ("CDD").

Drainage facilities may be master planned so multiple areas are served by the same retention facilities regardless of the developed use of the areas. Drainage facilities may be planned such that they are located in a separate parcel or location regardless of the intervening use or the use of the parcel in which they are located. In every case, drainage calculations will show that the shared or "separated" facilities are sufficient to meet stormwater demands in compliance with the Land Development Regulations and other jurisdictional requirements.

7.0 SIGNAGE

7.1 General Provisions

An architectural feature may be incorporated into project signage features. For the purposes of regulation, the "height of the sign" shall be deemed to be the height of the Advertising Display Area ("ADA"). Non-specific repetitive decorative elements and/or logos shall not be considered signage, provided such signs do not advertise a specific product. Signs may be located without setback to a property line. The general location of allowable permanent signage is shown on the Preliminary Development Plan. Certain signage may be allowed within roadway and/or driveway median islands provided those islands are either within a private or CDD-owned right-of-way, on privately owned common property, or the median is a separate parcel that is outside of right-of-way dedicated to Nassau County. In no case will signage obstruct the sight triangle at vehicular right-of-way intersections. Signs shall be placed so as not to interfere with traffic.

Each incremental MDP shall illustrate the general location of permanent project signage. The following signage standards apply to all property within Tributary Three Rivers. Any PUD architectural guidelines and standards for the development, covenants, conditions and restrictions regarding signage shall be administered by the Developer and/or CDD/POA.

- 7.1.1 Signage located within the Tributary Three Rivers PUD shall be considered "on-premise" where the sign content is relevant to development within Tributary Three Rivers. No signage shall be permitted to describe development outside of the Tributary Three Rivers PUD. The project signage may be lighted or externally/internally illuminated and may be landscaped. All permanent signs permitted within Tributary Three Rivers that are monument type or ground signs may be lighted or externally/internally illuminated, may be landscaped and may be incorporated into a wall, fence or other structure.
- 7.1.2 Signs shall be located to prevent conflict with existing or planned utilities. In the event that signs are located in conflict with existing utilities, the public utility agency will not be responsible for damage or repair to existing signs. Utility sleeves shall be installed as necessary under monument signs to accommodate future utility changes.
- 7.1.3 Signs within the PUD may be single-sided or multi-sided. The maximum Advertising Display Area ("ADA") for multi-sided signs shall be determined separately for each sign face and not cumulatively.
- 7.1.4 All signage setbacks are measured from the property line to the base of the sign.
- 7.1.5 Signs over eight (8) feet in height and greater than sixty-four (64) square feet in ADA may be illuminated using internal lights, external lights, up-lights, or back-lights.
- 7.1.6 In addition to the signage specifically defined in the Land Development Zoning Code, some Tributary Three Rivers signs may be located within the right-of-way due to their size and function. Subject to the standards described herein, the following signage shall be permitted in the right-of-way: decorative traffic, directional, and informational signs. No sign shall be erected that will interfere with clear and free visibility from any intersection or other public way or that will be confused in shape, color, or pattern with any authorized traffic sign, signal, or device.
- 7.1.7 Any signage located within the right-of-way shall be maintained by the Developer, a Property Owner's Association ("POA"), or a Community Development District ("CDD"), as applicable. The Developer, CDD and/or POA shall be responsible for any signage and associated landscaping, lighting and/or decorative hardscape elements that may be located within public rights-of-way. Specifically:
 - 1) Cost of installation and operations of any right-of-way improvement; as well as the cost of maintenance, repair and replacement of any right-of-way improvement;
 - 2) Responsibility and costs to obtain and maintain liability insurance in connection with right-of-way improvements which shall be in the minimum amount of \$100,000.00 per person and \$200,000.00 per occurrence and shall provide proof of such insurance to the Nassau County Clerk of Courts. Nassau County will be named beneficiary in such an insurance policy.
 - 3) Submittal of an application for right-of-way permit review and approval from the Nassau County Public Works Department.

- 4) No right-of-way improvements shall be installed as to obscure the field of vision of motorists or pedestrians along the right-of-way.
- 5) If in violation of these provisions, or if Nassau County determines the health, safety or welfare of the public issues warrant the removal, the Developer, CDD and/or POA, agree to the removal of all or any portion thereof of any improvement within right-of-way as requested by Nassau County at the sole cost and expense of the Developer, CDD and/or POA. Should the improvements not be removed as requested within thirty (30) days, Nassau County shall have the right to remove the improvements and costs of removing them shall be paid by the Developer, CDD and/or POA.
- 6) Prior to acceptance of the dedication of the rights-of-way by Nassau County, indemnification shall be provided using language satisfactory to the County to defend and hold the County harmless from any loss, damage, suit, judgment, action, costs or expense incurred or brought against Nassau County, including personal injury and property damage, resulting from or arising out of the placement, construction or existence of the right-of-way improvements or from the maintenance or failure to maintain the right-of-way improvements.
- 7) The foregoing shall include damage incurred to the right-of-way improvements due to the removal by Nassau County or the Developer, CDD and/or POA, as well as any damage caused by the forces of any natural occurrence.
- 8) The *hold harmless agreement* and permit shall touch and concern the land and the development within Tributary Three Rivers and shall be a covenant running with the fee interest underlying the right-of-way, ~~whether in existence~~ from the date hereof or constructed in the future.

