

Nassau County Planning and Economic Opportunity Department
Attn: Doug McDowell, Planner
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 Timber, 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 Three Rivers development, which information is true and correct to the best of my knowledge.

6/26/18

Date



Signature

2. Applicant (name, address, phone).

Three Rivers Timber, LLC
4200 Marsh Landing Boulevard, Suite 100
Jacksonville Beach, Florida 32250
(904) 482-1100

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.

A. Three Rivers Timber, LLC, a Delaware limited liability company (the "Developer"), is the master developer for the Three Rivers DRI. Due to the adverse effects of the worldwide economic recession, the property has remained vacant since Nassau County's approval of the DRI Development Order in 2006. The Developer is in the process of beginning development at this time and is proposing the following changes:

- The removal of approximately 56.17 acres of property from the DRI. This property is owned by Clinton and Christina McLaughlin. The McLaughlins have submitted applications for a FLUM amendment and rezoning to be processed by the County subject to the removal of the property from the DRI.
- Changes to Map H which include: a change in the configuration of the internal roads which does not affect external access points; the relocation of the primary recreation/open space area and an increase in area; the relocation of the school site which also represents an increase in the size of the area being set aside, and the removal of the McLaughlin Property. The changes are reflected on the Revised Map H included herein.
- An update to General Conditions 2, 3 and 6 to reflect the updated phasing schedule, build-out and expiration dates, and the downzoning protection date based upon statutory

extensions which have been utilized/granted since the last NOPC dated May 14, 2015 plus an additional five (5) years to permit development in an orderly and judicious manner.

- Finally, in conjunction with the Nassau County School Board, Developer is proposing a modification to Special Condition 29 of the DO based upon an Amended Memorandum of Understanding (“MOU”) entered into by the parties on April 27, 2017 which MOU includes the relocation of the school site, the increase in size of the school site and a change in the method of payment for the education impact fees.

B. All proposed revisions/modifications are shown in blue and underlined and deletions are shown in red and are ~~struck through~~. The dates shown as the current dates reflect all statutory extensions granted pursuant to Section 252.363, Florida Statutes. All other conditions will remain the unchanged.

C. The Developer is proposing to delete the Land Use Totals table found in General Condition 2 to reflect the revised phasing dates as:

Land Use Totals. The DRI may be developed with the following improvements:

Type	Phase 1 <u>2008-2025</u> 2006-2017	Phase 2 <u>2021-2030</u> 2018-2022	Total
Retail	200,000 s.f.	300,000 s.f.	500,000 s.f.
Industrial	50,000 s.f.	200,000 s.f.	250,000 s.f.
Dry Storage	300 slips	0 slips	300 slips
Office	0 s.f.	50,000 s.f.	50,000 s.f.
Residential	1,400 units	1,800 units	3,200 units

The remainder of General Condition 2 will remain unchanged.

D. The Developer is proposing to revise General Conditions 3 and 6 as shown:

General Condition 3. **Build-out and Expiration of DRI.** The build-out date for all development is December 8, 2030 ~~December 31, 2022~~. The DRI termination and DRI Development Order expiration dates are established as December 8, 2035 ~~December 31, 2027~~. Any extension of the DRI build-out, termination or expiration dates shall be governed by the provisions of Section 380.06, F.S. (2018) ~~380.06(19)(c), F.S. (2005)~~, as amended from time to time. The foregoing notwithstanding, the time periods stated

above and the phasing periods shall be tolled during the period of any appeal pursuant to the Nassau County Land Development Regulations Section 380.07, F.S. (2005); or during the pendency of any administrative or judicial proceedings relating to development permits.

General Condition 6. Downzoning Protection. The Three Rivers DRI as approved in this Development Order shall not be subject to downzoning or reduction of approved land uses before December 8, 2030 ~~December 31, 2022~~ unless the Developer consents to such change or Nassau County demonstrates that substantial changes in the conditions underlying the approval of this Development Order have occurred, or that the Development Order was based on substantially inaccurate information provided by the Developer, or that the changes clearly established by Nassau County are essential to the public health, safety and welfare.

The deadlines set forth in General Conditions 2, 3 and 6 have been extended based upon statutory extensions twice since the last NOPC (Resolution 2015-64) was adopted by the County; once on November 8, 2016 and again on April 14, 2017. The Developer is requesting a further extension of the deadlines set forth in General Conditions 2, 3 and 6 for an additional five (5) years. This development has been dormant for an extended period of time. The development is large and is only divided into two phases pursuant to the DRI. The additional time will allow development to proceed in an orderly and reasonable fashion. However, the DRI provides that the Developer can proceed with Phase II prior to the set time periods so long as all development order conditions for development of Phase II have been met. Therefore, should development proceed at a faster rate, the time table for Phase II can be moved forward without requiring an additional modification of the DRI Development Order.

