

Three Rivers PUD/DRI (Tributary)							
Implementing Legislation	Effective Date	Entitlements/Uses	Exactions/Requirements/Conditions	Phase (DRI)	Trigger	Action	Note
Reso. 2006-126, as amended (DRI)	2/11/2019	3200 residential DU; 500,000 sf Retail; 250,000sf Industrial; 50,000sf office; 300 slip dry boat storage	Dedication of Park Site	Phase 1	Upon request from CM	Completed	One community park site containing a minimum of 40 acres with active recreational facilities and containing a minimum of 27 acres of useable uplands.
Ordinance 2006-68, Amended in Ord, 2019-03 (PUD)			Dedication of School Site	Phase 1	Upon request from NCSB	Completed	Developer shall covey approximately 27.5 acres of developable land for a school
			Community Park Phase 1	Phase 1	Upon request from CM (22 mo. To complete)	In Progress	Phase I includes two baseball fields, concession facility, parking lot and multi-use trail
			Community Park Phase 2	Phase 1	Prior to the issuance of 432nd residential CO (22 mo. To complete)	To be constructed at later date	Phase II includes multi-purpose field, two baseball field and playground facility.
			Community Park 3 Phase 3	Phase 1	Prior to the issuance of 863rd residential CO (22 mo. To complete)	To be constructed at later date	Phase III includes multi-use trail, nature trail, dog area and parking lots
			Fire Station	Phase 1	Prior to the issuance of 100th residential building permit	In Progress	3-bay fire station provided on a site within the Timber Creek Plantation subdivision (Developer shall be refunded up to 50% of documented costs from impact fees collected by the County in Timber Creek Plantation, River Glen and Plummers Creek)
			Fire Truck and Ambulance	Phase 1	Prior to the opening of fire station	To be provided prior to opening of fire station	75-foot Quint Fire Truck and a rescue unit ambulance for the station(Developer shall be refunded up to 50% of documented costs from impact fees collected by the County in Timber Creek Plantation, River Glen and Plummers Creek)
			Proportionate Share Contribution (Transportation)	Phase 2	Prior to the issuance of any permits for vertical construction in Phase 2	To be contributed with Phase 2 construction	Prior to the issuance of any permits for vertical construction in Phase 2 Developer will be responsible for contributing to FDOT or Nassau County for mobility improvements or regionally significant facilities as agreed upon by the County and the developer.