



Planning and Zoning Board

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: March 4, 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. There have also been two ordinance amendments approved related to scrivener's errors.

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.

Request:

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Project/Case Number:

PUD23-004

Parcel ID:

Multiple

Owner/Agent:

Three Rivers Developers, LLC & Three Rivers Community Development District

Existing FLUM/Zoning:

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

Address:

South side of SR 200/A1A, west of I-95, between Edwards Rd and Four Creeks State Forest

Staff Recommendation:

APPROVAL