7.2 Signs Permissible Throughout Three Rivers Tributary

The following definitions describe permissible sign types, the maximum number allowed, setbacks, and maximum ADA:

7.2.1 Entry Features. Structures depicting the name and/or the logo for ~~Tributary~~the Three Rivers may be allowed at the PUD's major access points along PUD frontage along SR 200/SR A1A, as well as Edwards Road. These features serve as the primary identifiers of Tributary Three Rivers. They may constitute a tower building, flanking walls, or a monument, along with appropriate landscaping, gives them visual importance not shared by simply placing a sign in front of the development. The Entry Features may not exceed fifty (50) feet in height, excluding decorative finials, and may have up to one-hundred (100) square feet of ADA. These signs shall be located outside right-of-way and situated so as not to interfere with driver/pedestrian line of sight. Any or all entry features including landscape shall not impact any water and sewer utility infrastructure in terms of operability and maintenance. The developer shall provide a minimum 7.5 feet separation distance from such structures with proposed water and sewer mains. There may also be entrance features such as waterfalls, architectural features or landscaped areas at the entrances to the property at external points of entry. If project identification signage is part of a building element, the height of the signage shall be as governed by fascia signage allowances but shall be allowed to be 150 square feet of ADA per allowable sign.

7.2.2 Commercial Ground Sign. Pole, double post, monument, and similar type of signs that denote the name of the business, amenity, or use and include street address. These signs shall be located near the business or use's access drive(s). All such street address numbers shall be visible and legible from the street or road right-of-way. Such numbers shall be a minimum of three (3) inches in height and one and one-half (1½) inches in width. Street address numbers shall be excluded from the calculation of ADA. Adjacent on-premises ground signs shall be separated by a distance at least equal to the width of the two signs added together. Commercial signage along A1A/S.R. 200 and Edwards Road shall comply with the signage requirements of Section 5.6.12 of this document.

- 1) Commercial uses with less than 100 feet of street frontage may have one (1) Commercial Ground Sign no more than twenty-five (25) feet in height with a maximum ADA of 150 square feet.
- 2) Commercial uses with between 100 and 200 feet of street frontage may have two (2) Commercial Ground Signs no more than twenty-five (25) feet in height with a maximum ADA of 150 square feet each.
- 3) Commercial uses with between 200 and 500 feet of street frontage may have three (3) Commercial Ground Signs no more than twenty-five (25) feet in height. One shall be limited to a maximum ADA of 100 square feet and the other two may have a maximum ADA of 150 square feet each.

- 4) Commercial uses with more than 500 feet of street frontage may have four (4) Commercial Ground Signs no more than twenty-five (25) feet in height with a maximum ADA of 150 square feet.

Figure 7.1
Grouped Commercial Double-Pole Sign

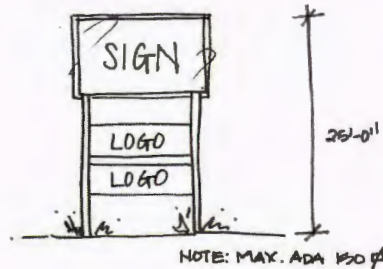


Figure 7.2
Grouped Commercial Monument Sign



- 7.2.3 **Commercial Building Sign.** Fascia, marquee, canopy, roof, wall and similar sign structures that denote the name of the business or use. If no ground sign exists for the building or use on-premises, then this sign must contain the street address. There is no limit to the number of Commercial Building Signs in Tributary Three Rivers. These signs shall not be more than the height of the building with a maximum ADA of 1.5 per linear foot of building frontage (maximum 150 square feet per sign, 200 square feet per

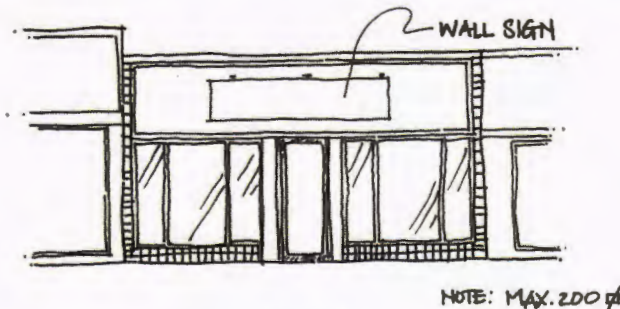


Figure 7.3
Commercial Wall Sign

business).

- 7.2.4 **Residential Community Sign.** These monument signs shall denote the name of the residential community and may include the name of the developer (e.g. "A Pulte Community") or the property management company. They may be located at individual entrances to the community as well as the various community amenities. These signs may be one or two-sided with duplicate facing faces. They may be incorporated into a wall, fence or other structure, but must meet Land Development Zoning Code requirements for intersection lines of sight and shall be located no less than five (5) feet from any property line. These signs may be located within a median provided such tract is not a part of public right-of-way. They may be lighted or externally illuminated and shall be landscaped. Each residential neighborhood may have a Residential Community Sign at each entry/egress point to their respective community that is no more than fifteen (15) feet in height with a maximum ADA of thirty-two (32) square feet each.