E. The Developer is proposing to delete Special Condition 29 in its entirety and to replace it with the following:

Special Condition 29. Education. The Developer shall convey approximately twenty seven and one-half (27 ½) acres of developable land free of any environmental burdens located within hurricane evacuation zone C or higher for the purpose of constructing a school. In the event there are wetlands on the site, Developer shall mitigate and eliminate

the wetlands at no cost to the School Board. Developer will provide a metes and bounds survey and title insurance to the School Board. Developer has also provided the School Board with an environmental site assessment prepared by Aerostar SES LLC concluding that there are no recognized, observed, or known environmental conditions, activities, or sites located in the vicinity of the subject property which would pose a hazard, risk or liability to the proposed site. All utilities shall be available at the boundary of the site. The final site location will be mutually agreed upon between the Developer and the School Board. The site will be located as generally shown on Map H, attached hereto as Exhibit 1. The site shall be donated within thirty (30) days of the School Board's request for donation. Excess dirt from development of the site shall be the property of Developer. The site shall be deemed to have a value of \$825,000.

The Developer agrees to pay the School Board the greater of either \$3,727 per each residential unit (single family home or multifamily unit) or the current Educational Facilities impact fee; which fee will be paid prior to the issuance of a building permit consistent with Section 7.01 of the Ordinance 2016-02, Nassau County, or any such successor Impact Fee system as may be adopted by Nassau County from time to time. This fee shall be paid for every residential unit constructed within the Three Rivers DRI, regardless of whether said unit is designated as age restricted.

F. The Developer is proposing the removal of approximately 56.17 acres from the DRI. The property is owned by Clinton R. McLaughlin and Christina D. McLaughlin pursuant to that Trustee's Deed recorded at Book 1914, Page 1869, of the Official Records of Nassau County, Florida (Parcel Number 16-2N-26-0000-0001-0010) (herein referred to as the "McLaughlin Property"). The legal description for the parcel is set forth below:

Parcel "A":

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE NORTHEAST PART OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 16 AND GO SOUTH 1 DEGREE 30 MINUTES EAST, ALONG THE EASTERLY LINE OF SAID SECTION 16 FOR 2597 FEET TO THE NORTHERLY BANK OF BOGGY RIVER; THENCE GO WESTERLY AND NORTHERLY ALONG THE MEANDERINGS OF SAID BANK OF BOGGY RIVER FOR 5021 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID SECTION 16; THENCE GO NORTH 88 DEGREES 30 MINUTES EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 16 FOR 346 FEET TO THE CONCRETE MARK AT THE NORTHEAST CORNER OF SAID SECTION 16 AND THE POINT OF BEGINNING. ALL OF THE LAND IN SECTION 16 WHICH EXISTS EASTERLY OF BOGGY RIVER. BEARINGS ARE TRUE BEARINGS AS REFERRED TO STATE ROAD 200 AND TRIANGULATION STATION ITALIA OF THE U.S. COAST AND GEODETIC SURVEY.

Parcel "B":

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 01 DEGREES 03 MINUTES 33 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 792.49 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF LOGAN ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 51 DEGREES 03 MINUTES 28 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 76.02 FEET TO A POINT; THENCE SOUTH 01 DEGREE, 03 MINUTES 33 SECONDS EAST, A DISTANCE OF 899.17 FEET TO A POINT; THENCE SOUTH 88 DEGREES 56 MINUTES 27 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE WESTERLY LINE OF SAID SECTION 15, THENCE NORTH 01 DEGREES 03 MINUTES 33 SECONDS WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

The McLaughlin Property, while physically included within the boundaries of the DRI, is not included within the future development plans of the DRI. The developer and the McLaughlins desire to have the McLaughlin Property removed from the boundaries of the DRI. The McLaughlins have submitted applications to the County for a Future Land Use Map Amendment and for a rezoning, subject to the property being removed from the DRI.

- 6. Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.**

No longer applicable pursuant to CS/CS/HB 1151 adopted by the 2018 Florida Legislature.

- 7. 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, August 28 2006 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.
- E. November 8, 2016 letter acknowledged by Doug McDowell on November 8, 2016, extending the phasing, build-out, termination and downzoning protection dates.
- F. April 14, 2017 letter acknowledged by Doug McDowell on August 18, 2017 extending the phasing, build-out, termination and downzoning protection dates.

8. 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 1/2 mile on a project master site plan or other map.

No lands have been purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order.

9. Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.

Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.

YES N/A*

NO N/A*

*This requirement is no longer applicable based upon the adoption of CS/CS/HB 1151 adopted by the 2018 Florida Legislature.

