



## NOTICE OF PROPOSED CHANGE TO DEVELOPMENT OF REGIONAL IMPACT (DRI)

### APPLICATION & SURROUNDING AREA INFORMATION

OWNER/APPLICANT:	Three Rivers Developers, LLC			
AGENT:	Emily Pierce, Esq., Rogers Towers, P.A.			
REQUESTED ACTION:	Amend the development order for Three Rivers DRI			
LOCATION:	South side of SR200/A1A, west of I-95, between Edwards Road and Four Creeks State Forest			
CURRENT LAND USE + ZONING:	MU (Multi-Use), Conservation (CSV I), + PUD (Planned Unit Development)			
EXISTING USES ON SITE:	SF residential, regional park			
PROPERTY SIZE + PARCEL ID:	1,546 acres - Multiple Parcel Numbers			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SR 200/A1A, Agriculture	OR	AGR
	South	Marsh, Nassau River	Water/OR	AGR/CSV II
	East	Vacant, SF Residential	OR/PUD	LDR, AGR
	West	Marsh, Agriculture	OR	AGR
COMMISSION DISTRICT:	5			

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

### BACKGROUND INFORMATION



Figure 1: Location Map (NCPA GIS)

The Tributary (fka Three Rivers) Development of Regional Impact (DRI) was approved in 2006 with the following development rights: a maximum of 3,200 residential dwelling units; 500,000 square feet of retail space; 250,000 square feet of industrial space; 50,000 square feet of office space; and 300 dry boat storage slips.

This application is requesting to amend the Development of Regional Impact (DRI) Development Order (DO). It has been amended seven (7) previous times. The most recent amendment (Resolution 2022-127, June 2022) revised the name of the DRI, modified the phasing, build-out, expiration and downzoning protection schedule dates, and modified special condition 29 regarding education.

On April 7, 2023, Nassau County (through legal

representation and following discussion with the owner/applicant) placed the developers of the Tributary DRI on notice that a comprehensive amendment to the existing DRI would be necessary to address issues of noncompliance with the



existing DRI. This action would also provide assurances to the County that the DRI would adhere to the fiscal, economic, public facilities, transportation, and other commitments made by the DRI for the citizens of Nassau County.

Following receipt of this letter, the developers of Tributary committed to addressing the noncompliance issues and submitted three applications to resolve the issues. These applications include the subject application, NOPC23-001, a companion FLUM-7 comprehensive plan map amendment CPA23-011, and a companion Planned Unit Development (PUD) modification, PUD23-004.

## **SUMMARY OF REQUEST**

---

The Developer has requested amendments to the existing Development Order as follows:

1. A change in the legal description and Master Plan (Map Series H) for General Condition 1.
2. An amendment to General Condition 2 to land use totals, minimum/maximum land uses, and land use exchanges.
3. A change to General Condition 8 regarding reporting.
4. A modification to General Condition 26 regarding affordable housing.
5. A modification to General Condition 27 regarding fire protection.
6. An amendment to General Condition 28 concerning recreation/open space and the public boat launch facility.
7. An amendment to General Condition 30 regarding civic space.

## **CONCLUSION AND RECOMMENDATION**

---

Staff has reviewed the proposed changes to the Development Order and finds that the changes set forth in the NOPC dated October 11, 2023, do not conflict with the remaining terms and conditions of the DRI and are generally consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan. Therefore, Staff recommends APPROVAL of application NOPC23-001.