



NASSAU COUNTY
Planning Department
FLORIDA

March 4, 2025

NASSAU COUNTY PLANNING AND ZONING BOARD

Tyrone Blue, Chair

Elizabeth Backe, AICP, Planning Director

Stephanie Keyser, AICP, Assistant Planning Director

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Nassau County Planning Department

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NOPC 23-001

TRIBUTARY
DRI

Notice of Proposed Change (NOPC)

Request: Amend Three Rivers DRI
Development Order

Owner/Applicant: Three Rivers Developers, LLC

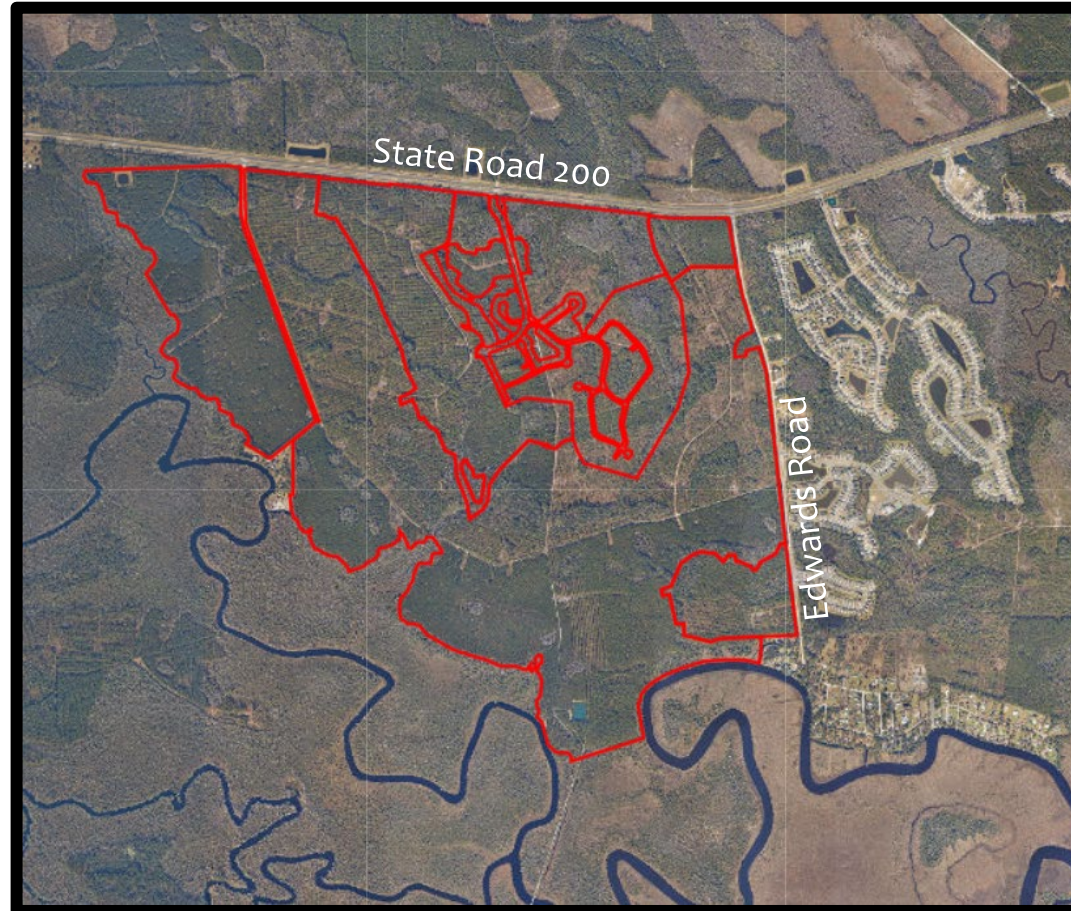
Agent: Emily Pierce, Esq., Rogers Towers,
P.A.