10. 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. However, as set forth above certain extensions have been utilized/granted since the 2015 amendment to the DO. The revised dates are set forth above.

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

No. The proposed change does not require an amendment to the Nassau County Comprehensive Plan.

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:

12. 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.

The Master Development Plan (Map H) is being revised to reflect the following changes: (1) the relocation/realignment of the internal road system; (2) the relocation of the community park; (3) the relocation of the school site as agreed to by the Nassau County School Board; and (4) the deletion of the McLaughlin Property. Revised Map H dated June 27, 2018 is attached hereto.

13. 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

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

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;**

A revised legal description of the project is attached hereto.

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

Please see the enclosed proposed Development Order which reflects the revised buildout date and phasing dates.

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

Please see the enclosed proposed Development Order which reflects the revised termination date required to complete the development.

- 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**

Please see the enclosed proposed Development Order which reflects the revised 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.

- f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 73C-40.025 (7), F.A.C.**

Pursuant to CS/CS/HB 1151, Section 380.06(6), Florida Statutes (2018), notwithstanding any condition in the DRI, a developer is not required to submit an annual or biennial report unless required to do so by the local government that has jurisdiction over the development. Three Rivers will submit any such report if required to do so by Nassau County.

EXHIBIT "A"

PROPOSED DEVELOPMENT ORDER

RESOLUTION NO. 2018-___

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA CONSTITUTING THE FOURTH AMENDMENT TO THE THREE RIVERS DEVELOPMENT OF REGIONAL IMPACT (DRI); AMENDING RESOLUTION 2006-126, AS AMENDED BY RESOLUTION 2008-77; AS AMENDED BY RESOLUTION 2012-93A; AS AMENDED BY RESOLUTION 2015-64; ACKNOWLEDGING THE MODIFICATION OF THE PHASING SCHEDULE DATES, BUILDOUT DATE, EXPIRATION DATE AND DOWNZONING PROTECTION DATE (GENERAL CONDITIONS 2, 3 AND 6) PREVIOUSLY EXTENDED PURSUANT TO STATE STATUTE; MODIFYING MAP H; MODIFYING SPECIAL CONDITION 29 REGARDING EDUCATION; REMOVING APPROXIMATELY 56.17 ACRES OF PROPERTY FROM THE DRI; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 28, 2006, Nassau County adopted Resolution No. 2006-126 constituting the development order (Development Order) for the Three Rivers Development of Regional Impact (DRI); and

WHEREAS, on February 25, 2008, Nassau County adopted Resolution 2008-77, constituting the first amendment of Development Order for the Three Rivers DRI; and

WHEREAS, on June 25, 2012, Nassau County adopted Resolution 2012-93A, constituting the second amendment of Development Order for the Three Rivers DRI; and

WHEREAS, on April 27, 2015, Nassau County adopted Resolution 2015-64, constituting the third amendment of Development Order for the Three Rivers DRI; and

WHEREAS, on _____, the Developer of Three Rivers, Three Rivers timber, LLC, through Emily G. Pierce, Esq., filed a Notice of Proposed Change/Amendment to the Development Order pursuant to Sections 380.06(7), Florida Statutes, and

WHEREAS, the Board of County Commissioners has reviewed the said amendment, conducted a public hearing on _____ at which all parties were afforded the opportunity to present evidence and testimony on this matter, and any member of the public requesting to do so was given an opportunity to present written or oral communications consistent with the adopted rules of procedure; and

WHEREAS, public notice of said hearing was provided in accordance with Section 380.06, Florida Statutes, and Chapter 125, Florida Statutes.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:

1. The Three Rivers Development of Regional Impact development order is hereby amended by this Resolution in that General Conditions 2, 3 and 6 are being updated as set forth below, Map H is being revised as attached hereto, Special Condition 29 is being deleted in its entirety and being replaced as set forth below and approximately 56.17 acres of property is being removed from the DRI. Unless specifically amended by the Resolution, all other terms and conditions of Resolution 2006-126, as amended by Resolution 2008-77, as amended by Resolution 2012-93A, and as amended by Resolution 2015-64 and the attachments incorporated by reference thereto remain in full force and effect.
2. The Findings of Fact and Conclusions of Law stated in Resolution 2006-126, as amended by Resolution 2012-93A, remain true and correct and are restated as if fully set forth herein.
3. The Nassau County Board of County Commissioners has reviewed the proposed changes to the Three River Development of Regional Impact development order and has

determined that the changes proposed to the Three River DRI by this fourth amendment, as conditioned herein, are consistent with the Nassau County Comprehensive Plan and Land Development Code.

