



PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

Elizabeth Backe, AICP, Planning Director
96161 Nassau Place
Yulee, FL 32097
(904) 530-6320

MEMORANDUM

Date: February 27, 2024

To: Taco Pope, County Manager
Denise May, Esq., County Attorney
Robert Companion, Deputy County Manager – County Engineer
Keith Ellis, Building Official

From: Elizabeth Backe, Planning Director

Subject: Monitoring Report for Tributary Planned Unit Development (Interim)

The Three Rivers Development of Regional Impact (DRI) was approved in 2006 along with a Planned Unit Development (PUD) zoning. The development program includes 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 on approximately 1,546 acres.

The Three Rivers PUD was adopted in August 2006 in Ordinance 2006-68. It was amended in February 2019 in Ordinance 2019-03, which revised the preliminary development plan to move the school and community park sites to locations in the southeast part of the development off Edwards Road, revised permissible development types within village types (Table 5.1), and removed a 2.2-acre parcel on the east side of the property from the PUD (the former F.O.P. site).

It was further amended in August 2021 in Ordinance 2021-16, which amended the preliminary development plan, revising the configuration of commercial areas and the roadway system; officially re-named the PUD as “Tributary”; amended the land use summary and phasing tables, amended the permissible uses table to allow various housing types and additional non-residential uses, amended community development standards to add new housing types; added provisions for a boat/watercraft /recreational vehicle storage facility; and amended environmental quality standards to address procedures for delineation of wetlands.

As of February 27, 2024, approximately 523 residential units had been completed in the PUD. This is approximately 16.3% of the maximum residential development program permitted, and approximately 37.4% of that permitted in Phase 1 (1,400 maximum). No commercial or industrial square footage has been completed.

The community park site of approximately 58 acres (with at least 27 acres of useable uplands) was dedicated to the County in August 2019. The community park site was built and officially opened to the public in October 2022.

Present commitments to be completed by the developer pursuant to the development order include:

1. **Affordable Housing:** Page 18 of the Three Rivers DRI Development Order (DO) requires that the developer provide 100 moderate income units with at least 50 of these affordable units being provided before the end of Phase 1. The price of these moderate/affordable units was originally assessed at \$185,000 (August 2006) and by utilizing the CPI Inflation Calculator we find that these units should be appraised at \$255,087.69 (January 2022) to account for inflation (https://www.bls.gov/data/inflation_calculator.htm).

Please see the attached pages for detailed information on approvals and developer commitments within this PUD.

Tributary

Location Information

Location: Yulee
Commission District: 5
FLUM: MU
Area (Ac): 1546.00

Developer/Managing Entity

Name: Three Rivers Developers LLC (GreenPointe Communities)
Address: 7807 Baymeadows Road East, Suite 205
City ST Zip: Jacksonville, FL 32256
Contact Name: Gregg Kern
Contact Phone: (904)996-2485
Contact E-mail: gkern@greenpointellc.com

Development Order

Adopted in Ord.: 2006-68
Amended in: 2019-03
 2021-16

Development Program

Type	Units/Sq.ft.
SF/MF Residential	3,200 units
Commercial Retail	500,000 sq. ft.
Commercial Office	50,000 sq. ft.
Industrial	250,000 sq. ft.
Boat storage (dry)	300 slips

Phasing Schedule:

Phase #	Residential	Retail	Office	Industrial	Dry Storage	Date of Const.
1	1,400 units (includes at least 50 of the 100 affordable units)	200,000 sf	- - -	50,000 sf	300 slips	2008-2028
2	1,800 units (includes remaining of the 100 affordable units)	300,000 sf	50,000 sf	200,000 sf	- - -	2022-2033

FDPs Approved

App#	Name/Phase	Units/Sq. ft	Date Approved
FD18-007	Three Rivers PUD Phase 1A	671	1/14/2019
FD19-007	Three Rivers Phase 1A Modification		7/7/2020
FD21-004	Tributary Phase 1B Unit 8	79	3/14/2022
FD21-006	Tributary Phase 1B Unit 22	300	5/9/2022
FD21-007	Tributary Phase 1B Unit 10 & 15	176	5/9/2022
FD22-002	Tributary Phase 1B Unit 12 & 13		TBD
FD22-007/FD23-002	Tributary Phase 2 Unit 16	160	12/5/2023
FD22-008	Tributary Phase 2 Unit 17		TBD
FD23-001	Tributary Spine Road		1/23/2024
TOTAL		1,386	

