



Planning and Zoning Board

Item Title: Consider NOPC23-001, an amendment to the Three Rivers (Tributary) Development of Regional Impact (DRI) Development Order, filed by Three Rivers Developers, LLC, Owners; and Emily Pierce, Rogers Towers, P.A., Agent. **District 5.**

Date: March 4, 2025

Department: Planning

Background:

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.

Request:

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Project/Case Number:

NOPC23-001

Parcel ID:

Multiple.

Owner/Agent:

Three Rivers Developers, LLC, Owners/Emily Pierce, Rogers Towers, P.A., Agent.

Existing FLUM/Zoning:

Multi-Use (MU), Conservation (CSV I), and Planned Unit Development (PUD).

Address:

South side of SR200/A1A, west of I-95, between Edwards Road and Four Creeks State Forest.

Staff Recommendation:

APPROVAL