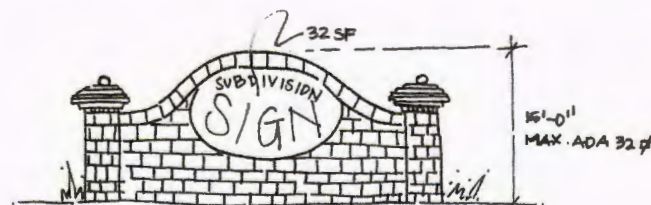


Figure 7.4
Monument Sign for Residential Developments

- 7.2.5 **Multiple-Family Complex Sign.** Monument sign that denotes the name of the multiple-family complex and may include the name of the developer (e.g. "A Devosta Community") or the property management company. May be incorporated into a wall, fence or other structure, but must meet Land Development Zoning Code requirements for intersection lines of sight. These signs may be located within a median provided such tract is not a part of public right-of-way. They may be lighted or externally illuminated and shall be landscaped. Each multiple-family complex may have a Multiple-Family Complex Sign at each entry/egress point to their respective community that is no more than fifteen (15) feet in height with a maximum ADA of thirty-two (32) square feet each.
- 7.2.6 **Private Directional Sign.** Each non-residential use shall be allowed a private directional sign at each access drive. Such signage shall depict the name and location of a business or use with arrows. Additional directional signage may be allowed within vehicular use areas to direct motorists and pedestrians to the location of individual entrances, parking and loading areas, and similar traffic flow patterns. These signs cannot be located within the right-of-way. There is no limit to the number of Private Directional Signs in Tributary Three Rivers. The maximum ADA shall be three (3) square feet and the maximum height shall be three (3) feet.
- 7.2.7 **Way finding Signs.** Both permanent and temporary signs that direct auto and pedestrian traffic within the Tributary Three Rivers PUD. These monument and pedestal signs will serve to help pedestrian and vehicles navigate the PUD safely and effectively. These signs are not associated with a particular parcel, amenity or lot, but rather direct people to locations of several such uses. These signs are supplemental to, and not inclusive of, any and all public signs. Way finding Signs may be located in the right-of-way according to the provisions in 1.0 of this Plan. Way finding Signs shall be setback at least four (4) feet from the back of any street curb and four (4) feet from any property line in residential districts, and shall not hinder safe automobile or pedestrian visibility. There is no limit to the number of Way finding Signs within Tributary Three Rivers. Individual signs must be separated by at least two hundred (200) linear feet. The maximum ADA shall be forty (40) square feet and the maximum height shall be ten (10) feet. Temporary Way finding Signs shall have the same provisions as permanent signs but must be removed at owner's expense within 30 days of completion of construction of permanent Way-finding Signs.
- 7.2.8 **Parcel Construction Signs.** Temporary signs that denote the owner, architect, contractor name, lot number, financial institution, general contractor, subcontractors for a parcel. One (1) primary sign and one (1) smaller secondary sign may be displayed for each development parcel. Such signs shall not be installed sooner than thirty (30) days prior to construction and shall be removed within thirty (30) days after completion of the project. These signs shall be set back at least twenty-five (25) feet from the intersection of road rights-of-way. The Primary signs may not exceed twenty-five (25) feet in height and may have up to thirty-two (32) square feet of ADA. The Secondary signs may not exceed thirty-five (35) feet in height and may have up to twenty-five (25) square feet of ADA. These signs shall be located outside right-of-way and situated so as not to interfere with driver/pedestrian line of sight.

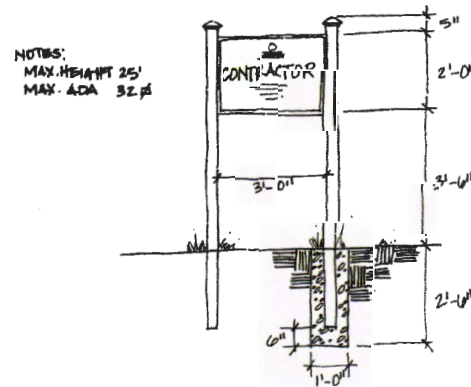


Figure 7.5
Parcel Construction Signs

- 7.2.9 Traffic control signage may have aesthetic enhancement as may be acceptable to FDOT and Nassau County, and may be installed by the Developer within rights-of-way throughout the project.
- 7.2.10 Building murals are allowable and are not considered signs. Such murals are considered public art and will not require sign permitting. Murals shall not contain advertising display or copy.

7.2.11 **Community Real Estate Sign.** Temporary signs located at the entry/egress point(s) of residential developments under construction and/or which have units for sale, rent or lease. These signs shall display the name of the community, price range (e.g. "Homes starting at the low \$120's"), name of the builder, and appropriate contact information (e.g. name, phone, office location). The signs shall be removed within ten (10) days of all of the lots or units being sold. Each new residential community may have a Community Real Estate Sign at each entry/egress point to their respective community that is no more than ten (10) feet in height with a maximum ADA of sixty-four (64) square feet each. These signs shall be located outside right-of-way and situated so as not to interfere with driver/pedestrian line of sight.

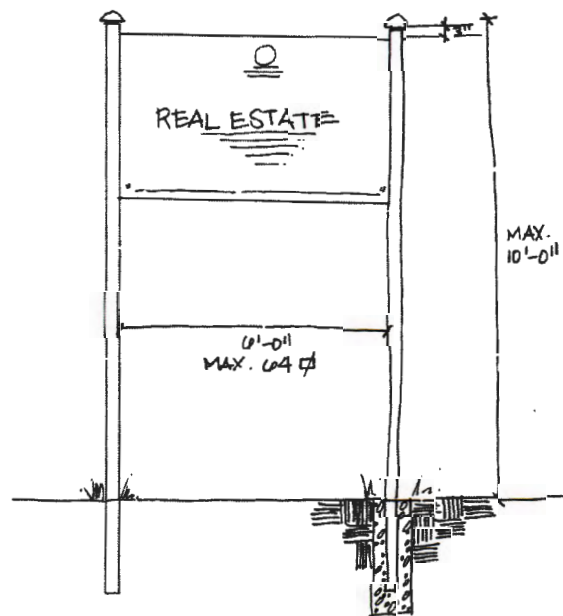


Figure 7.6
Community and Non-Residential Real Estate Sign

7.2.12 **Non-Residential Real Estate Sign.** Temporary pole, double post, or monument signs with copy on one or both sides located at the entry/egress point(s) of non-residential developments under construction and/or which have space for sale, rent or lease. These signs shall display the name of the project, price range, space remaining, name of the builder, and appropriate contact information (e.g. name, phone, office location). Each new non-residential project may have a Non-Residential Real Estate Sign at each entry/egress point to their respective community that is no more than ten (10) feet in height with a maximum ADA of sixty-four (64) square feet each. These signs shall be located outside right-of-way and situated so as not to interfere with driver/pedestrian line of sight.