SEPs Approved

App#	Name/Phase	Units	Sq. ft	Type	Date Approved
SP18-035	Tributary Phase 1A	667		SF	5/16/2019
SP19-036	Tributary Phase 1A Modification				7/14/2020
SP20-025	Tributary Phase 1A Unit 6	162		SF	2/9/2021
SP20-028	Tributary Phase 1A Units 4 & 5	202		SF	2/9/2021
SP21-005	Tributary Amenity Center				5/11/2021
SP21-035	Tributary Phase 1B Unit 8	79		SF	12/28/2021
SP21-043	Tributary Unit 4 Amenity Center				5/24/2022
SP21-050	Tributary Phase 1B Unit 10 & 15	176		SF	5/10/2022
SP22-002	Tributary Phase 1A Units 4 & 5 Modification	202		SF	3/8/2022
SP22-017	LMC Emblem multifamily (Unit 22)	300		MF	
TOTAL		1788			(w/o 300 units)

Plats Approved

App#	Name/Phase	Units	Units/Sq. ft	Date Recorded	Book/ Page
PL19-023	Tributary Phase 1A Unit 1	123	123 units	7/23/2020	2434/712
PL20-006	Tributary Phase 1A Unit 2	108	108 units	2/17/2021	2434/703
PL20-007	Tributary Phase 1A Unit 3	53	53 units	2/17/2021	2378/217
PL21-004	Tributary Phase 1A Unit 4	100	100 units	9/20/2021	2498/240
PL21-005	Tributary Phase 1A Unit 6	168	168 units	10/14/2021	2504/1849
TOTAL		552			

Tributary

Developer Commitments

Commitments	Schedule		Status/Action	Notes
Dedication of Park Site	Upon request from CM		Completed	One community park site containing a minimum of 40 acres with active recreational facilities and containing a minimum of 27 acres of useable uplands.
Dedication of School Site	Upon request from NCSB		Completed	Developer shall convey approximately 27.5 acres of developable land for a school.
Community Park Phase 1	Upon request from CM (Completion by February 18, 2024)		Completed	Phase 1 includes two baseball fields, concession facility, parking lot and multi-use trail. Extension of construction period requested to February 18, 2024.
Affordable Housing	At least 50 before the end of Phase 1 (50 affordable units identified in Phase 1 Unit 12)		In Progress	The Developer will provide at least an additional 100 residential units that are affordable to moderate income households scattered throughout the PUD. The price range of these units shall be less than \$185,000 and shall be constructed within the architectural style of the community. The price of units shall be indexed to the consumer price index (CPI). The Developer will coordinate with the Nassau County SHIP program to offer these units to eligible clients under the SHIP program with preference given to employees in the Three Rivers DRI.
Community Park Phase 2	Prior to the issuance of 432nd residential CO (22 mo. To complete)		Completed	Phase 2 includes multi-purpose field, two baseball field and playground facility.
Community Park Phase 3	Prior to the issuance of 863rd residential CO (22 mo. To complete)		In Progress	Phase 3 includes multi-use trail, nature trail, dog area and parking lots.
Fire Station	Operational on before January 24, 2024		In Progress	County and Developer shall work cooperatively in reviewing and identifying potential sites for a County fire station. The Developer shall at its cost commence vertical construction on the fire station no later than January 24, 2023 and the fire station shall be operational and ready for occupancy on or before January 24, 2024. (Developer shall be refunded up to 50% of documented costs from impact fees collected by the County in Timber Creek Plantation, River Glen and Plummerville Creek).
Fire Truck and Ambulance	Prior to the opening of fire station		In Progress	100-foot Quint Fire Truck and a rescue unit ambulance for the station(Developer shall be refunded up to 50% of documented costs from impact fees collected by the County in Timber Creek Plantation, River Glen and Plummerville Creek).
Proportionate Share Contribution (Transportation)	Prior to the issuance of any permits for vertical construction in Phase 2		To be contributed with Phase 2 construction	Prior to the issuance of any permits for vertical construction in Phase 2 Developer will be responsible for contributing to FDOT or Nassau County for mobility improvements or regionally significant facilities as agreed upon by the County and the developer.