



Board of County Commissioners

Item Title: Consider PUD23-004, a modification to the previously approved Planned Unit Development (PUD) known as Tributary (fka Three Rivers) (Ordinance 2006-68, Ordinance 2019-03, Ordinance 2020-12, Ordinance 2021-16, and Ordinance 2021-19), filed by Three Rivers Developers, LLC, & Three Rivers Community Development District, Owners; and Emily Pierce, Rogers Towers, P.A., Agent. **District 5.**

Date: April 28, 2025

Department: Planning

Background:

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.

This request to modify the PUD also includes a request to amend the DRI development order and a Comprehensive Plan Amendment to update Future Land Use Map (FLUM) 7. The PUD has been amended two previous times, most recently in 2021.

The applicant has requested several modifications to the PUD, including a revised preliminary development plan.

The proposed changes include:

- 1) Update the land use summary to reflect proposed mix of land uses and phasing.
- 2) Provide for a conceptual site layout for the river front Village Center to ensure the boat ramp, truck and trailer parking area, kayak launch, and promenade are generally located where depicted on the Preliminary Development Plan.
- 3) Reflect the dedication of the forty (40) acre Regional Park to the County and that phases I and II have been completed.
- 4) Require the submittal of Final Development Plan (FDP) Unit 14 which includes a boat launch facility open for public access and an alternative plan should the boat launch facility not be permitted.
- 5) Revise the Preliminary Development Plan Map (Map H) with a map series

At their meeting on March 4, 2025, the Planning and Zoning Board recommended approval of the Planned Unit Development Modification. The motion to recommend approval passed with a vote of 4-0.

Request:

Approve PUD23-004, a modification to the previously approved Planned Unit Development (PUD) known as Tributary (fka Three Rivers) (Ordinance 2006-68, Ordinance 2019-03, Ordinance 2020-12, Ordinance 2021-16, and Ordinance 2021-19), filed by Three Rivers Developers, LLC, & Three Rivers Community Development District, Owners; and Emily Pierce, Rogers Towers, P.A., Agent. **District 5**

Financial/Economic Impact to Future Years Budgeting Process or Effect on Citizens:

Minimal impacts are anticipated.

Action Requested and Recommendation:

Approve PUD23-004, a modification to the previously approved Planned Unit Development (PUD) known as Tributary (fka Three Rivers) (Ordinance 2006-68, Ordinance 2019-03, Ordinance 2020-12, Ordinance 2021-16, and Ordinance 2021-19), filed by Three Rivers Developers, LLC, & Three Rivers Community Development District, Owners; and Emily Pierce, Rogers Towers, P.A., Agent. **District 5**

Is this action consistent with the Nassau County Comprehensive Land Use Plan?

Yes. Detailed in Staff Report.

Funding Source:

Fee-supported activity.

Additional Information Needed for Contracts/Agreements (If Applicable)

Contract Number assigned by Contracts Management:

N/A

For non-governmental agencies, has the document been sent to the vendor for signature?

N/A

Does the document need to be recorded? If so, who will pay the recordation fee?

No

Are there any special mailing instructions? (Include contact name, address, deadline for submittal, how to mail such as express mail, FedEx, etc.):

N/A

How many originals are needed?

One