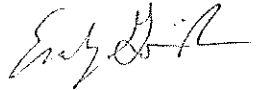


Nassau County Planning Department
Attn: Holly Coyle, Interim Planning Director
96161 Nassau Place
Yulee, Florida 32097

**NOTIFICATION OF A PROPOSED CHANGE/AMENDMENT TO A PREVIOUSLY
APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06(7), FLORIDA STATUTES**

Subsection 380.06(7), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government.

1. I, Emily Pierce, the undersigned authorized representative of Three Rivers Developers, LLC (the "Developer"), hereby give notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(7), Florida Statutes. In support thereof, I submit the following information concerning the Tributary development (f/k/a the Three Rivers development), which information is true and correct to the best of my knowledge.



October 10, 2023

Date

Signature

2. Applicant (name, address, phone).

Three Rivers Developers, LLC
7807 Baymeadows Road East, Suite 205
Jacksonville, Florida 32256

3. Authorized Agent (name, address, phone).

Emily G. Pierce, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207
(904) 398-3911

4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.

A portion of Section 11, Township 2 North, Range 26 East, Nassau County, Florida

5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.

Per agreement of the Three Rivers Developers, LLC ("Developer") and Nassau County (the "County"), Developer is submitting a revised DRI development order to update the project and to address concerns and issues raised both by Developer and the County.

The revised DRI DO is attached hereto as Exhibit "1."

6. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?

A. Resolution 2006-126 approved the Three Rivers DRI effective August 28, 2006 (Nassau County).

B. Resolution 2008-77 amends the land use exchange table by changing the minimum and maximum allowable land use, changes the developer of record to a successor corporation and amends the recreation and open space provisions.

- C. Resolution 2012-93A removes 2.30 acres from the DRI and amends the legal description.
 - D. October 9, 2012 letter from Doug McDowell to Michael Mullin granting both a two (2) extension and a four (4) year extension of all commencement, phasing, buildout and expiration dates for the DRI.
 - E. Resolution 2015-64 amends the Special Condition 24, the transportation proportionate share calculation and mitigation plan in accordance with Section 163.3180(5)(h), Fla. Stat.
 - F. November 8, 2016 letter acknowledged by Doug McDowell on November 8, 2016, extending the phasing, build-out, termination and downzoning protection dates.
 - G. April 14, 2017, letter acknowledged by Doug McDowell on August 18, 2017 extending the phasing, build-out, termination and downzoning protection dates.
 - H. Resolution 2018-122 amends the DRI to remove 56.17 acres from the DRI.
 - I. Resolution 2019-14 amends the DRI to modify the phasing, build-out, termination and downzoning protection dates, modifies Map H and modifies Speciation Condition 29, the education provisions.
 - J. September 13, 2019 letter acknowledged by Doug McDowell on January 9, 2020 extending the phasing, build-out, termination and downzoning protection dates.
 - K. November 9, 2020 letter sent to Thad Crowe extending the phasing, build-out, termination and downzoning protection dates.
 - L. Resolution 2021-172 amends the DRI to modify the phasing, build-out, termination and downzoning protection dates, changes the name of the DRI from the Three Rivers DRI to the Tributary DRI, modifies Map H, and modifies Special Condition 27 regarding fire protection.
 - M. September 3, 2021 letter sent to Thad Crowe extending the phasing, build-out, termination and downzoning protection dates.
 - N. Resolution 2022-127 amends the DRI to revise Special Condition 29 regarding the Educational Facilities Impact Fees.
7. **Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within ½ mile on a project master site plan or other map.**

No lands have been purchased or optioned within ¼ mile of the original DRI site subsequent to the original approval or issuance of the DRI development order.

8. **Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.**

No.

9. **Will the proposed change require an amendment to the local government comprehensive plan?**

Yes. An amendment to the Nassau County Comprehensive Plan is being submitted simultaneously with this application.

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (4)¹, F.S., and 73-40.025, Florida Administrative Code:

10. **An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.**

See the revised Map H series attached to Exhibit "1" and incorporated into the DRI DO.

11. **Pursuant to Subsection 380.06, F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:**

- a. **All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;**

Please see the enclosed proposed Development Order.

- b. **An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;**

¹ Section 380.06(15) was renumbered as 380.06(4) pursuant to CS/CS/HB 1151 adopted by the 2018 Florida Legislature.

There are no changes to the legal description.

- c. **A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;**

The deadline for commencing vertical construction of the fire station is being amended to state that vertical construction will commence within sixty (60) days after receipt of the necessary permits and plan approvals and will be completed and ready for occupancy no later than eighteen (18) months after the start of construction. No other deadlines have changed.

- d. **A proposed amended development order termination date that reasonably reflects the time required to complete the development;**

No other termination dates are being proposed.

- e. **A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and**

No changes to the down-zoning prevention, density reduction or intensity reduction dates are being proposed.

EXHIBIT “1”

PROPOSED DEVELOPMENT ORDER