4. The Three Rivers DRI Development Order is hereby amended to remove the ±56.17 acre parcel identified in the legal description attached hereto as Exhibit “1” from the DRI (the McLaughlin Parcel).
5. The revised legal description of the property comprising the Three Rivers Development of Regional Impact is incorporated herein as Exhibit “2” (the DRI Parcel).
6. The Land Use Totals table found in General Condition 2 is modified to reflect the new phasing schedule dates as follows:

Land Use Totals. The DRI may be developed with the following improvements:

Type	Phase 1 2008-2025	Phase 2 2021-2030	Total
Retail	200,000 s.f.	300,000 s.f.	500,000 s.f.
Industrial	50,000 s.f.	200,000 s.f.	250,000 s.f.
Dry Storage	300 slips	0 slips	300 slips
Office	0 s.f.	50,000 s.f.	50,000 s.f.
Residential	1,400 units	1,800 units	3,200 units

The remainder of General Condition 2 will remain unchanged.

7. General Conditions 3 and 6 are modified to reflect revised buildout, expiration and downzoning protection dates as shown:

3. **Build-out and Expiration of DRI.** The build-out date for all development is December 8, 2030. The DRI termination and DRI Development Order expiration dates are established as December 8, 2035. Any extension of the DRI build-out, termination or

expiration dates shall be governed by the provisions of Section 380.06, F.S. (2018), as amended from time to time. The foregoing notwithstanding, the time periods stated above and the phasing periods shall be tolled during the period of any appeal pursuant to the Nassau County Land Development Regulations, or during the pendency of any administrative or judicial proceedings relating to development permits.

6. **Downzoning Protection.** The Three Rivers DRI as approved in this Development Order shall not be subject to downzoning or reduction of approved land uses before December 8, 2030 unless the Developer consents to such change or Nassau County demonstrates that substantial changes in the conditions underlying the approval of this Development Order have occurred, or that the Development Order was based on substantially inaccurate information provided by the Developer, or that the changes clearly established by Nassau County are essential to the public health, safety and welfare. The remainder of General Conditions 3 and 6 will remain the same.

8. Special Condition 29 is deleted in its entirety and replaced as follows:

29. **Education.** The Developer shall convey approximately twenty seven and one-half (27 ½) acres of developable land free of any environmental burdens located within hurricane evacuation zone C or higher for the purpose of constructing a school. In the event there are wetlands on the site, Developer shall mitigate and eliminate the wetlands at no cost to the School Board. Developer will provide a metes and bounds survey and title insurance to the School Board. Developer has also provided the School Board with an environmental site assessment prepared by Aerostar SES LLC concluding that there are no recognized, observed, or known environmental conditions, activities, or sites located in the vicinity of the subject property which would pose a hazard, risk or liability to the proposed site. All utilities shall be available at the boundary of the site. The final

site location will be mutually agreed upon between the Developer and the School Board. The site will be located as generally shown on Map H, attached hereto as Exhibit 1. The site shall be donated within thirty (30) days of the School Board's request for donation. Excess dirt from development of the site shall be the property of Developer. The site shall be deemed to have a value of \$825,000.

The Developer agrees to pay the School Board the greater of either \$3,727 per each residential unit (single family home or multifamily unit) or the current Educational Facilities impact fee; which fee will be paid prior to the issuance of a building permit consistent with Section 7.01 of the Ordinance 2016-02, Nassau County, or any such successor Impact Fee system as may be adopted by Nassau County from time to time. This fee shall be paid for every residential unit constructed within the Three Rivers DRI, regardless of whether said unit is designated as age restricted.

9. The revised Map H dated June 27, 2018 comprising the Three Rivers DRI is incorporated herein as Exhibit "3" (the Revised Map H of the DRI).
10. Except as amended hereby, Resolution 2006-126, as amended, shall remain in full force and effect, binding in accordance with its terms on all parties thereto. This amended Development Order shall take precedence over any of the applicable provisions of previous development orders which are in conflict therewith.
11. Nassau County will render a copy of this Fourth Amendment to the Development Order to the Developer.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, FLORIDA, THIS _____ DAY OF _____, 2018.**

**BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA**

CHAIRMAN

**ATTEST AS TO CHAIRMAN'S
SIGNATURE:**

**JOHN A. CRAWFORD
EX-OFFICIO CLERK**

**Approved as to form by the
Nassau County Attorney:**

MICHAEL S. MULLIN

Exhibit "1"

Legal Description of the McLaughlin Parcel

Parcel "A":

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE NORTHEAST PART OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 16 AND GO SOUTH 1 DEGREE 30 MINUTES EAST, ALONG THE EASTERLY LINE OF SAID SECTION 16 FOR 2597 FEET TO THE NORTHERLY BANK OF BOGGY RIVER; THENCE GO WESTERLY AND NORTHERLY ALONG THE MEANDERINGS OF SAID BANK OF BOGGY RIVER FOR 5021 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID SECTION 16; THENCE GO NORTH 88 DEGREES 30 MINUTES EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 16 FOR 346 FEET TO THE CONCRETE MARK AT THE NORTHEAST CORNER OF SAID SECTION 16 AND THE POINT OF BEGINNING. ALL OF THE LAND IN SECTION 16 WHICH EXISTS EASTERLY OF BOGGY RIVER. BEARINGS ARE TRUE BEARINGS AS REFERRED TO STATE ROAD 200 AND TRIANGULATION STATION ITALIA OF THE U.S. COAST AND GEODETIC SURVEY.