Each new non-residential project may have a Non-Residential Real Estate Sign at each entry/egress point to their respective community that is no more than ten (10) feet in height with a maximum ADA of sixty-four (64) square feet each. These signs shall be located outside right-of-way and situated so as not to interfere with driver/pedestrian line of sight.

7.2.13 **Residential Real Estate Sign.** Temporary pole, double post, or monument signs with copy on one or both sides for each street frontage of the parcel of property/unit offered for sale, lease or rent. Signs shall be located on the lot for sale and only one sign per lot is permitted. The signs must be removed within thirty (30) days of closing of a contract on the property. Each lot may have a Residential Real Estate Sign at each entry/egress point to their respective community that is no more than ten (10) feet in height with a maximum ADA of six (6) square feet each.

7.2.14 "Open House" signs, banners, seasonal or holiday signs, memorial signs, and any other temporary sign ~~not listed herein~~ shall conform to the standards established in Part 7.03.00 of the Land Development Zoning Code.

7.2.15 **Banners.** Banners shall be permitted as temporary or permanent decorative elements and may be used as signage in addition to other signage allowances. The Community Park and the Village Center shall be allowed banners as a part of the streetscape and such banners may be located on individual poles, light poles, building facades, or other architectural or streetscape element. Banners may bear the logo of the development, or seasonal or event logo as decorative elements, or messages of public information. Banners may carry sponsors' names in conjunction with special events. Banners shall not be considered signage. There shall be no limit on the number of banners or flags allowed per parcel. Temporary banners may span privately owned streets as long as a minimum vertical clearance of eighteen (18) feet is maintained above vehicular use areas and a minimum vertical clearance of ten (10) feet is maintained above pedestrian use areas.

7.3 Signs Permissible in Village Center

Tributary Three Rivers includes provisions for a centrally located, mixed-use Village Center. Due to its urban configuration and character as well as its pedestrian orientation, the Village Center deserves specialized signage standards.

The Village Center shall contain many attributes of traditional, mixed-use districts commonly found at the heart of towns and cities worldwide and built to a pedestrian scale. Common attributes of the Village Center may include buildings with little or no setback from property lines; commercial, office, and residential uses within the same block or building; vertically oriented buildings; narrow streets with alleyways and on-street parking; wide sidewalks; regularly spaced street trees; decorative street lights; and building features such as arcades, awnings and balconies that project over or into the right-of-way. Signage within the Village Center needs to respond to those urban characteristics, resulting in signage diversity that not only meets the needs of local users and inhabitants, but also contributes significantly to the visual character of the Village Center. Spacing requirements for signs are waived within the Village Center.

Signage within the Village Center may be illuminated using neon lights, exposed bulb lights, flashing lights, and other sign lighting techniques typical of an urban district. Due to the mixed-use nature of the Village Center, signs within this district shall not require shielding from residential property.

Signage in the Village Center area shall be allowed to extend over sidewalks and may be located on arcades, canopies, overhangs, marquees, bays and other structural supports. A minimum vertical clearance of ten (10) feet shall be maintained over all pedestrian walkways.

The following requirements for signage within the Village Center are intended to allow for the diversity, recognizing that attribute as a significant, contributing feature of a successful town center. The provisions in this Section are in addition to the other provisions established in this Plan. Signage within the Village Center is subject to the following requirements:

- 7.3.1 Ground Signs. Ground Signs shall not require a setback from the right-of-way. Signs may project into the triangle provided the sign does not block, obstruct, or interfere with vehicular vision. Where space does not permit Ground Signs to be located on individual parcels, one (1) Ground Sign shall be permitted for each building or business and may be located in the right-of-way. Ground Signs located in the right-of-way must be mounted on structures that do not exceed two (2) feet in diameter up to a vertical height of eight (8) feet as measured from the ground plane at the base of the sign. The maximum ADA shall be one hundred (100) square feet. The maximum height for Ground Signs shall not exceed sixty (60) feet.
- 7.3.2 Grouped Ground Sign. In addition to the Ground Signs permitted under Section 7.2 of this PUD, sign owners are permitted one (1) sign as part of a Grouped Ground Sign used to collectively display more than one Ground Sign on a single monument type structure. The maximum ADA for Grouped Ground Signs shall not exceed three hundred (300) square feet. Grouped Ground Signs shall not exceed sixty (60) feet in height.

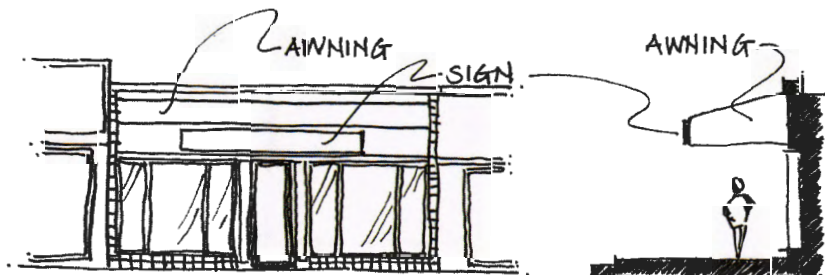


Figure 7.7
Awning Sign

***Note: Advertising Display Area not to exceed 200 square feet**

- 7.3.3 Building Signs. Building Signs include fascia, marquee, hanging, canopy, roof, Building, and wall types. Due to the urban nature of the Activity Center, the Building Sign area shall not be calculated using a size per frontage foot ratio. Individual Building Signs shall not exceed two hundred (200) square feet in ADA per sign. Each business is allowed up to a maximum of four hundred (400) square feet of ADA. Building Signs may project above the top of the building to which they are mounted by up to one-fourth (1/4) the total height of the building. Flashing Signs are only permitted as Building Signs, such as a marquee.
- 7.3.4 Hanging Signs. Affixed to building facades, such as awning signs and marquees, may project into the right-of-way. Hanging signs may not project into or over roadways, alleys, or driveways nor interfere with vehicular traffic or pedestrian traffic. Hanging signs must provide at least eight (8) feet vertical clearance

from the surface underneath. Hanging signs are to be included as part of the building's overall permissible ADA.