Location: South side of SR200/A1A, west of 1-95
between Edwards Road and Four
Creeks State Forest

NOPC 23-001

TRIBUTARY DRI

Notice of Proposed Change



Tributary DRI

DRI Approved in 2006

1,546 acres

Zoned PUD

Multi-Use, Conservation
Land Uses

Development Rights:

3,200 DUs

500,000 SF Retail

250,000 SF Industrial

50,000 SF Office

300 Boat Storage Slips

NOPC 23-001

TRIBUTARY DRI

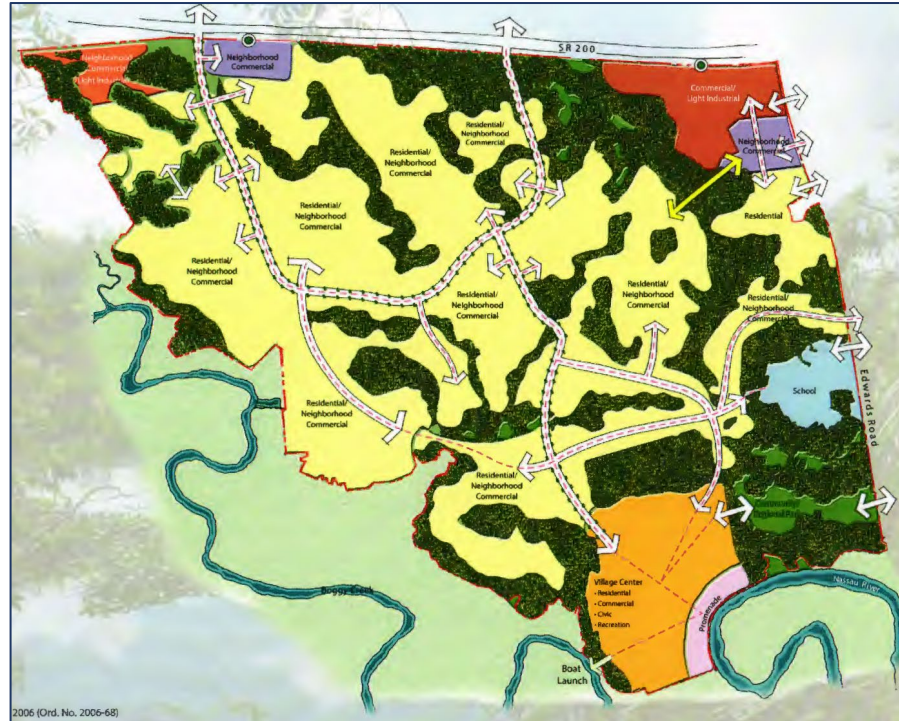
NOPC – Requested Changes

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

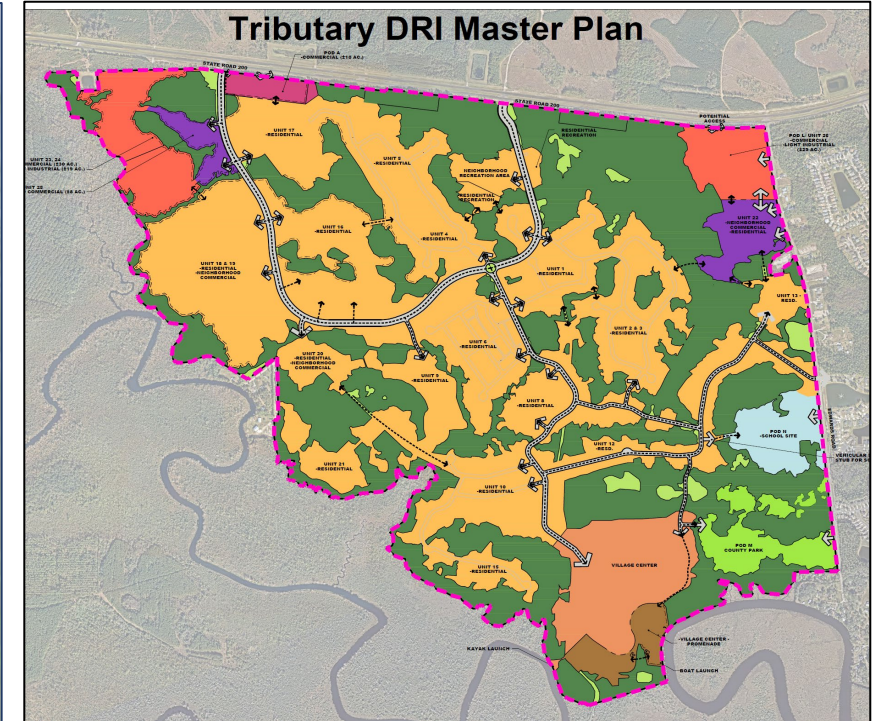
NOPC – Requested Map Amendments

NOPC 23-001

TRIBUTARY
DRI



Current Map H

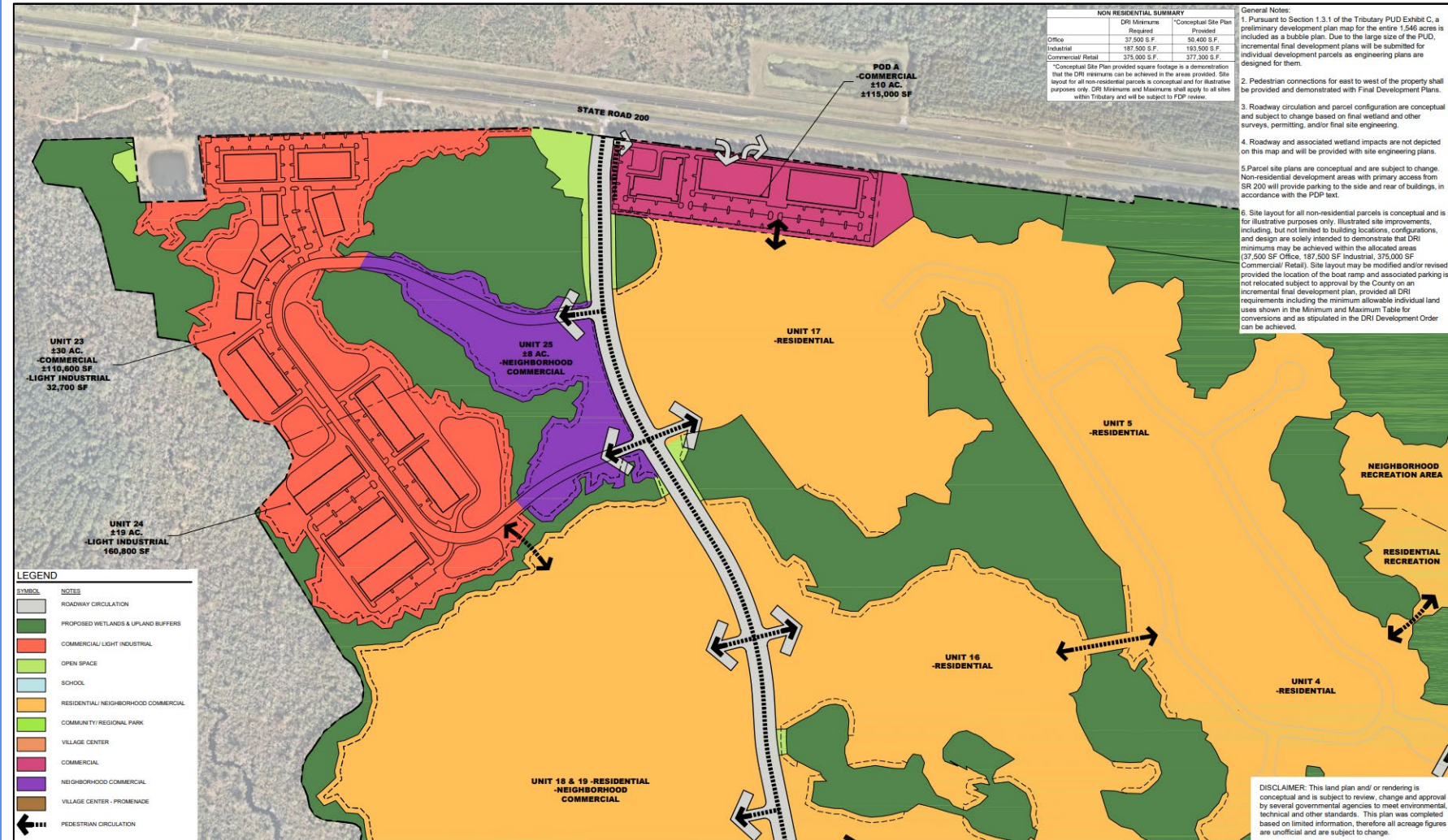


Proposed Map Series H

NOPC – Requested Map Amendments

NOPC 23-001

TRIBUTARY
DRI

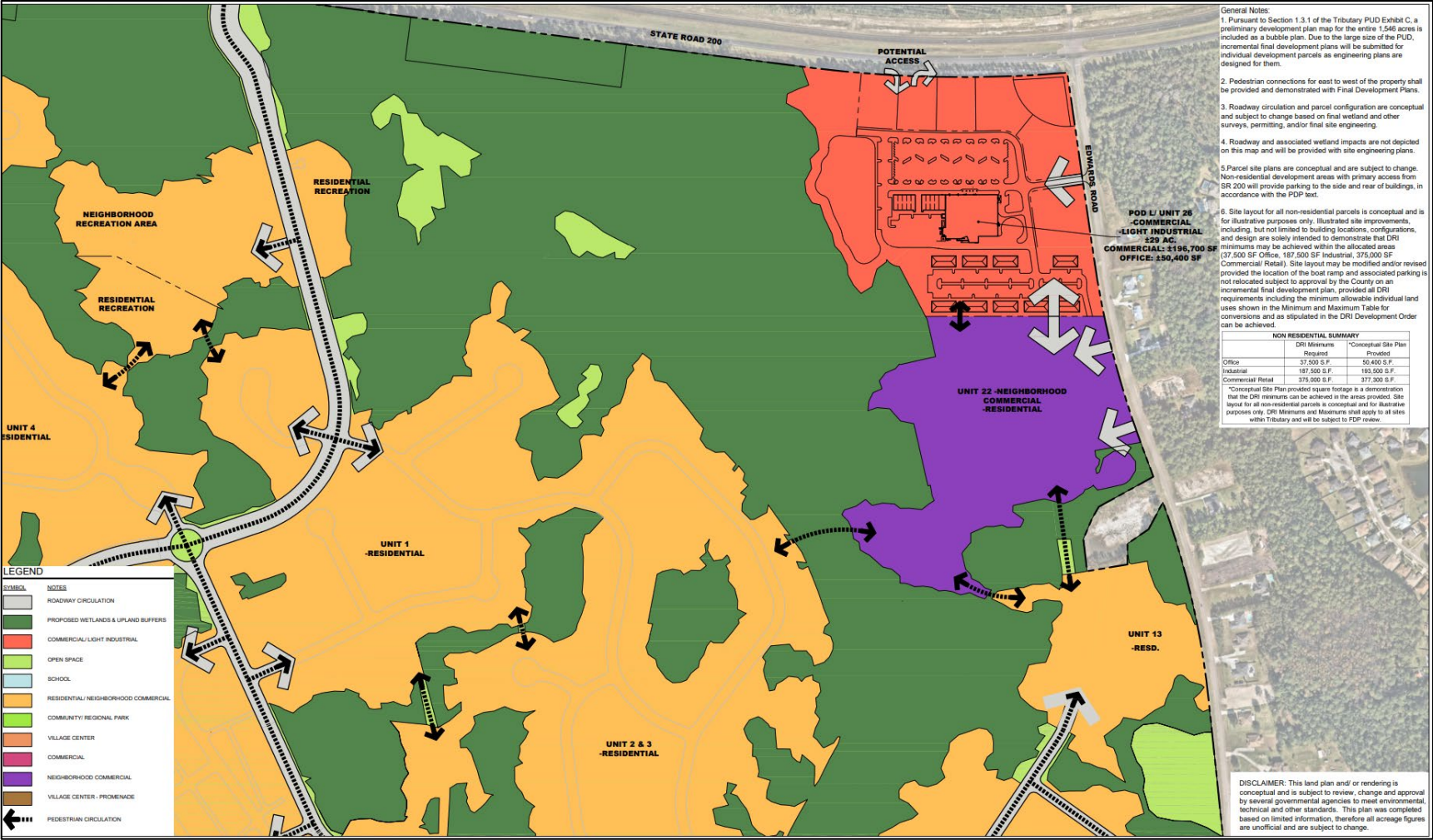


Proposed Map Series H, Enlargement 1

NOPC – Requested Map Amendments

NOPC 23-001

TRIBUTARY
DRI



Proposed Map Series H, Enlargement 2

NOPC – Requested Map Amendments

NOPC 23-001

TRIBUTARY
DRI



Proposed Map Series H, Enlargement 3

NOPC 23-001

TRIBUTARY
DRI

NOPC - Recommendation

Staff has reviewed the proposed changes and has concluded that the changes are consistent with the DRI Development Order.

Staff recommends APPROVAL.