Parcel "B":

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 01 DEGREES 03 MINUTES 33 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 792.49 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF LOGAN ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 51 DEGREES 03 MINUTES 28 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 76.02 FEET TO A POINT; THENCE SOUTH 01 DEGREE, 03 MINUTES 33 SECONDS EAST, A DISTANCE OF 899.17 FEET TO A POINT; THENCE SOUTH 88 DEGREES 56 MINUTES 27 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE WESTERLY LINE OF SAID SECTION 15, THENCE NORTH 01 DEGREES 03 MINUTES 33 SECONDS WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

Exhibit "2"
Legal Description of the DRI Parcel

PARCEL A1.
A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 88°33'22" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 974.33 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A) (A VARIABLE WIDTH RIGHT-OF-WAY AS CURRENTLY ESTABLISHED) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°33'22" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1549.02 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1050, PAGE 800 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 06°04'20" EAST, ALONG SAID EASTERLY LINE, 296.32 FEET TO THE SOUTHERLY LINE OF SAID LANDS; THENCE SOUTH 88°39'22" WEST, ALONG SAID SOUTHERLY LINE, 299.55 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE NORTH 05°14'20" WEST, ALONG SAID WESTERLY LINE, 296.32 FEET TO THE AFORESAID NORTH LINE OF SECTION 9; THENCE SOUTH 88°33'22" WEST, ALONG SAID NORTH LINE, 410.50 FEET; THENCE SOUTH 26°32'28" WEST, 110.54 FEET; THENCE SOUTH 27°17'28" EAST, 112.08 FEET; THENCE SOUTH 83°09'20" EAST, 171.14 FEET; THENCE SOUTH 26°57'15" EAST, 189.89 FEET; THENCE SOUTH 13°47'00" EAST, 305.12 FEET; THENCE SOUTH 83°54'46" EAST, 174.52 FEET; THENCE SOUTH 05°49'27" EAST, 199.02 FEET; THENCE SOUTH 81°13'39" EAST, 144.06 FEET; THENCE SOUTH 49°45'29" EAST, 126.55 FEET; THENCE SOUTH 21°07'20" EAST, 190.57 FEET; THENCE SOUTH 38°10'00" EAST, 189.46 FEET; THENCE SOUTH 77°27'55" EAST, 190.05 FEET; THENCE SOUTH 36°38'35" EAST, 95.96 FEET; THENCE SOUTH 23°18'40" EAST, 79.92 FEET; THENCE SOUTH 20°27'40" WEST, 101.47 FEET; THENCE SOUTH 42°31'10" WEST, 208.26 FEET; THENCE SOUTH 31°39'09" EAST, 780 FEET MORE OR LESS, TO THE MEAN HIGH WATER LINE OF TOM MANN CREEK; THENCE SOUTHEASTERLY ALONG SAID MEAN HIGH WATER LINE AND THE MEANDERINGS THEREOF, AND ALONG THE MEAN HIGH WATER LINE OF BOGGY CREEK AND THE MEANDERINGS THEREOF, 3780 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 716, PAGE 1693, SAID PUBLIC RECORDS; THENCE SOUTH 57°36'07" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, 397.69 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 58°10'17" EAST, CONTINUING ALONG SAID NORTHEASTERLY LINE, 72.47 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LOGAN ROAD (A 60 FOOT RIGHT-OF-WAY AS ESTABLISHED); THENCE NORTH 51°19'32" EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 632.20 FEET TO AN ANGLE POINT; THENCE NORTH 51°03'16" EAST, CONTINUING ALONG SAID NORTHWESTERLY LINE, 595.67 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF POLICE LODGE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED, BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 711, PAGE 1706, SAID PUBLIC RECORDS); THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES: COURSE NO. 1: NORTH 20°29'45" WEST, 3252.42 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 996.86 FEET, AN ARC DISTANCE OF 343.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°38'19" WEST, 341.91 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: NORTH 00°46'53" WEST, 723.06 FEET TO THE AFORESAID SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A); THENCE NORTH 82°46'55" WEST, ALONG LAST SAID LINE, 275.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 200 ACRES, MORE OR LESS