- 7.3.5 Window Signs. Window Signs include both permanent and temporary types and neither shall obscure more than forty (40) percent of the glass to which it is affixed as viewed from the right-of-way.
- 7.3.6 Automatic Changeable Message Signs. These signs are to be used to display time, temperature, or other temporary or automated, animated, or other graphic messages shall be permitted within the Village Center. The ADA for Message Signs shall not exceed one hundred fifty (150) square feet and shall be calculated with other Building Signs.
- 7.3.7 Community Center, Civic, Cultural/Institutional, Recreation and other community amenity signs shall be allowed at thirty-two (32) square feet of ADA and a maximum height of ten (10) feet. Such non-commercial sites may have one identification sign per road frontage.
- 7.3.8 Home offices and other allowable home businesses shall be allowed one sign per building face fronting a street. Signage shall be limited to ten (10) square feet and may be mounted on the building, under the eaves, or on a ground sign. If mounted as a ground sign, the entire sign structure shall be included in the maximum signage size.
- 7.3.9 Construction Signs. Real Estate Signs located within the Activity Center and Village Centers shall not have a minimum setback requirement.
- 7.3.10 Permanent Flags. Not limited in quantity, may be flown per site concurrently within the Activity Center but are subject to the size and height requirements specified in the Land Development Zoning Code. The American flag when flown shall be the largest flag when flown beside other flags. The State of Florida flag shall be that second largest flag beside the American flag and larger than any other flag flown in a group. Business logo flags shall be the smallest flag when flown with the American flag, the State of Florida flag, or both. Flag poles shall not exceed fifty (50) feet in height.
- 7.3.11 Information Kiosks. Permitted on public sidewalks but shall provide a minimum horizontal clearance of five (5) feet for pedestrian traffic and shall maintain adequate visibility for pedestrians and motorists. Information Kiosk signs shall not exceed eight (8) feet in height. Information Kiosks may have multiple panels with no single panel exceeding thirty (30) square feet of ADA.
- 7.3.12 Temporary Sidewalk Signs. Sidewalk signs may have one or two faces and shall not exceed five (5) feet in height and a maximum of fifteen (15) square feet of ADA. Sidewalk Signs shall be freestanding. Sidewalk Signs shall be permitted only within the regular business hours of the associated business and shall be removed by the owner at the close of each business day.
- 7.3.13 Signs that consist of pennant, ribbon, streamer, or wind-operated devices shall be permitted.
- 7.3.14 Beacon Lights, Tracker Lights and similar lighting systems for temporary special events may be used within the Activity Center according to the registration and time limitation requirements outlined in any Tributary Three Rivers architectural review covenants and restrictions.
- 7.3.15 Balloons associated with Sidewalk Signs and other business signs are permitted within the associated business hours and shall be removed at the close of each business day. Balloons shall not exceed ten (10) feet in diameter and shall not be deployed more than fifty (50) feet in height.
- 7.3.16 Sign Walkers shall be permitted within the Village Center.

7.4 Temporary Marketing and Development Signage

The entire PUD is considered a single site and temporary marketing and development signage may be erected anywhere within Tributary's Three Rivers boundaries as long as the ADA is relevant to lands within the PUD. A maximum of forty (40) such signs (other than individual residential lot sales signs) shall be allowed at any time. The temporary marketing and development signage shall have a maximum of thirty-two (32) square feet of ADA and a maximum height of fifteen (15) feet regardless of the surrounding development type.



Planned Unit Development
Exhibit "C" Preliminary Development Plan

Temporary district, neighborhood subdivision, and/or wayfarer signage is allowed and will be in accordance with permanent signage allowances as provided in the PUD text and may be installed prior to approval of an incremental MDP and construction plans. Such signage will be removed upon construction of permanent signage.

8.0 Graphic Standards

Typical Roadway Cross-Sections

Tributary

Planned Unit Development

Road Type A



PROSSER
Creative Associates Engineering, Inc.

January 28, 2021

120095.01

Tributary

Planned Unit Development

Road Type B

PAVING - 2-WAY FLOW

FPL EASEMENT
SIDEWALK
LANDSCAPE
CURB AND GUTTER

CURB AND GUTTER

LANDSCAPE

SIDEWALK

FPL EASEMENT



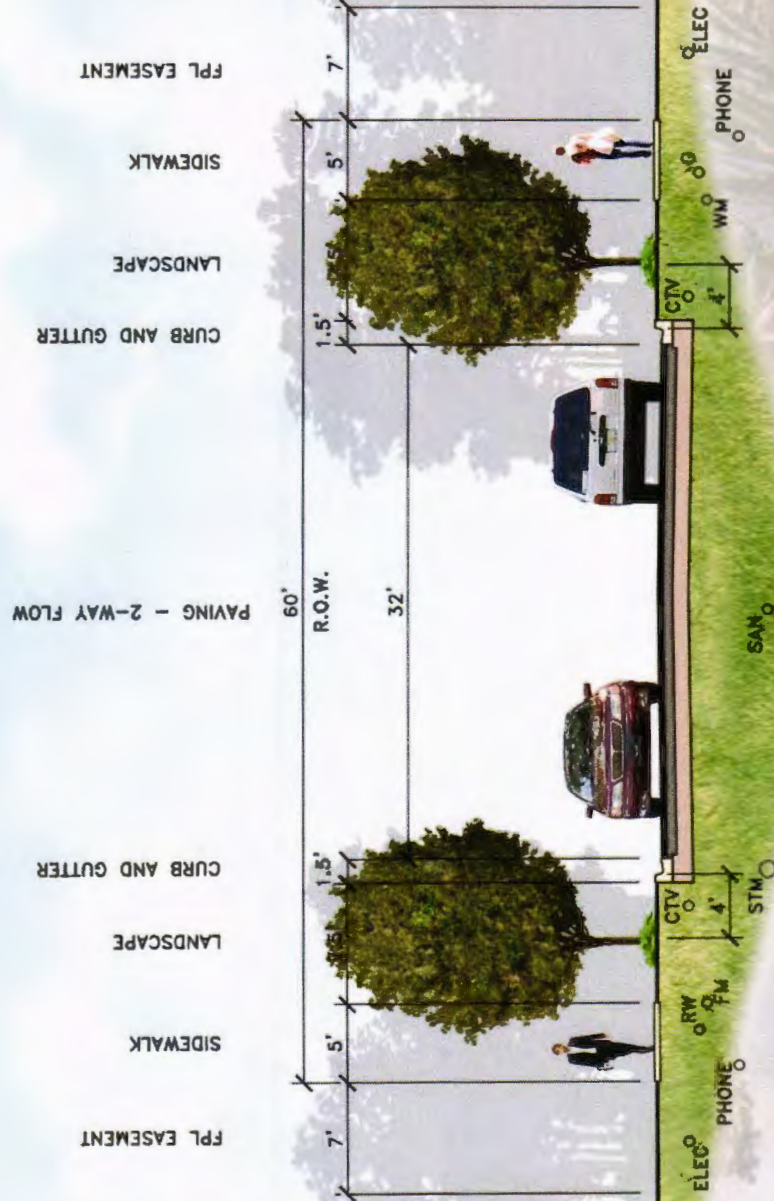
PROSSER
Creative Solutions. Engineering Made®