PARCEL B,
A PORTION OF SECTIONS 9, 10, 11, 14, 15, THE W. LOTTON GRANT, SECTION 44, AND THE
ROBERT HARRIS GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 26 EAST, MASSAUI
COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 01°04'10" EAST,
ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 148.29 FEET TO THE SOUTHERLY
LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A) (A VARIABLE WIDTH RIGHT-
OF-WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE NORTH 82°46'55"
WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 648.24 FEET TO THE EASTERLY RIGHT-
OF-WAY LINE OF POLICE LODGE ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED);
THENCE SOUTHERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING
THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 00°46'53" EAST, 714.62 FEET TO THE
POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY,
ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF
936.86 FEET, AN ARC DISTANCE OF 322.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD
BEARING AND DISTANCE OF SOUTH 10°38'19" EAST, 320.77 FEET TO THE POINT OF TANGENCY
OF SAID CURVE; COURSE NO. 3: SOUTH 20°29'45" EAST, 3315.67 FEET; THENCE SOUTH 69°30'15"
WEST, 60.00 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-LINE OF SAID POLICE
LODGE ROAD WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LOGAN ROAD (A 60 FOOT
RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 51°03'16" WEST, ALONG SAID
SOUTHERLY RIGHT-OF-WAY LINE, 499.11 FEET TO THE EASTERLY BOUNDARY OF THOSE
LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 720, PAGE 1963, OF THE PUBLIC
RECORDS OF SAID COUNTY; THENCE SOUTH 01°01'45" EAST, ALONG SAID EASTERLY
BOUNDARY, 899.20 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS; THENCE SOUTH
88°42'51" WEST, 50.80 FEET TO A POINT ON THE WESTERLY LINE OF SECTION 15, SAID POINT
HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE SOUTHEASTERLY ALONG A
TRAVERSE LINE FOLLOWING THE MEANDERINGS OF BOGGY CREEK RUN THE FOLLOWING SIX
(6) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 65°44'20" EAST, 1108.97 FEET; COURSE NO.
2: SOUTH 73°13'20" EAST, 923.84 FEET; COURSE NO. 3: SOUTH 34°18'04" EAST, 1252.54 FEET;
COURSE NO. 4: SOUTH 62°34'44" EAST, 1004.12 FEET; COURSE NO. 5: SOUTH 45°44'48" EAST, 913.35
FEET; COURSE NO. 6: SOUTH 18°11'58" EAST, 1646.63 FEET TO A POINT HEREINAFTER REFERRED
TO AS REFERENCE POINT "B"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE
EASTERLY AND NORTHERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 200,
RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 82°46'55"
EAST, 1261.43 FEET; COURSE NO. 2: NORTH 07°13'05" EAST, 34.00 FEET; COURSE NO. 3: SOUTH
82°46'55" EAST, 4415.59 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY;
COURSE NO. 4: EASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE
NORTHERLY, HAVING A RADIUS OF 5799.59 FEET, AN ARC DISTANCE OF 1212.35 FEET, SAID
ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°46'14" EAST,
1210.14 FEET; THENCE SOUTH 51°26'11" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, 10.77 FEET
TO THE WESTERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD (AN 80 FOOT RIGHT-OF-WAY AS
NOW ESTABLISHED); THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE RUN
THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 08°10'18" EAST,
867.31 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 2:
SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING
A RADIUS OF 4066.51 FEET, AN ARC DISTANCE OF 869.35 FEET, SAID ARC BEING SUBTENDED BY
A CHORD BEARING AND DISTANCE OF SOUTH 14°15'58" EAST, 867.71 FEET TO THE POINT OF
TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 120°21'38" EAST, 277.95 FEET TO THE POINT
OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 4: SOUTHERLY, ALONG AND

AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3779.72 FEET, AN ARC DISTANCE OF 947.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND COURSE NO. 5 SOUTH 05°59'38" EAST, 2635.19 FEET TO AN ANGLE POINT IN SAID RIGHT-OR-WAY LINE; COURSE NO. 6: SOUTH 06°28'24" EAST, 1354.14 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 518, PAGE 1229, SAID PUBLIC RECORDS; THENCE SOUTH 88°52'12" WEST, ALONG SAID LINE, 203.68 FEET; THENCE NORTH 79°50'18" WEST, 13.73 FEET; THENCE SOUTH 86°11'02" WEST, 57.36 FEET; THENCE SOUTH 88°52'12" WEST, 367.49 FEET; THENCE SOUTH 02°15'50" WEST, 160 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF NASSAU RIVER; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, SOUTHWESTERLY, AND SOUTHERLY, FOLLOWING THE MEANDERINGS OF SAID MEAN HIGH WATER LINE, 3920 FEET MORE OR LESS TO A POINT ON SAID MEAN HIGH WATER LINE, SAID POINT LYING NORTH 72°32'01" EAST, 1176 FEET MORE OR LESS FROM THE AFOREMENTIONED REFERENCE POINT "B"; THENCE SOUTH 72°32'01" WEST, THROUGH SAID REFERENCE POINT "B", 1215 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF BOGGY CREEK; THENCE WESTERLY, NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY, SOUTHERLY, AND SOUTHEASTERLY, FOLLOWING THE MEANDERINGS OF SAID BOGGY CREEK, 1146 FEET MORE OR LESS TO ITS INTERSECTION WITH THE WESTERLY LINE OF SAID SECTION 15, SAID POINT LYING SOUTH 80°12'35" EAST, 270 FEET MORE OR LESS FROM THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 00°12'35" WEST, 270 FEET MORE OR LESS TO THE SOUTHERLY BOUNDARY OF AFOREMENTIONED LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 720, PAGE 1963 OF THE OFFICIAL RECORDS OF SAID COUNTY AND SAID REFERENCE POINT "A" TO CLOSE.

CONTAINING 1374 ACRES, MORE OR LESS.

Less and Except the following 3 parcels:

- (1) A portion of Section 11, Township 2 North, Range 26 East, Nassau County, Florida, being more particularly described as follows:

Commence at the intersection of the Southerly limited access right of way line of State Road 200 (a variable width right of way, per Florida Department of Transportation right of way map, Section No. 74040-2528) with the Westery right of way line of Edwards Road (an 80 foot right of way, per Official Records Book 246, page 196 of the public records of said County); thence Southeasterly and Southerly along said Westery right of way line, run the following six (6) courses and distances: COURSE NO. 1: South 51°26'11" East, 10.77 feet COURSE NO. 2: South 08°10'18" East, 867.32 feet to the point of curvature of a curve leading Southerly; COURSE NO. 3: Southerly along and around the arc of said curve concave Easterly, having a radius of 4086.51 feet, an arc distance of 869.35 feet, said arc being subtended by a chord bearing and distance of South 14°15'58" East, 867.71 feet to the point of tangency of last said curve; and distance of South 14°15'58" East, 867.71 feet to the point of tangency of last said curve; COURSE NO. 4: South 20°21'38" East, 168.46 feet to the Point of Beginning; COURSE NO. 5: continue South 20°21'38" East, 109.49 feet to the point of curvature of a curve leading Southeasterly; COURSE NO. 6: Southeasterly, along and around the arc of said curve, concave Southwesterly, having a radius of 3779.72 feet, an arc distance of 16.37 feet, said arc being subtended by a chord bearing and distance of South 20°14'12" East, 16.37 feet; thence South 28°06'20" West, 140.53 feet; thence South 55°40'09" West, 116.85 feet; thence South 00°03'21" West, 95.86 feet; thence South 80°27'24" West, 188.89 feet; thence North 06°26'34" West, 148.74 feet; thence North 22°36'39" East, 97.74 feet; thence North 29°25'03" East, 66.67 feet; thence North 61°05'54" East, 287.49 feet to the Point of Beginning.

(2) Parcel "A":