January 28, 2021
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Tributary

Planned Unit Development

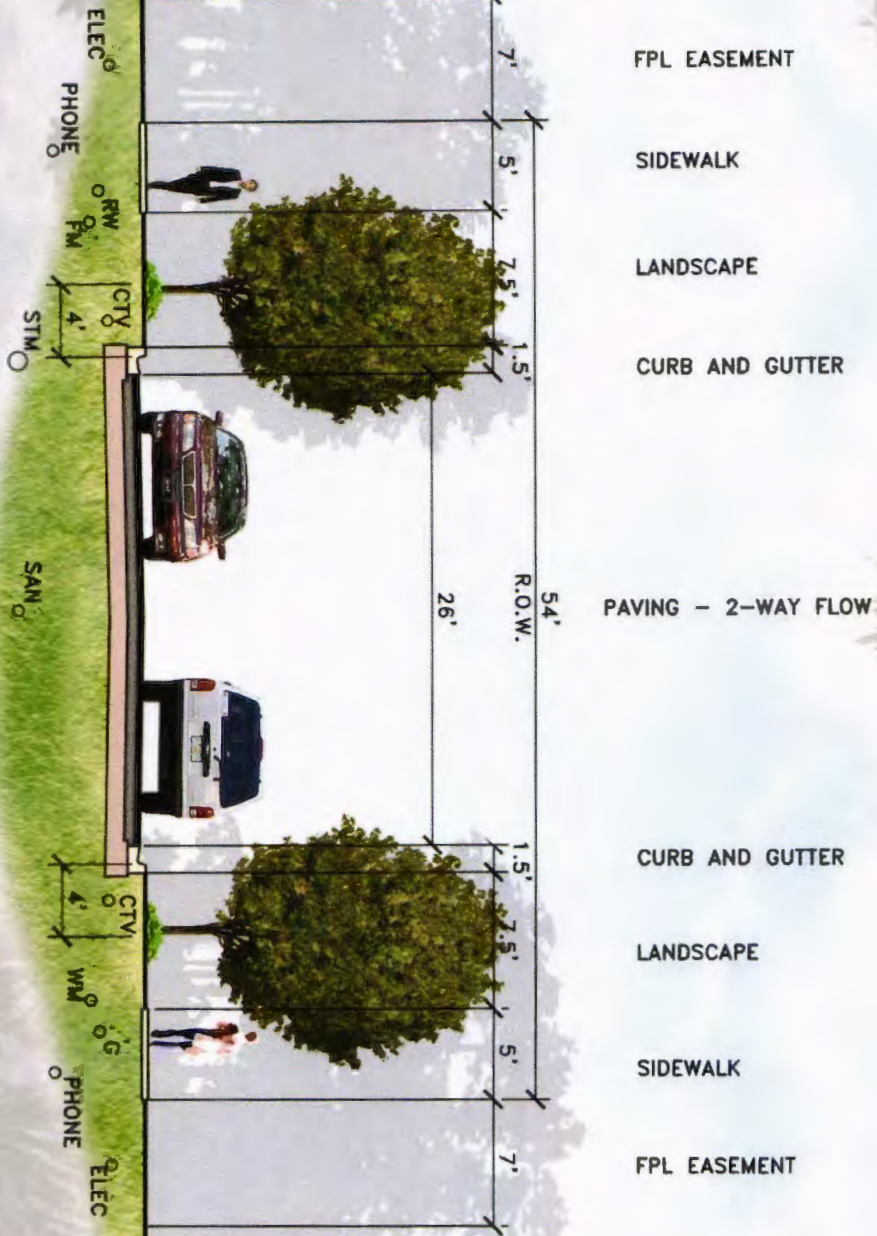
Road Type C



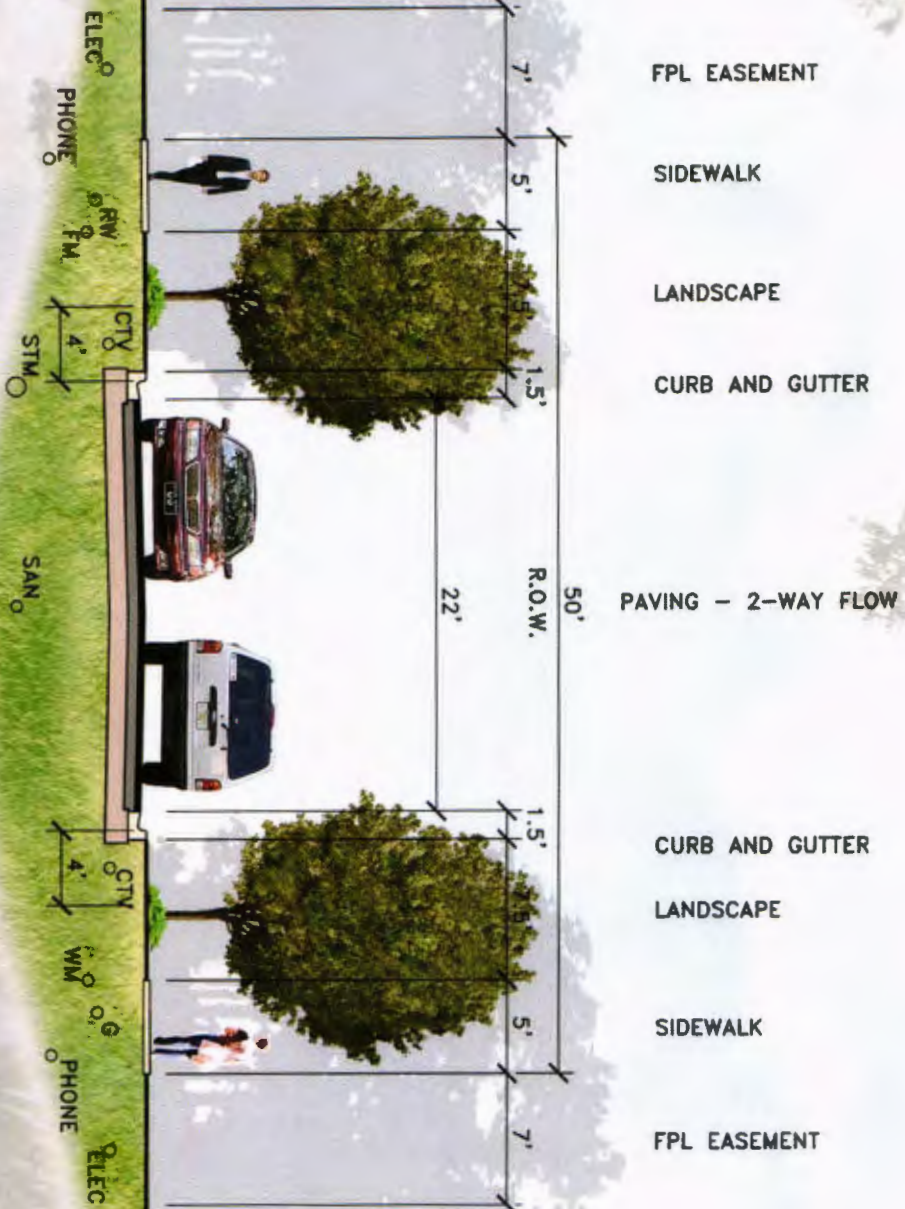
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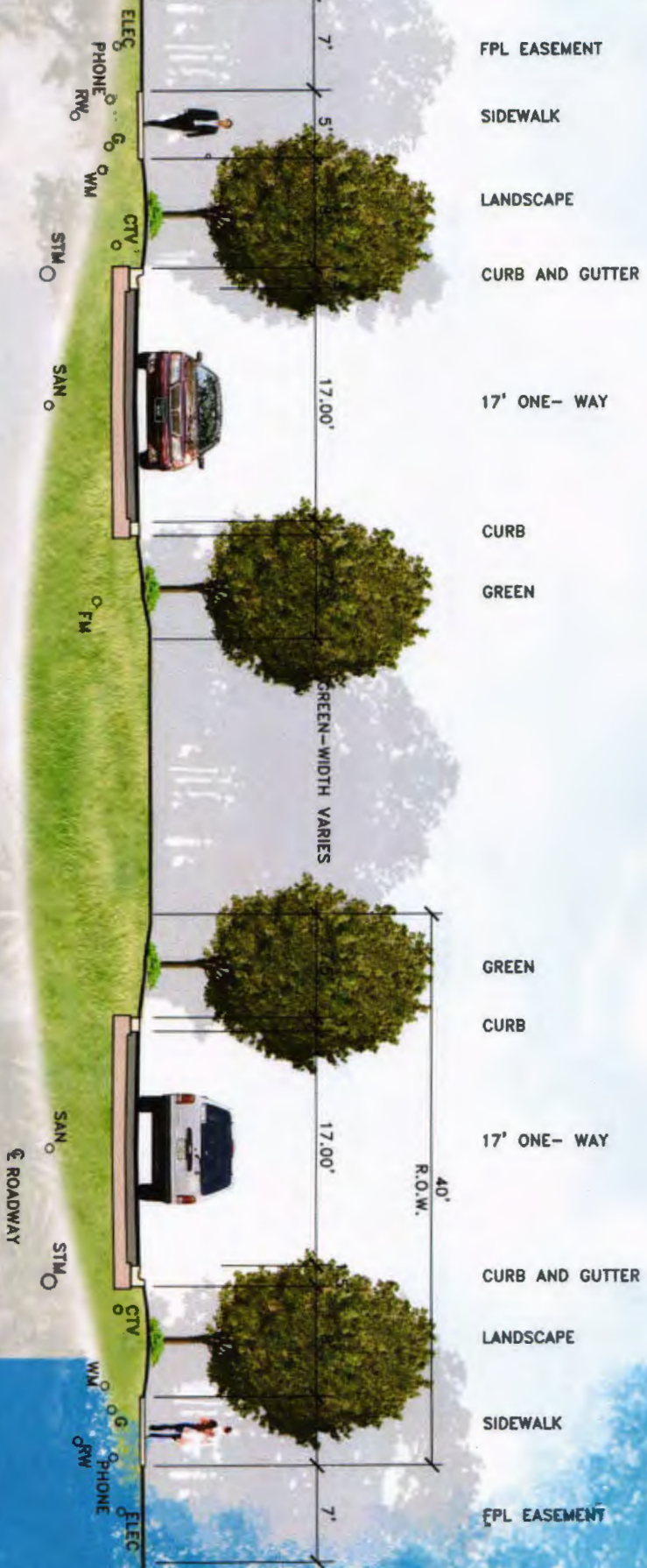
Road Type D



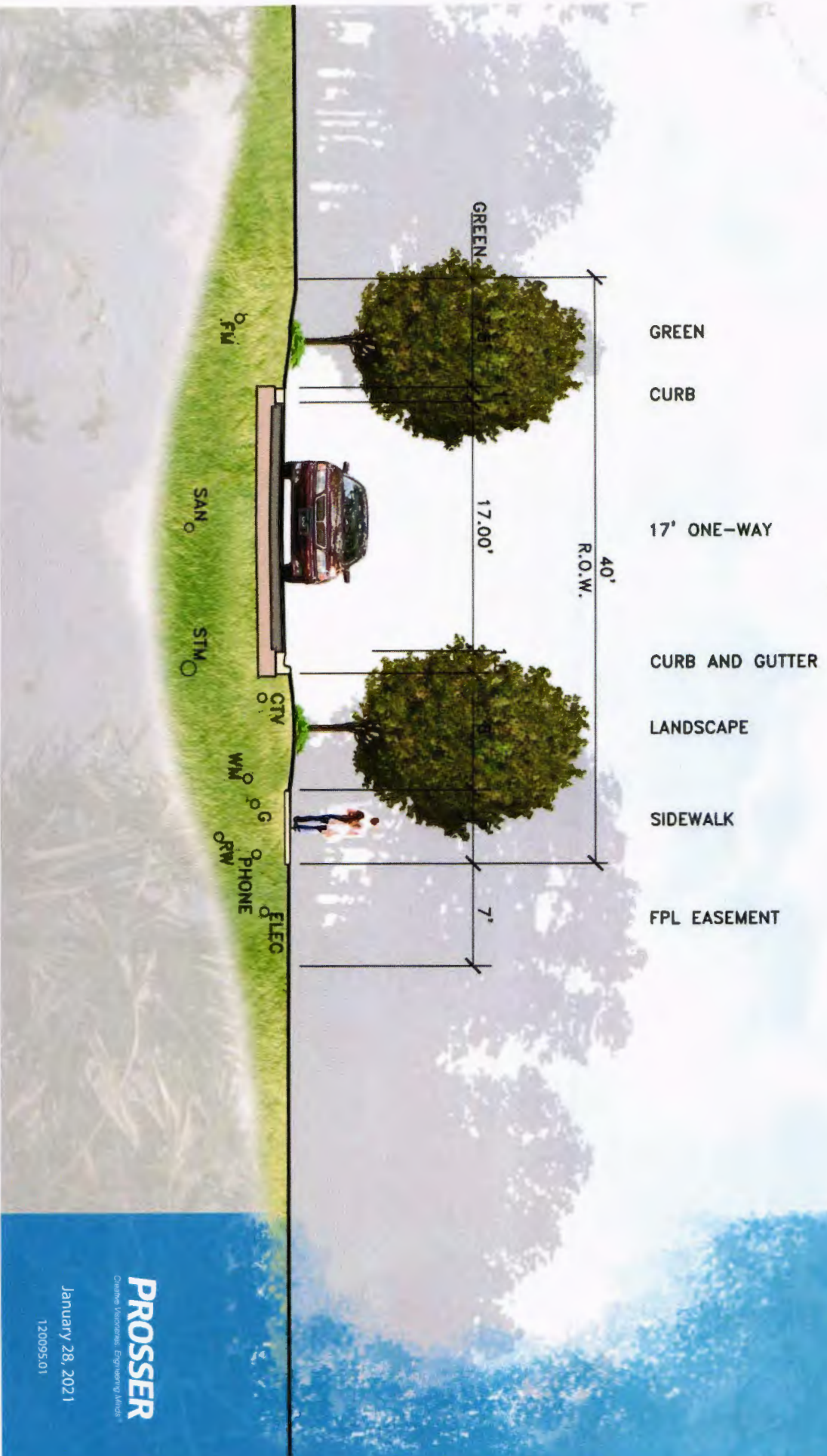
Road Type E



Road Type F



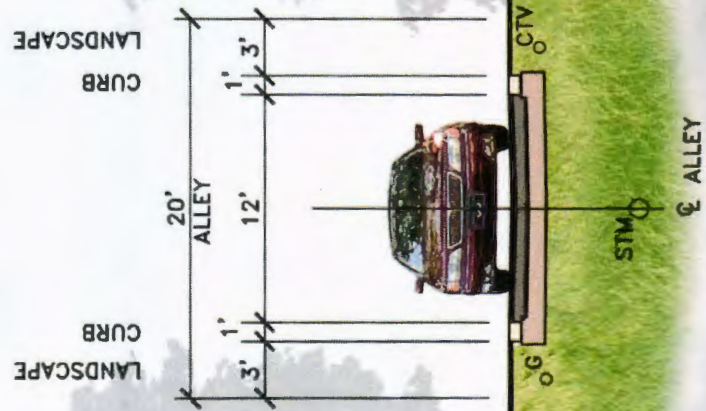
Road Type G



Tributary

Planned Unit Development

Road Type H



PROSSER
Civil Engineering

January 28, 2021
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