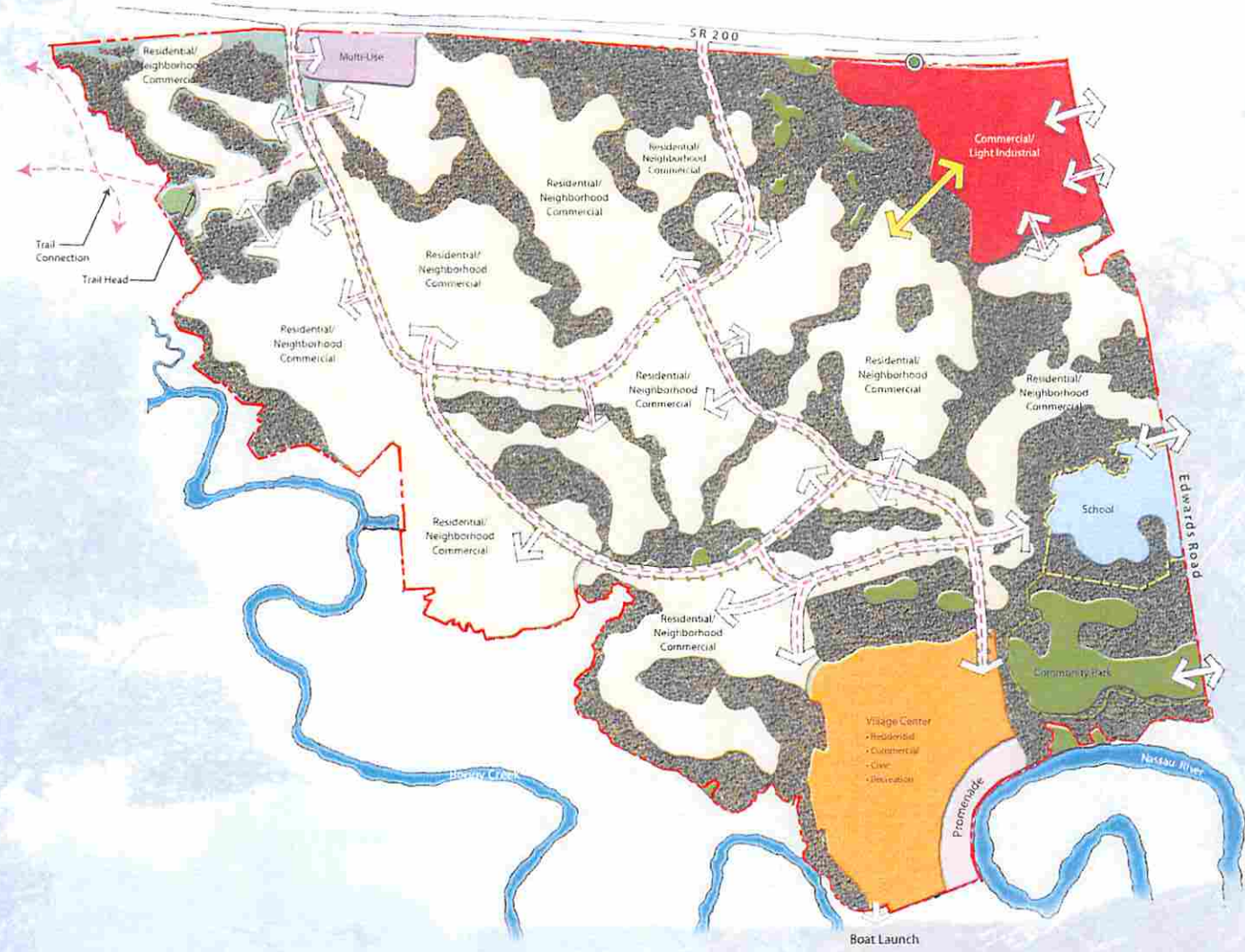
ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE NORTHEAST PART OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 16 AND GO SOUTH 1 DEGREE 30 MINUTES EAST, ALONG THE EASTERLY LINE OF SAID SECTION 16 FOR 2597 FEET TO THE NORTHERLY BANK OF BOGGY RIVER; THENCE GO WESTERLY AND NORTHERLY ALONG THE MEANDERINGS OF SAID BANK OF BOGGY RIVER FOR 5021 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID SECTION 16; THENCE GO NORTH 88 DEGREES 30 MINUTES EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 16 FOR 346 FEET TO THE CONCRETE MARK AT THE NORTHEAST CORNER OF SAID SECTION 16 AND THE POINT OF BEGINNING. ALL OF THE LAND IN SECTION 16 WHICH EXISTS EASTERLY OF BOGGY RIVER. BEARINGS ARE TRUE BEARINGS AS REFERRED TO STATE ROAD 200 AND TRIANGULATION STATION ITALIA OF THE U.S. COAST AND GEODETIC SURVEY.

(3) Parcel "B":

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 01 DEGREES 03 MINUTES 33 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 792.49 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF LOGAN ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 51 DEGREES 03 MINUTES 28 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 76.02 FEET TO A POINT; THENCE SOUTH 01 DEGREE, 03 MINUTES 33 SECONDS EAST, A DISTANCE OF 899.17 FEET TO A POINT; THENCE SOUTH 88 DEGREES 56 MINUTES 27 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE WESTERLY LINE OF SAID SECTION 15, THENCE NORTH 01 DEGREES 03 MINUTES 33 SECONDS WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.



Three Rivers

Development of Regional Impact

Notice of Proposed Change

Map H Preliminary Concept Plan

LEGEND	
	Pedestrian System
	Three Rivers Boundary
	School Boundary
	Community Park Boundary
	Conceptual Access
	Right In/Right Out
	Conceptual Pedestrian Access Subject to Army Corps of Engineers and SJRWMD Approval

- Notes:
- (1) Pedestrian connections from east to west of property shall be provided.
 - (2) Roadway circulation and parcel configuration are subject to change based on final wetland and other surveys, permitting, and final site engineering.
 - (3) Roadway and associated wetland impacts are not depicted on this map.



June 27, 2018
PROSSER
116049.01